

**TOWN OF**  
**MEDFORD, MAINE**  
*Comprehensive Plan*  
**2011**

**Part 1**  
**Goals, Policies and Strategies**

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## ***ACKNOWLEDGEMENTS***

The Planning Board would like to thank all the community members who attended meetings or took part in the survey.

The Board would also like to recognize the efforts of Ted Ruland in leading the comprehensive planning process. Ted passed away in 2010.

### Planning Board Members:

- Frank Allen
- Michael Beland
- Darrell Brewer
- Aaron DeWitt
- David Hathorn
- Ted Ruland

### Select Board Members:

- Lori Anthony, Chair
- Sam Bradeen
- Keith DeWitt
- Charlie Jenkins
- Edward Laverty

*Special thanks to Town Clerk Marie Drinkwater for cheerfully researching the information needed to develop this document.*

# Town of Medford

## 2011 COMPREHENSIVE PLAN

### ***1. INTRODUCTION***

Medford's Comprehensive Plan consists of two books. Book I contains a summary, as well as detailed policies and recommendations to help guide Medford in all aspects of its community business over the next decade. Each section in Book I provides a brief background about each particular topic, followed by summary findings and recommendations.

Book II contains an inventory and analyses of Medford – its population and housing, local economy, financial resources, natural resources, transportation, historic and cultural assets, recreational opportunities, and municipal assets. While some of the data are repeated, it is the general intention that Book II contains a broad but detailed picture of the Town of Medford.

*This document was prepared in accordance with the Maine Comprehensive Planning and Land Use Regulation Act, its goals and criteria.*

#### **1.1 VISION STATEMENT AND PUBLIC PARTICIPATION**

Medford is a small and quiet rural town of just over 250 residents. Many families have been in the town for generations. Newer residents are drawn to Medford by the natural beauty, agricultural lands, safety, privacy and sense of community. This is the rural character we prize and want to protect.

While drafting this plan, the Comprehensive Planning Committee invited residents to tell us what was important to them about Medford and their concerns about the future of the town. The committee mailed out cards asking for the townspeople's participation in drafting the plan as well as organizing a survey.

The committee distributed 283 surveys, 82 to permanent residents of the town and 201 to seasonal or non-permanent residents. The return was slightly under 25% and gave a strong indication of the townspeople's views. Selected results from the survey are available in Book 2 Appendix 2 and these along with information gathered from 18 committee meetings that were advertised and open to the public the community's vision for the future of Medford can be summarized as follows:

- Medford residents place the highest value on the town being rural, small and quiet, with a sense of solitude and remoteness. They don't want to lose its undeveloped land, open spaces and peacefulness that this creates.
- The town mostly believes that the town should try and remain as it is with little

growth and if any growth does occur it should be residential. Population growth is not desired and it is hoped that the population will stay about the same or see only minimal growth.

- There is a desire for an increase in commercial business but not larger industry. Agriculture and tree farming are encouraged as the most wanted land use. There is demand for regulations for Mobile Homes/Parks.
- Improvements in the conditions of existing roads are highlighted as a priority as well as improvement in the provision in emergency services.
- The banks of the Piscataquis River and in particular the Trestle Bridge area are prized natural resources in the town and should be kept as such.
- There is some desire for upgrading community buildings and increasing or maintaining recreational access to the River.
- Medford sees its role in the region to remain as a small, quiet and rural town that receives many of its services from nearby towns. Most residents work outside of the town and see the town as a residential community.

## 1.2 IMPLEMENTATION OF THE COMPREHENSIVE PLAN

It took a committed group of volunteers, along with the collaborative help of a number of the town's citizens, more than two years to create this plan. It would be a mistake not to emphasize that it will take a similar effort to implement the plan.

The Planning Board recommends that the Medford Select Board oversees the complete implementation of this plan, with assistance from the Planning Board and interested residents.

## 1.3 REGIONAL COORDINATION

Medford is dependent on its neighbors and the region for jobs, goods, and services since there are no services or stores in town. Each section includes strategies about continuing to work with our neighbors to maintain and improve our quality of life.

## 1.4. EVALUATION MEASURES

Every five years, Medford will evaluate the following:

1. The degree to which future land use plan strategies have been implemented;
2. Percent of municipal growth-related capital investments in growth areas;
3. Location and amount of new development in relation to community's designated growth areas, rural areas, and critical resource areas
4. Amount of critical resource areas protected through acquisition, easements, or other measures.

## 2. GOALS, POLICIES AND STRATEGIES

The goals, policies and strategies for each topic area of the Plan are presented below. **Most of these policies and strategies are minimum requirements under Chapter 208, Maine’s Comprehensive Plan Review Criteria Rule.** *Ongoing* is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

### 2.1 ECONOMY

**State Goal:** To promote an economic climate that increases job opportunities and overall economic well being.

**Policies:**

1. Continue to support small, home-based businesses, reflecting the community’s role in the region.
2. Make a financial commitment and seek funding to improve its transportation system to allow residents safe travel to jobs outside of town and encourage successful home-based business.
3. Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

**Strategies:**

Economy Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
E-1. Work with MaineDOT, commercial utility providers and others ensure adequate transportation and utility infrastructure to support small home-based businesses.	Select Board	Ongoing
E-2. Monitor the need for local ordinances to support the desired scale, design, intensity, and location of any future economic development.	Planning Board	Ongoing
E-3. Identify the mechanisms to be considered to finance needed transportation improvements (local tax dollars, a Community Development Block Grant or other grants, bonding, etc.)	Select Board	Immediate
E-4. Participate in any regional economic development planning efforts.	Select Board/Citizen	Ongoing

## 2.2. HOUSING

**State Goal:** To encourage and promote affordable, decent housing opportunities for all Maine citizens.

**Policies:**

1. Medford will encourage and promote adequate workforce housing to support the community’s and region’s economic development.
2. Medford will ensure that land use controls encourage the development of quality affordable housing, including rental housing.
3. Medford will encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

**Strategies:**

Housing Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
H-1. Continue to allow affordable housing to develop in accordance with State minimum lot sizes and monitor the need for local regulations to support affordable housing.	Select Board/ Planning Board	Ongoing
H-2. Work with the Plumbing Inspector/CEO to address sub-standard housing issues and make information available at the town office regarding local and regional housing assistance programs, housing affordability, and housing rehabilitation programs.	Select Board/LPI/Town Clerk	Ongoing
H-3. Allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Planning Board/CEO	Immediate
H-4. Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs	Select Board/Citizen	Ongoing
H-5. Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	Select Board/Planning Board	Ongoing

## 2.3 TRANSPORTATION

Most communities are settled and grow as a direct result of their geographic location relative to transportation systems.

**State Goal:** To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### Policies:

1. Medford will prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
2. Seek to safely and efficiently preserve or improve the transportation system.
3. Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
4. Seek to meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).
5. Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

### Strategies:

Transportation Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
T 1. Develop a prioritized improvement, maintenance, and repair plan for Medford's road network to maintain passable roads year round so residents have access to jobs in other places.	Select Board	Ongoing
T 2. Initiate or actively participate in regional and state transportation efforts.	Select Board/Citizen	Ongoing
T 3. If development pressure increases, work with MaineDOT to manage access, comply with the Sensible Transportation Policy Act, and follow State laws and rules for large developments.	Select Board	Immediate
T 4. Consider adopting ordinance standards for subdivisions and for public and private roads as appropriate to foster long-term transportation-efficient growth patterns and provide for future street and transit connections.	Planning Board	Long-term

## 2.4. RECREATION

Medford residents enjoy many outdoor recreational opportunities in their rural, unspoiled community. Nearby communities of Milo and Dover-Foxcroft offer more structured recreation opportunities to Medford residents and children.

**State Goal:** To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

### Policies:

1. Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.
2. Preserve open space for recreational use as appropriate.
3. Seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

### Strategies:

Recreation Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
R-1. Explore the development of a playground area, war memorial, and fishing access at Memorial Park.	Select Board	Long-term
R-2. Obtain advice from the Maine Municipal Association on public access rights on old ferry landings.	Select Board	Long-term
R-3. Continue to work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses and stay connected with regional trail systems where possible.	Citizens/Select Board	Long-term
R-4. Work with MDIFW to develop access to the Piscataquis River and a picnic area near the Trestle Bridge.	Select Board	Immediate
R-5. Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	Landowners	Ongoing
R-6. Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. Section 159-A.	Town Clerk	Ongoing

## 2.5 WATER RESOURCES

Medford’s water resources play an important role in the health, safety, esthetics, and quality of life in the town. The town depends upon the existence of clean aquifers for fresh drinking water, and a healthy river and streams for recreational use. Proper stewardship of surface water resources can also provide valuable protection against flooding.

**State Goal:** To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

### Policies:

1. Protect current and potential drinking water sources.
2. Protect significant surface water resources from pollution and improve water quality where needed.
3. Protect water resources in areas likely to grow while promoting more intensive development in those areas.
4. Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.
5. Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

### Strategies:

<b>Water Resources Recommendation/ Implementation Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
WR-1. Act to expand awareness of the threat of milfoil and other invasive aquatic plants and provide educational materials at appropriate locations regarding invasive species.	Town Office	Ongoing
WR-2. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Planning Board Town Council	Ongoing
WR-3. Work with State officials to develop an access to the Piscataquis River from the State-owned parcel by Trestle Bridge.		
WR-4. Enact public wellhead and aquifer recharge area protection mechanisms, as necessary.	Planning Board	Ongoing

Water Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
WR-5. Encourage landowners involved in agricultural and wood harvesting to protect water quality. Provide local contact information at the municipal office for water quality best management practices including with the Natural Resource Conservation Service, Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	Planning Board	Ongoing
WR-6. Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	Planning Board Select Board	Long-term
WR-7. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Planning Board Code Enforcement	Ongoing
WR-8. If development pressure increases, adopt local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with State law.	Planning Board	Ongoing

## 2.6 NATURAL RESOURCES

This section recommends strategies for maintaining and enhancing Medford’s critical natural resources while promoting a healthy landscape for wildlife, plants, and people. The town’s rural setting, with all its natural features, is considered one of its most desirable qualities, one which citizens consider important to protect.

**State Goal:** 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.

**Policies:**

1. Work to conserve critical natural resources in the community.
2. Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

**Strategies:**

<b>Natural Resources Recommendation/ Implementation Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
N-1. Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Planning Board	Long-term
N-2. Designate critical natural resources as Critical Rural Areas in the Future Land Use Plan.	Planning Board	Long-term
N-3. Work with DEP officials to reach agreement on local shoreland zone mapping and standards and amend the ordinance to meet current state guidelines.	Planning Board	Ongoing
N-4. Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board	Ongoing
N-5. Through local land use ordinances, require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Beginning with Habitat program into their review process.	Planning Board Code Enforcement	Ongoing
N-6. Invite a representative of MIFW, BwH to make a presentation to town officials and members of the public about the benefits of and process for drafting a local Open Space Plan and resolving local data issues.	Planning Board	Ongoing
N-7. Distribute or make available information to those living in or near critical natural areas about applicable local, state or federal regulations.	Code Enforcement	Ongoing
N-8. Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Select Board/Landowners	Ongoing

## 2.7 HISTORIC AND ARCHAEOLOGICAL RESOURCES

The Town recognizes the importance of historical and archaeological artifacts, stories, and culture, and seeks to preserve them for future generations.

**State Goals:** To preserve the State's historic and archaeological resources.

**Policy:** Protect to the greatest extent practicable the significant historic and archaeological resources in the community.

**Strategies:**

<b>Historic and Archaeological Resources Recommendation/ Implementation Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
HA-1. For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board	Long-term
HA-2. Incorporate maps and information provided by the Maine Historic Preservation Commission into the local review process.	Planning Board Code Enforcement	Ongoing
HA-3. Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	Citizen Select Board	Long-term

## 2.8 AGRICULTURE AND FORESTRY RESOURCES

Medford is a very rural community with a strong connection to the land. Many forestlands are managed for timber and most residents have small household gardens.

**State Goal:** To safeguard the State's agricultural and forest resources from development which threatens those resources.

**Policy:** Safeguard lands identified as prime farmland or capable of supporting commercial forestry and encourage the economic viability of farming and forestry.

### Strategies:

Agricultural & Forestry Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
AF-1. Educate and encourage landowners of large agricultural or wooded properties to preserve open space consistent with a regional open space plan.	Town Office Select Board	Long-term
AF-2. Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 MRSA §8869.	Planning Board	Long-term
AF-3. Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Board	Long-term
AF-4. Support the use of best management practices for timber harvesting and agricultural production as endorsed by Soil and Water Conservation District staff.	Planning Board Code Enforcement	Ongoing
AF-5. If the rate or type of development increases, adopt land use ordinances to require commercial or subdivision developments in critical rural areas to maintain areas with prime farm soils as open space to the greatest extent practicable.	Planning Board	Ongoing
AF-6. Permit land use activities that support farming and forestry throughout town and limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	Planning Board	Long-term
AF-7. Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	Town Assessor	Ongoing

## 2.9 PUBLIC FACILITIES AND SERVICES

Public facilities and services are provided by the municipality for the purposes of protecting the health, safety and welfare of its residents. The adequacy of these facilities and services directly affects the quality of life and the economic well-being of the community.

Public facilities and services have a direct relationship with property tax rates as services and facilities are usually funded through local tax revenues.

**State Goal:** To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

**Policy:** Medford will efficiently meet identified public facility and service needs and provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

### Strategies:

<b>Public Facilities and Services Recommendation/ Implementation Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
PF-1. Explore options and funding opportunities for updating the tax maps and purchasing new computer equipment.	Select Board	Immediate
PF-2. Seek grant funding to bring the Community Center up to current building and fire codes for public buildings.	Select Board	Immediate
PF-3. Work toward implementing the Capital Investment Plan and update as needed.	Select Board	Ongoing
PF-4. Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in the village area.	Select Board	Ongoing
PF-5. Continue to contract emergency services with neighboring communities.	Select Board	Ongoing

## 2.10 FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

Stable municipal finances are the fundamental responsibility of town government. The primary funding source for municipal government is property tax revenues. In order for a municipality to maintain a consistent mil rate from year to year, town government must operate in manner that is fiscally responsible. The goal of this section is to plan for, finance, and develop an efficient system of public facilities and services in keeping with the small, rural nature of the town.

**State Goal:** To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### Policies:

1. Medford will finance existing and future facilities and services in a cost effective manner such as exploring the availability of grants to assist in the funding of capital investments within the community.
2. Medford officials will work to stay within LD 1 spending limitations.

### Strategies:

Fiscal Capacity and CInP Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
FC-1. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Select Board	Ongoing
FC-2. Update the Capital Investment plan annually.	Select Board	Ongoing
FC-3. Seek public and private funding to improve roads, such as Rural Development funding or funding from Penobscot Forest.	Select Board	Immediate and Ongoing

### Capital Investment Plan:

Below is Medford's Ten-year Capital Investment Plan. The CInP was developed with input from the Select Board and Planning Board, and provides an overview of the significant investments to be considered by Medford residents over the next 10 years.

## MEDFORD CAPITAL INVESTMENT PLAN

<b>Capital Need</b>	<b>Total Amount Needed</b>	<b>Possible Revenue Source</b>	<b>Anticipated Date of Project / Purchase</b>	<b>Annual Reserve Amount Needed</b>
<b>Town Office</b>				
Office Equipment - computer	\$1,200	Grant	2011-2012	n/a
Safe	\$2,500	Grant	2015	n/a
Tax Maps	\$4,000	Grant/local reserve	2011	Reserve available
<b>Chapel</b>				
Roof / repairs	\$4,000*	Grant	As \$ available	n/a
<b>Community Center</b>				
Bringing up to building/fire code	\$15,000*	Grant/local reserve	2013	\$500/year
Septic System	\$10,000	Grant	2018	n/a
<b>North Road / Medford Center Road (town section)</b>	\$1.7 million	Grants/URIP reserve/ municipal bond/municipal loan	Projects completed 2021	\$10,000/year
<b>Salt/Sand Shed</b>	\$50,000	Grant	By 2020	n/a
<b>Memorial Park Improvements</b>	\$6,000*	Grant	As \$ available	n/a

\*donated labor (except electrical)

## 2.11 FUTURE LAND USE PLAN

Land use directly affects a town's character. Patterns of land use within the community and how these change over time impact the community's future. Medford must strive to find a balance between maintaining property rights for landowners, while encouraging a responsible and insightful plan for future development in the community.

Growth management legislation requires the creation of growth and rural zones. The designation of growth zones is intended to direct development to areas most suitable for such growth and away from areas where growth and development would be incompatible with the protection of rural resources. Based on growth management, growth areas are to be located close to municipal services to minimize the cost to the municipality for the delivery and maintenance of these services. Since Medford is such a small, sparsely populated community and does not have many services, the designation of a growth area is more an exercise for town residents to decide where a village makes the most sense and then allow a village to grow in that location. The designation of rural zones is intended to protect agricultural, forest, scenic areas, and other open space land areas from incompatible development and uses. Designated growth and rural areas, as well as critical resource areas subject to shoreland zoning, are shown on the Future Land Use Map at the end of this section.

**State Goal:** 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.

### **Policies:**

1. Coordinate the community's land use strategies with other local and regional land use planning efforts.
2. Support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.
3. Support the level of financial commitment necessary to provide needed infrastructure in growth areas.
4. Establish efficient permitting procedures, especially in growth areas.
5. Protect critical rural and critical waterfront areas from the impacts of development.
6. Minimize the risks and embrace the opportunities that extreme weather events and unusual weather patterns present to the community.

**Strategies:**

Land Use Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
<b>Growth Area Strategies</b>		
LU-1. Encourage the development of a small village in Medford Center by continuing to allow the smallest lots allowed under State plumbing and environmental laws.	Plumbing Inspector	Immediate
LU-2. Continue to allow small-scale retail and commercial development in and around Medford Center.	Select Board Planning Board	Long-term
LU-3. Pursue grant funding to repair and improve municipal buildings in the village and provide interconnections between them.	Select Board	Immediate
LU-4. Allow mobile home parks only in environmentally suitable areas and if one is developed, review growth area designations in its vicinity.	Planning Board Code Enforcement	Long-term
<b>Rural Area Strategies:</b>		
LU-5. Monitor development over the next 10 years to determine if additional regulation is needed to protect rural areas.	Planning Board	Long-term
LU-6. Continue to allow forestry and agricultural uses in rural areas.	Planning Board Code Enforcement	Ongoing
LU-7. If a subdivision is proposed, encourage the developer to lay out lots to maximize the amount of contiguous open space remaining and avoid important farmland soils.	Planning Board	Immediate
<b>Critical Resource Area Strategies:</b>		
LU-8. Continue to enforce Shoreland Zoning requirements to protect critical natural resources, and work with State officials to resolve discrepancies in order to update the ordinance and map to be in compliance with State law.	Planning Board Code Enforcement	Ongoing
LU-9. Invite a representative from Beginning with Habitat to meet with the Planning Board and consult BwH maps when reviewing development proposals and work with developers to avoid sensitive resources.	Planning Board Code Enforcement	Ongoing

<b>Land Use Recommendation/ Implementation Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
LU-10. Work with willing landowners and public and private conservation organizations as the opportunity arises to protect sensitive areas.	Select Board	Long-term
<b>General Land Use Strategies:</b>		
LU-11. Periodically (3-5 years) review the future land use map in relation to growth patterns and regulatory sufficiency.	Planning Board Code Enforcement	Ongoing
LU-12. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Select Board	Ongoing
LU-13. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Select Board	Long-term
LU-14. Track new development in the community by type, location, and units.	Planning Board	Ongoing
LU-15. Ensure that the code enforcement officer is certified in accordance with 30-A MRSA §4451 and has the tools, training, and support necessary to enforce land use regulations.	Select Board	Ongoing
LU-16. Periodically (at least every five years) evaluate the implementation of this comprehensive plan, and its success at approaching the vision for Medford.	Select Board Planning Board	Ongoing

## 2.12 REGIONAL COORDINATION

In a time of decreasing resources, today’s local governments are expected to maintain, and often increase, the level and quality of service provided to its community. In addition, the nature of local governance has become increasingly complex, requiring a foundation of knowledge that is oftentimes outside of the scope and capacity of many municipalities. As a result, municipalities must work collaboratively with federal, state, and local governments and organizations to share in the costs, as well as share the technical and legal knowledge required to provide new and traditional services. Regional coordination strategies from throughout this Plan are reiterated below.

### **Policies:**

1. Actively participate in transportation corridor planning and regional transportation efforts;

2. Continue to support a safe and efficient regional transportation network conducive to residents' health, safety and recreation;
3. Work with neighboring communities to protect existing wildlife corridors.

**Strategies:**

<b>Regional Coordination Recommendation/ Implementation Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
PF-6. Continue to contract emergency services with neighboring communities.	Select Board	Ongoing
E-5. Participate in any regional economic development planning efforts.	Select Board/Citizen	Ongoing
H-6. Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs	Select Board/Citizen	Ongoing
T 5. Initiate or actively participate in regional and state transportation efforts.	Select Board/Citizen	Ongoing
R-7. Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	Landowners	Ongoing
WR-9. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Planning Board Code Enforcement	Ongoing

# MEDFORD FUTURE LAND USE MAP

Medford Comprehensive Plan

Future Land Use

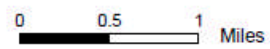


**LEGEND**

	State roads		Perennial streams
	Town roads		Water
	Private/undeveloped roads		

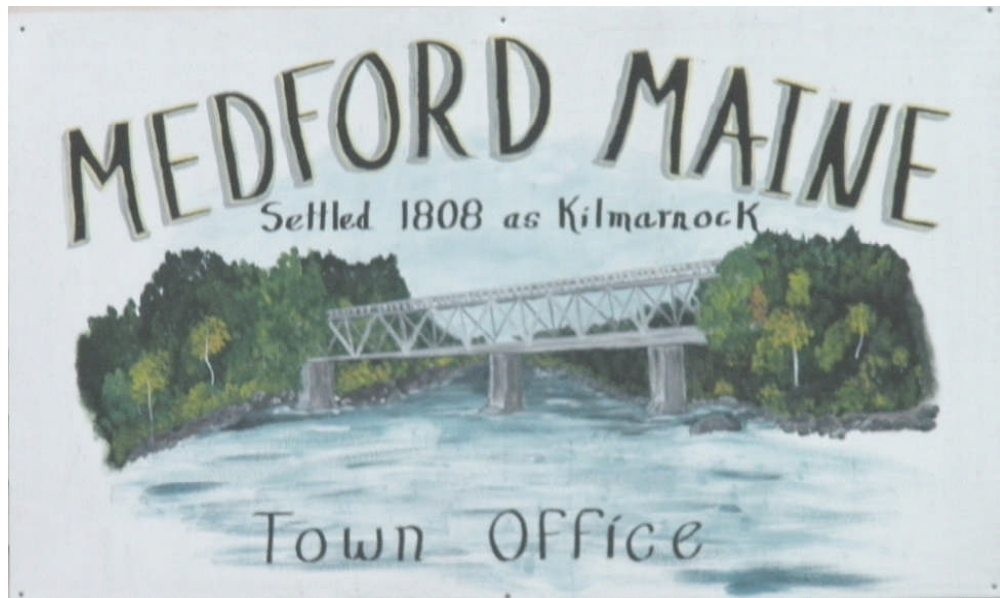
**PROPOSED LAND USE**

	Medford Traditional Rural Area
	Medford Critical Rural Area
	Medford Village Area
	Shoreland Zoning



Prepared by Eastern Maine Development Corporation  
 Sources: Town of Medford, NRCS, MEDOT, MEIFW and MEGIS  
 Map created: May, 2011

See map disclaimer in Introduction section.



**TOWN OF  
MEDFORD, MAINE**  
*Comprehensive Plan*  
**2011**

**Part 2**  
**Inventory and Analyses**

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## *Population and Demographics*

Medford's past, present and future projected population trends are important to consider in planning for the town's future. The intent of this section is to analyze selected demographic characteristics of Medford's year-round population to provide a better understanding of the people that live within the community and a basis for understanding how the community may change over the next decade or so. An important goal of a comprehensive plan is to provide for a productive healthy relationship between the future population and the important community resources. Accordingly, most phases of the Comprehensive Plan are either dependent upon, or strongly influenced by, the size and composition of the Town's current and future population.

Much of the information in this section is from the U.S. Census Bureau. Since only limited information from the 2010 Census is currently available, some of the data is from the 2000 Census.

### **TOTAL POPULATION AND GROWTH RATES**

The information shown in the following table shows the population and growth rate in Medford for every other decade since 1830. According to town records in 2009, there are 163 registered voters in town.

**Table P-1. Medford Population Change 1830-2010**

<b>Year</b>	1830	1850	1870	1890	1910	1930	1950	1970	1990	2010
<b>Pop</b>	139	332	294	306	262	251	191	146	194	254
<b>Rate of Change</b>	-	139%	-11%	4%	-14%	-4%	-24%	-24%	33%	31%

*Source: Fogler Library Maine Census Data –  
<http://www.library.umaine.edu/census/townsearch.asp>  
And U.S. Census (Percents Rounded)*

### **POPULATION GROWTH**

Population has fluctuated over the town's 186 year history. There were 139 residents in 1830 just 6 years after it was established as Kilmarnock in 1824. Fifty years later, the population grew to just under 400, the highest count in the town's history. A decline started at the time of the Civil War and continued for 80 years, leveling off slightly during the Great Depression.

Medford's population has been increasing steadily since the 1970's and this trend is expected to continue through 2025. According to the U.S. Census, the population of Medford was 194 in 1990, 231 in 2000, and 254 in 2010 (Table P-2). State Planning Office projections indicate that the population will decrease steadily through 2023, but

are based on 2009 population estimates and do not accurately reflect the actual 2010 population. Local sentiment is that the population will continue to slowly grow.

Piscataquis County population trends vary from town to town, but there was a slight overall increase in county population from 2000 to 2010 (Table P-2). The State Planning Office projects the county population to decline to 16,446 by 2028. Dover-Foxcroft, located nearby, is one of Piscataquis County’s two service centers. Like many service centers in the State, it has been experiencing rates of population decline, though its population held steady between 2000 and 2010. The State of Maine population continues to grow steadily (Table P-2).

**Table P-2. Piscataquis County and Maine Population Change 1990-2010**

<b>2010 Census</b>	<b>Count 2010</b>	<b>Δ from 2000</b>	<b>% Δ 2000</b>	<b>Count 2000</b>	<b>Δ from 1990</b>	<b>% Δ 1990</b>	<b>Count 1990</b>
Medford	<b>254</b>	<i>23</i>	10.0%	<b>231</b>	<i>19</i>	10.2%	<b>194</b>
Piscataquis County	<b>17,535</b>	<i>300</i>	1.7%	<b>17,235</b>	<i>-1,418</i>	-7.6%	<b>18,653</b>
State of Maine	<b>1,328,361</b>	53,438	4.2%	<b>1,274,923</b>	46,995	3.8%	<b>1,227,928</b>

*Source: U.S. Census Bureau; State Planning Office*

## **SEASONAL POPULATION**

The 2000 Census reports that 41 housing units (30.3% of the total housing stock) are used for seasonal, recreational or occasional use. Using an estimate of three persons per seasonal dwelling unit, it is estimated that Medford’s 2000 seasonal population was 123 people.

Based upon a review of town assessor and tax records, the number of housing units used for seasonal purposes in 2010 is estimated by the town to be 80 units. Using the 2000 Census median household size of 2.63, this translates to a seasonal population in 2010 of approximately 210.

## **MIGRATION PATTERNS**

Maine’s population is relatively mobile. The Maine State Planning Office (SPO) reports that, on average, 40 percent of the State’s residents move at least once during a five-year period. Such population shifts will affect a small rural community like Medford. Net migration is defined as the number of people that a community or region has gained or lost after factoring the number of births and deaths within the defined area.

According to Census data, and the Maine Department of Data, Research and Vital Statistics, the Town of Medford experienced a net in-migration of 23 people from 2000 to 2010 (Table P-3).

**Table P-3. Net Migration in Medford- 2000-2010**

Medford	Pop 2010	Pop 2000	Births 2000-2010	Deaths 2000-2010	Net Increase
	254	231	27	27	23

Net Migration = 2010 Population – (2000 Population + (Intercensal Births – Intercensal Deaths))

Source: U.S. Census; Medford Town Clerk

### **MEDFORD POPULATION BY GENDER**

As shown in the table below, in 2000 Medford’s population was made up of slightly more males than females.

**Table P-4. Medford Population by Gender – 1990 and 2000**

Year	Female	%	Male	%	Total
2000	103	44.6	128	55.4	231
1990	99	51	95	49	194

Source: U.S. Census Bureau

### **POPULATION BY AGE GROUP**

Demographic changes affect many aspects of a community’s economy and overall wellbeing. Demographic changes result in changes in income, consumer expenditures, the labor force, demand for education, demand for human resources, and state revenues and local expenditures. Although the youth population in the United States has increased over the last 15 years, Maine’s under 18 population is shrinking. Many young people are motivated to move to areas with greater career or social opportunities. Peak earning years for workers occur between the ages of 45 and 64, making it very important economically for a community to maintain this population segment. Medford’s 45 to 64 year old population increased during the past decade and is projected to grow through 2017. The senior population in Maine as a whole has grown faster and is projected to continue increasing, causing communities to shift special services and public support to meet the needs of the elderly, which can be quite challenging in rural communities where services are not always readily available. As Medford’s population continues to age, the community should consider using its existing resources to meet the evolving needs of the community.

Medford’s 65-79 and 80+ year old population increased during the 1990s and into 2000, and with the “baby-boomer” generation it is expected to continue to increase. Local officials report there are 28 children from Medford currently enrolled in area schools, a decrease of 13 from 2000.

**Table P-5. Medford's Population by Age and % Change 1990-2000**

<b>Age Cohort Breakdown</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
under 5 years	6	16	166.7%
5-9 years	19	13	-31.6%
10-14 years	26	12	-53.8%
15-19 years	15	18	20.0%
20-24 years	8	7	-12.5%
25-29 years	15	16	6.7%
30-34 years	22	20	-9.1%
35-39 years	14	21	50.0%
40-44 years	7	29	314.3%
45-49 years	7	15	114.3%
50-54 years	10	15	50.0%
55-59 years	13	11	-15.4%
60-64 years	14	10	-28.6%
65-79 years	15	23	53.3%
80+ years	3	5	66.7%
<b>Median age</b>	<b>32.4</b>	<b>38.8</b>	<b>19.8%</b>

Notes: 2000 Piscataquis County Median Age = 42.1

2000 State Median Age = 38.6

Source: Maine State Planning Office (State Planning Office totals differ due to rounding)

## HOUSEHOLDS

Household size is decreasing in Medford and statewide. The decrease in average household size can be attributed to the decreasing young adult population, increasing elderly population, increasing single-parent families, and single-person households becoming more common as a trend throughout Maine.

**Table P-6. Household Information and Rate of Change – 1990-2000**

	<b>1990</b>	<b>2000</b>	<b>Rate of Change</b>
<b>Household Size</b>	2.9	2.63	- 9.3%
<b>Number of Households</b>	67	88	31.4%

Source: U. S. Census Bureau

Based upon local observations and the planning committee, as of 2010 there are 85 year-round households in Medford.

## EDUCATION CHARACTERISTICS

As the economic environment has grown more complex, there has been a corresponding increase of educational expectations and aspirations. At one time, an eighth grade education was considered sufficient. Today a high school diploma is considered a minimum level of achievement. However, the means to greater earning potential has often been reserved for those with a college education. No other social

indicator suggests quality of life and overall well being more than does educational attainment.

Maine shows a slightly higher number of persons with at least a high school diploma and slightly less with college degrees than the United States as a whole. This is due to the nature of the economy in Maine. People generally attend college to secure better paying work, and the tendency is to move to places where the opportunities are the greatest. The same economic influence accounts for differences among the counties and municipalities of the state as well. Rural counties and towns some distance from job centers tend to have lower levels of educational attainment because economic opportunity is usually found elsewhere. Rural communities within commuting distance of job centers and coastal retirement areas tend to have higher levels because economic success allows the flexibility of residential choice.

The table below shows that the Town of Medford has reached a much higher High School Graduation but the percentage of college graduates has fallen. Both are still behind both the County and State percentages.

**Table P-7. Educational Attainment for Medford, Piscataquis County and Maine – 1990 and 2000**

<b>Educational Attainment Persons 25 Years and Over</b>	<b>2000</b>	<b>1990</b>
<b>% High School Graduate or Higher</b>		
Medford	<b>78.0%</b>	<b>49.5%</b>
Piscataquis	80.3%	75.4%
Maine	85.4%	78.8%
<b>% Bachelor's Degree or Higher</b>		
Medford	<b>8.3%</b>	<b>9.0%</b>
Piscataquis	13.3%	12.3%
Maine	22.9%	18.8%

*Source: U.S. Census Bureau*

## **DISCUSSION**

The year-round population of Medford has increased over the past forty years to a total of 254 persons in 2010. How Medford will change over the next 10-20 years depends on multiple factors such as the national, state, and regional economy, work availability, real estate markets, etc. Population growth in Medford is a slow process. Medford has had both ends of the spectrum from young families to retirees. Several properties have recently sold to people who live out of State, though a few purchases have also been made by Mainers, who tend to buy land. These purchases tend to be for logging purposes or building a camp. Local perception is that there are more retired people buying and or moving into Medford.

The town's population is younger on average than found in Piscataquis County as a whole and about equal to the State's median Age. The biggest changes have been large increases in the 0-5 year olds and 40-49 years, with the largest decrease in 10-14 year olds. The total number of school age children has decreased.

As with the County and the State, Medford has seen a decrease in the average household size. More retirees and households are locating in Medford, some of whom were once seasonal residents of the town.

For planning purposes, the year-round population is projected to range from 260-280 in 2025. The seasonal population, for which there are no State or federal statistics available, averages 150 additional persons according to local officials, and is forecast to continue to grow steadily.

Responses to the survey indicate that for the most part residents would prefer that Medford's population remain below 1000 (see Selected Survey Results in Appendix 2).

Changes in Medford are anticipated to create very little demand on the town since Medford has such limited public services, except for a short term increase in school tuitions if there is an unexpected large jump in school age children. Subsequent chapters of this plan describe and assess the impacts and needs, and the importance of year-round and seasonal residents to the community.

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## *Housing*

This chapter examines Medford’s housing stock, and provides the information necessary to help the Town determine how best to encourage and promote affordable, decent housing opportunities for all its citizens.

### **CENSUS DATA LIMITATIONS**

To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups like Medford. The Census results in many of the following tables contain both sampling error and non-sampling error. Accordingly, the data should be used with caution. In order to gain a better understanding of the community, a community-wide household survey was created. Based on local knowledge gathered from the survey, as well as information from tax records and municipal officials, suspected errors in the data are noted throughout this chapter.

### **HOUSING UNITS**

In 2000, according to the Census, Medford had 130 housing units. During the 1990s, the Town recorded more than a 7.4% increase in its housing stock, compared to 4.5% for Piscataquis County and 11% for the State. Since Medford does not require building permits, the current number of houses is estimated from real estate tax records to be 170 (90 year-round and 80 seasonal). This represents a significant percentage increase of 31%, but only 40 houses in real numbers, or four houses per year. The 2000 Census number of 130 units was also low when compared to municipal tax data, which showed 145 units in 2000. Municipal official report that only 1-2 houses have been built per year in the past 10 years.

**Table H-1. Total Housing Units**

<b>Jurisdiction</b>	<b>1990 Census</b>	<b>2000 Census</b>	<b>Percent Change</b>	<b>2010 Local</b>	<b>Percent Change</b>
Town of Medford	121	130	7.4%	170	31%
Town of Milo	1,225	1,215	- 0.82%	Not available	Not available
Town of Brownville	714	726	1.68%		
Town of Sebec	319	359	12.54%		
Town of Bowerbank	307	327	6.5%		
Town of Dover-Foxcroft	2,122	2,200	3.68%		
Piscataquis County	13,194	13,783	4.46%		
State of Maine	587,045	651,901	11.05%		

*Source: U.S. Bureau of Census; Medford Assessor Records*

By 2025, housing units in Medford may total approximately 200, an increase of 30 units above the year 2010 figure. This forecast is based upon declining household size, the Medford population growth forecast of up to a maximum of approximately 26 persons by the year 2025, the increase in second (vacation) home construction, and the rate of housing units built over the past nine years (one or two per year), as reported by municipal officials. Of course, further changes in the national, state, and regional economies will determine the actual increase in the number of housing units in Medford over the next ten years.

## HOUSING TYPES

The distribution of housing unit types is an important indicator of the character of the community. Housing units in structures are presented in the next table. In 2000, single-unit structures (attached and detached) represented the vast majority (80%) of Medford’s housing stock. There were just five multi-units reported by the Census and manufactured housing, which includes mobile homes and trailers, accounted for 16.2% (21 units) of housing in 2000. No boats, RVs, or other forms of housing were recorded in Medford by the Census.

**Table H-2. Medford and Piscataquis County Housing Types – 1990-2000**

Housing Types	Medford				Piscataquis County			
	1990		2000		1990		2000	
	Number	%	Number	%	Number	%	Number	%
Total housing stock	121	100.0	130	100.0	13,194	100.0	13,783	100.0
Single Unit	98	81.0	104	80.0	10,681	81.0	11,490	83.4
Multi-Unit	3	2.5	5	3.8	1,280	9.7	1,143	8.3
Mobile home, trailers etc	20	16.5	21	16.2	1,233	9.3	1,150	8.3

*Source: Census (Percents Rounded)*

Medford has about double the percentage of mobile homes and trailers relative to its entire housing stock than does Piscataquis County. The mobile homes and trailers within the community are located on individual lots scattered throughout the developed areas. There are a number of mobile home units in poor or sub-standard condition, an issue of concern to municipal officials and residents.

## HOUSING AGE

As of the 2000 Census, most of Medford’s housing was built relatively recently, in the 1970’s and in the last 20 years. This means Medford’s housing stock is generally younger than the County and the State, although condition of the housing varies considerably.

**Table H-3. Age of Housing – Medford, Piscataquis County, Maine**

Years	Medford		Piscataquis County		Maine
	Number	%	Number	%	%
1990 to March 2000	34	26.2	2,045	14.8	14.6
1980 to 1989	23	17.7	2,065	15.0	16.0
1970 to 1979	32	24.6	2,185	15.9	15.9
1940 to 1969	16	12.3	3,238	23.5	24.4
1939 or earlier	25	19.2	4,250	30.8	29.1
Total housing stock	130	100.0	13,783	100.0	100.0

Source: Census (Percents Rounded)

More recent MSHA data for Piscataquis County indicate that approximately 40% of all housing in the County was constructed in 1939 or earlier, more than double the percent for Medford identified in the 2000 Census.

**OCCUPANCY AND TENURE**

Housing in Medford is a fairly even split between houses classified as occupied and vacant by the Census (about 56% to 44%). The majority of the vacant housing is used seasonally, as second homes (71.9% of vacant housing and 31.5% of total housing in 2000). Nearly all of the occupied housing was owner-occupied (97.3%). The proportion of owner-occupied housing in Medford increased about 25% during the 1990s. Only 4 units of renter-occupied housing were reported by the Census in 2000. In 2000, more than 47% of units countywide were vacant, most were for seasonal or recreational use.

**Table H-4. Medford and Piscataquis County Housing Occupancy – 1990-2000**

Housing Units	Medford				Piscataquis County	
	1990		2000		1990	2000
	Number	%	Number	%	%	%
Total	121	100.0	130	100.0	100.0	100.0
Occupied	67	55.4	73	56.2	54.5	52.8
- Owner-occupied	57	47.1	71	54.6	42.9	42.0
- Renter-occupied	10	8.3	4	3.1	11.7	10.8
Vacant	54	44.6	57	43.8	45.5	47.2
- For Seasonal Use	45	37.2	41	31.5	40.1	40.0

Notes: Percents are calculated from total housing units only. In 1990 and 2000, the Census had two figures for total housing units in Medford. The figures associated with housing occupancy are used in this table.

Source: U.S.Census (Percents Rounded)

**HOUSING BUILDING PERMITS**

The town of Medford does not issue building permits, so detailed historic data is not available. According to municipal officials, approximately eight (8) new homes were constructed in Medford between 2001 and 2009. In 2009 the Medford enacted a

"Mandatory Building Notification Ordinance" for tax purposes. Since this ordinance was adopted, only one form for a house has been submitted.

## HOUSING VALUES

The value of housing units surveyed by the Census in 1999 includes 19 owner-occupied housing units in Medford (Table H-5). It is important to note that at any given time, most homes are not for sale, and so their value does not reflect their availability for purchase. More recent data from MSHA for Piscataquis County is presented in Table H-6.

**Table H-5. Value of Medford Specified Owner-Occupied Housing Units - 1999**

Value in 1999	Number	%
Less than \$50,000	11	57.9
\$50,000 to \$99,999	8	42.1
\$100,000 and up	0	0
Median	42,500	--

Source: U.S. Census (Percents Rounded)

**Table H-6. Median Home Sales Prices in Piscataquis County – 2003-2007**

Type of Home	Median Sales Price				
	2003	2004	2005	2006	2007
All	\$77,000	\$69,450	\$92,000	\$108,667	\$100,000
Single Family	\$79,000	\$70,500	\$96,900	\$110,000	\$115,000
Mobile Home	\$33,000	\$38,000	\$38,500		\$55,000
Multi-Family	\$83,000	\$66,450	\$70,000	\$129,500	\$99,500

Source: Maine State Housing Facts – SPO Resource Package

## RENTAL HOUSING

No rents were surveyed by the Census or by the Maine State Housing Authority (MSHA) for Medford. The Town estimates that rents for occupancy of year round residences could range from \$400 to \$600. However, given the limited numbers of units for year round rental the Town is unable to estimate the median rent charged.

Data from MSHA for Piscataquis County as a whole is presented below. According to MSHA, of all the occupied housing units in this area, 20.2% in 2007 are renter occupied.

**Table H-7. Piscataquis County Average Rents (including utilities) – 2003-2007**

# of Bedrooms	% Change 2003-2007	2003	2004	2005	2006	2007
1	4.90%	\$479	\$450	\$570	\$540	\$502
2	16.10%	\$557	\$566		\$660	\$646
3	0.00%				\$767	\$817

Source: Maine State Housing Facts – SPO Resource Package

## AFFORDABLE HOUSING

The State defines an affordable owner-occupied housing unit as one for which monthly housing costs do not exceed approximately 30% of monthly income, and an affordable rental unit as one with a rent (including utilities) not exceeding 30% of the monthly income. Affordable housing often includes manufactured housing, multi-family housing, government-assisted housing for extremely low, very low, low and moderate-income families, and group and foster care facilities. The Maine State Housing Authority (MSHA) has calculated that housing on average in Piscataquis County is affordable to the median income earner.

**Table H-8. Piscataquis County Housing Affordability Index – 2003-2007**

Year	Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
2003	1.16	\$77,000	\$30,487	\$26,257	\$89,404
2004	1.29	\$69,450	\$30,750	\$23,868	\$89,476
2005	1.02	\$92,000	\$31,652	\$30,994	\$93,954
2006	0.92	\$108,667	\$32,553	\$35,555	\$99,490
2007	1.02	\$100,000	\$33,238	\$32,715	\$101,597

Source: *Maine State Housing Facts – SPO Resource Package*

Note: An index of less than 1 is unaffordable; an index of more than 1 is affordable.

An index for Medford has not been calculated by MSHA. Based on local observations of real estate prices, homes have tended to rise in price in recent years. However due to most resident owning their homes and not having a mortgage, prices and expenses for homes have not become unaffordable or unreasonable for many of the residents.

Although the affordability index indicates housing in Piscataquis County is affordable to median income earners, the Maine State Housing Authority (MSHA) estimated in 2007 that approximately 49.8% of County households earned less than what is needed to afford the median-priced home at the county level.

The Comprehensive Planning Review Criteria Rule (Chapter 208) asks if housing is affordable to those earning 80% of the median income. For Piscataquis County, 80% of the median income is \$26,590 and the median income needed to afford a house is \$32,715. This data suggests that housing affordability has been an issue for a sizable number of County and Medford residents. Also, during the community wide survey, tabulated results displayed that there is a potential for increased need for affordable housing within the community.

## ELDERLY AND SUBSIDIZED HOUSING

Elderly housing is becoming a concern for many Medford residents. In 2000, 18% (13 units) of occupied housing in Medford was occupied by those aged 65 and older.

Medford does not have an assisted living facility. There are a few such facilities located in Dover-Foxcroft and around Piscataquis County. They currently have the capacity to serve about 150-200 individuals in assisted living and nursing home settings, and MSHA identifies a surplus of elderly units available. The Town's needs for elderly housing are currently being met by regional organizations. A reexamination of this issue may be worthwhile as the population continues to age.

MSHA estimates that 255 subsidized units are needed for families in Piscataquis County as a whole. There are currently four subsidized units in Medford run by private housing managers. The town is also reimbursed by the State for general assistance funding that may be given to residents with short term immediate needs for housing, provided all qualifying requirements are met by the applicant.

## **SUMMARY**

Housing in Medford is generally younger than the County as a whole though varies in condition. Sub-standard housing is an issue for a fair number of Medford residents, though many choose Medford in order to live a more rustic lifestyle. Medford has no barriers to affordable housing in local ordinances. In spite of the numerical data, the planning committee and members of the community feel that housing affordability has yet to become a serious concern for persons seeking to stay in Medford because of the low cost of land, the lack of regulatory barriers, and the ability to use manufactured housing throughout town.

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## ***Economy***

This chapter identifies and analyzes Medford's local and regional economy, including income, employment sectors, businesses, employment rates, and retail sales. The goal of this chapter is to identify how the economy works for Medford and then develop policies that diversify and stabilize the Town's tax base, improve job opportunities for residents needing employment, and encourage overall economic well-being.

The historical driving forces of Medford's economy have been related to its natural resources – forestry, farming, gravel extraction. In the last two decades, greater Piscataquis County has experienced the loss of its traditional sources of employment due to layoffs and closings of large mills and industries. Regional populations and valuations have fluctuated. As a result, residents of rural communities like Medford are forced to find jobs farther from home or become entrepreneurs providing a good or service marketable in the local, regional or even national economy.

### **ECONOMIC HISTORY**

Saw mills were the earliest basis of Medford's economy once Europeans settled the area. Believed to be built in 1835, Grist Mills opened and operated into the 1900's. The Railroad came into Medford early 1900's, and Trestle Bridge was built for the Bangor & Aroostook Railroad to cross the river. The railroad employed a few men at the transfer site. The mills started to dwindle down in the mid 1900's due to more modern means of powering them and locations closer to more populated areas. In 1981 the abandoned railroad bridge was converted into a roadway connecting the two sides of the town. At present there are no industrial or commercial areas located in Medford and Medford businesses are limited to at home and self employed individuals.

With the exception of a few individuals in Medford everyone else travels outside of Medford for work. Medford has no "downtown, "business district" or commercial area. Although many tourists pass through Medford on trails and roads, tourism is not a contributor to the town tax base as there are no businesses located in town. Residential property taxes comprise the tax base for the town.

### **INCOME**

According to the 2000 Census, the Median household income for Medford is \$28,750 which is marginally higher than the County level (\$28,250) but significantly lower than the State level (\$37,240).

The income distribution for residents of Medford and Piscataquis County is shown in the next table for the most recent year for which data are available. In 1999, the majority of households in Medford earned between \$25,000 and \$50,000.

**Table E-1. 1999 Household Income – Medford and Piscataquis County**

Households	MEDFORD		PISCATAQUIS COUNTY	
	Number	Percentage	Number	Percentage
	79	100.0	7,272	100.0
Less than \$10,000	2	2.5	1,076	14.8
\$10,000 to \$14,999	11	13.9	777	10.7
\$15,000 to \$24,999	13	16.5	1,411	19.4
\$25,000 to \$34,999	22	27.8	1,122	15.4
\$35,000 to \$49,999	25	31.6	1,325	18.2
\$50,000 to \$74,999	4	5.1	1,050	14.4
\$75,000 to \$99,999	2	2.5	333	4.6
\$100,000 to \$149,999	0	0	134	1.8
\$150,000 to \$199,999	0	0	34	0.5
\$200,000 or more	0	0	10	0.1

Source: 2000 U.S. Census

The median household income for Medford residents was \$28,750 in 1999. Maine State Housing data for 2007 indicate that the median household income for Piscataquis County residents was \$33,238. If the trend from 1999 continues, it is likely that Medford residents earn slightly more than the County median.

Households often have more than one source of income and the sources of income for Medford and Piscataquis County residents are shown in the table below. The majority (81%) of Medford households derived their primary source of income from wages, salaries, interest income or rental income, or a combination of these sources. For the County that figure was lower, around 70%.

**Table E-2. Income Type in 1999 – Medford and Piscataquis County**

	Medford		Piscataquis County	
	Number	%	Number	%
Households	79	100.0	7,272	100.0
With earnings (wage, salary, interest, rental) income	64	81.0	5,103	70.2
With Social Security income	19	24.1	2,587	35.6
With public assistance income	4	5.1	375	5.2
With retirement income	17	21.5	1,285	17.7

Source: 2000 U.S. Census

Over 24% of Medford residents collected social security income in 1999. This is a significantly lower proportion than for Piscataquis County residents. Social Security income includes Social Security pensions, survivor's benefits and permanent disability insurance payments made by the Social Security Administration, prior to deductions for medical insurance and railroad retirement insurance from the U.S. Government. According to the Census since 1999, four Medford residents received public assistance. Public assistance income includes payments made by Federal or State welfare agencies

to low-income persons who are 65 years or older, blind, or disabled; receive aid to families with dependent children; or general assistance.

Approximately 21.5% of Medford residents received retirement income, which was more than Piscataquis County residents as a whole, and displays a statewide trend of retirees moving to rural or recreational properties.

**POVERTY LEVEL**

The table below shows poverty status in Medford and Piscataquis County from the 2000 Census. The income criteria used by the U.S. Bureau of Census to determine poverty status consist of a set of several thresholds including family size and number of family members under 18 years of age. In 2000 the average poverty threshold for a family of four persons was \$17,050 in the contiguous 48 states (U.S. DHHS).

10% of Medford’s families were listed as having incomes below the poverty level, all of which have children under 18 within them.

28 individuals are also recorded as under the poverty level, but none of these are over 65.

According to the US Census, Piscataquis County had a slightly lower percentage of individual residents below the poverty level than did Medford but more families.

**Table E-3. Poverty Statistics – Medford and Piscataquis County**

<b>Below poverty level</b>	<b>Medford</b>		<b>Piscataquis County</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Individuals	28	15.0	2,522	14.8
Persons 18 years and over	15	10.3	1,792	13.7
Persons 65 years and over	0	0	397	13.9
Families	6	10.0	543	11.2
With related children under 18 years	6	21.4	366	16.8
With related children under 5 years	4	33.3	120	19.0

*Source: 2000 U.S. Census*

**LABOR FORCE**

When looking at labor statistics Medford can be compared with the local Labor Market Area (LMA). Labor market areas are the geographic areas used to develop employment and unemployment estimates. The LMA’s have at least one urbanized area with a larger population, plus adjacent territories that has a high degree of social and economic integration with the core as measured by commuting ties. Medford falls within the Dover-Foxcroft LMA which as of 2008 has a population of 21,320 people.

The labor force is defined as all persons who either are employed, unemployed and were actively looking for work, and/or are receiving unemployment compensation. The table below shows the size of the labor force of Medford and Dover-Foxcroft LMA residents aged 16 and older in 2008.

**Table E-4. 2008 Labor Force and Employment – Medford and Dover-Foxcroft LMA**

	<b>Labor Force</b>	<b>% of pop</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Unemployment Rate (%)</b>
<b>Medford</b>	83	38.4	76	7	8.4
<b>Dover-Foxcroft LMA</b>	9,380	43.9	8,640	750	7.9

*Source: Maine Department of Labor*

Medford has a higher unemployment rate than the Dover-Foxcroft LMA and a smaller amount of its population who are part of the labor force. In 2008, 8.4% of Medford residents were unemployed and considered to be seeking work, while within the LMA 7.9% were unemployed. Opportunities for well-paying occupations continue to be very limited, found principally in distant service centers, like Bangor. Over 61% of Medford residents were not in the labor force.

The most recent employment figures are available at the LMA level. The Maine Department of Labor reported that the average unemployment rate for Dover-Foxcroft LMA in 2009 had increased to 12.3%. Working of this rate and the fact that the rate in Medford has always been higher than the LMA is can be estimated that approximately 10 to 12 people are unemployed in the town.

The following table shows unemployment rates over the last 7 years. It is clear how unemployment in Medford has generally been higher than the rest of the area and there has been a large increase in the last year.

**Table E-5. Labor Force and Employment – Medford, Dover-Foxcroft LMA, and Maine**

<b>Unemployment Rate</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>	<b>2004</b>	<b>2003</b>
Medford	N/A	8.4%	6.0%	7.1%	10.3%	9.4%	12.4%
Dover-Foxcroft LMA	12.3%	7.9%	7.5%	6.7%	7.1%	6.9%	7.9%
Maine	8.2%	5.4%	4.7%	4.6%	4.8%	4.6%	5.0%

*Source: Maine Department of Labor*

The size of the labor force and its distribution by industry are important factors to consider when planning for any future economic development. The plans for any new businesses or the expansion of already existing businesses must be based on the assessment of available labor, in addition to the potential consumer market. See the next table for the number and percent of Medford and Piscataquis County labor force by sector. The top four employment sectors as defined by the 2000 Census for Medford residents were:

1. Manufacturing
2. Construction
3. Education, health and social services
4. Retail

For Piscataquis County the top four sectors were ‘Manufacturing’; ‘Education, health and social services’; ‘Retail trade’; and ‘Construction’. Medford has a larger segment of its population working in the forestry sector than does the County. The Town also has more residents in the construction industry and fewer in the Education, health and social services sector.

**Table E-6. Employment Characteristics in 2000 – Medford and Piscataquis County**

Sector by Industry	Medford		Piscataquis County	
	Number	%	Number	%
<b>Employed civilians 16 years and over</b>	<b>83</b>	<b>100.0</b>	<b>7,280</b>	<b>100.0</b>
Agriculture, forestry, and fisheries, mining	5	6.0	330	4.5
Construction	10	12.0	494	6.8
Manufacturing	29	34.9	1,761	24.2
Wholesale trade	0	0.0	115	1.6
Retail trade	8	9.6	958	13.2
Transportation, warehousing, utilities	7	8.4	427	5.9
Information	2	2.4	120	1.6
Finance, insurance, and real estate	4	4.8	223	3.1
Professional, scientific, management, administrative, and waste management services	2	2.4	249	3.4
Education, health and social services	10	12.0	1,575	21.6
Arts, entertainment, recreation, accommodation and food services	2	2.4	394	5.4
Other services (except public administration)	2	2.4	270	3.7
Public administration	2	2.4	364	5.0
<b>Class of Worker</b>				
Private wage and salary workers	67	80.7	5,498	75.5
Government workers	8	9.6	1,092	15.0
Self-employed workers	8	9.6	668	9.2
Unpaid family workers	0	0.0	22	0.3

*Source: 2000 U.S. Census*

Manufacturing jobs have provided a base historically for Piscataquis County residents. The manufacturing sector has declined steadily over the past three decades at the national, state and county levels. However in 2000, 29 Medford residents were employed in manufacturing, it still being the biggest sector employer for the town’s residents. Oftentimes, lower paying service sector jobs, including retail and tourism related occupations, have replaced lost forestry, construction and manufacturing jobs. The creation of service sector jobs in Piscataquis County has not outpaced the demise of the manufacturing and natural resource based jobs. This is evidenced in self-defined occupations of residents shown below with the majority of residents describing their occupation as Production, transportation, and material moving occupations with under 5% being in service occupations.

**Table E-7. Occupations by Type**

<b>Occupation</b>	<b>Number</b>	<b>%</b>
Management, professional, and related occupations	10	12.0
Service occupations	4	4.8
Sales and office occupations	10	12.0
Farming, fishing, and forestry occupations	3	3.6
Construction, extraction, and maintenance occupations	23	27.3
Production, transportation, and material moving occupations	33	39.8

Source: 2000 U.S. Census

## EMPLOYERS

There is one manufacturing company, DeWitt Fabrication and Machine, which has been in business for at least 15 years and employs up to 8-10 workers, depending on the current number of orders. Medford businesses are primarily limited to at home and self employed individuals. Home occupations provide a small portion of Medford's economy and are mainly focused on providing a service to the summer community and seasonal visitors. Seasonal fluctuations of employment are significant for tourism related businesses. Some individuals make a living by doing several jobs, usually seasonally, but sometimes during the same season, rather than working for one employer full-time year round. It is believed, based upon national trends that there may be potential for at home and internet businesses within Medford over the next ten years, particularly if broadband service improves.

The major regional employers in Piscataquis County are listed in the table below.

**Table E-8. Selected Major Employers in Piscataquis County (2004)**

<b>Business Name</b>	<b>Primary Location</b>	<b>Employee Range</b>	<b>Sector</b>
Mayo Regional Hospital	Dover- Foxcroft	351-400	Medical
Hardwood Products Co.	Guilford	301-350	Wood Prod
Charlotte White Center	Dover- Foxcroft	301-350	Medical
Guilford of Maine, Inc.	Guilford	301-350	Textiles
Moosehead Mfg. Co.*	Monson	151-200	Industry
MSAD 41 Schools	Milo	151-200	Education
MSAD 4 Schools	Guilford	151-200	Education
Hibbard Nursing Home	Dover- Foxcroft	101-150	Medical
MSAD #68	Monson	101-150	Education
Charles A Dean Memorial Hospital	Greenville	101-150	Medical
<del>Pride Manufacturing Company*</del>	<del>Guilford</del>	<del>101-150</del>	<del>Wood Prod</del>
JSI Store Fixtures**	Milo	100-150	Manufacturing

Source: Maine Department of Labor

\*Facilities closed since 2004

\*\*Facilities opened since 2004

## COMMUTING TO WORK

According to 2000 Census data, most of the working people in Medford commute to Milo, with only 9 working within the town itself. The rest are spread around the surrounding town and cities where jobs are located.

**Table E-9. Medford Commuter Workplace Destinations**

Workplace Destination	No of Commuters	Workplace Destination	No of Commuters
Milo	24	Atkinson	3
Old Town	9	Island Falls	2
Medford	9	Augusta	2
Bangor	4	Enfield	2
Millinocket	4	Garland	2
Passadumkeag	4	Lincoln	2
Guilford	4	Brownville	2
Bradford	3	Dover-Foxcroft	2
Milford	3	Greenville	2
<b>Total Commuters</b>	<b>83</b>		

*Source: 2000 U.S. Census*

The average commute time for the workforce is 35 minutes showing that some residents may work at some considerable distance from the town.

**Table E-10. Method of Commuting for Medford Residents**

	Number	%
Car, truck, or van - - drove alone	58	69.9%
Car, truck, or van - - carpooled	20	24.1%
Public transportation (including taxicab)	0	0
Walked	5	6.0
Worked at home	0	0

*Source: 2000 U.S. Census*

## TAXABLE AND RETAIL SALES

Taxable sales are one of the few available indicators of the actual size, growth, and character of a region. Maine Revenue Services does not provide information on taxable sales at the municipal level for Medford because of the town's small size. Table E-11 below shows total taxable sales for Dover-Foxcroft Economic Summary Area that includes Medford. All figures are in real dollars, not adjusted for inflation. Statewide from 2003 to 2008, total taxable sales increased by over 11%, but Dover-Foxcroft Town saw a smaller increase in sales, reflecting the economic challenges facing this region.

The three largest retail sales sectors were Auto Transportation, Food Store Sales, and Building Supply Sales (Table E-12).

**Table E-11. Total Consumer and Taxable Sales (in \$1000s) – Dover-Foxcroft ESA and Maine**

Place	Total Sales	2003	2004	2005	2006	2007	2008	% Change 2003-2008
Dover-Foxcroft ESA	Consumer	\$130,207	\$136,055	\$140,691	\$144,011	\$146,038	\$136,551	4.87%
	Taxable	\$140,404	\$148,137	\$152,911	\$156,993	\$160,683	\$150,483	7.18%
State	Consumer	\$13,598,289	\$14,321,775	\$14,651,591	\$15,035,830	\$15,170,919	\$14,849,973	9.20%
	Taxable	\$15,315,279	\$16,201,932	\$16,626,056	\$17,134,421	\$17,367,510	\$17,060,545	11.40%

Source: Maine Revenue Services

**Table E-13. 2008 Retail Sales – Dover-Foxcroft ESA**

Retail Sales Dover-Foxcroft (ESA) Total	2008 Total Sales
Business Operating	\$13,931,800
Building Supply Sales	\$29,362,100
Food Store Sales	\$30,499,900
General Merchandise Sales	\$13,346,600
Other Retail Sales	\$13,098,900
Auto Transportation	\$34,009,600
Restaurant and Lodging Sales	\$16,233,800
<b>Total Retail Sales</b>	<b>\$150,482,700</b>

Source: Maine Revenue Services

## SUMMARY

In 2000, most Medford residents who worked did so outside of Medford, most in Piscataquis County. The top sectors of employment for Medford residents were the categories of manufacturing, construction, education, health and social services and retail. The Town has a higher unemployment rate than seen countywide. Living in Medford limits employment opportunities and increases the costs of commuting to the service centers where most jobs are located.

There are several tourism-related businesses in Medford, including a seasonal hunting camp with approximately 8 cabins and a main house. Other home businesses include auto repair shops.

According to the recent survey, Medford residents would like to see only limited development with more agriculture and tree farming. Many residents would also like to see some commercial development but not large-scale industrial development. Medford could potentially help shape its economic growth by encouraging development that has manageable impacts on community character, natural resources, and limited infrastructure, and is located in the best suitable area.

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## *Historic and Archaeological Resources*

Historical and archaeological resources contribute significantly to the character of the Town. The people of Medford treasure their past and chapter includes a brief history of the Town, an inventory of archaeological and historical sites, and discussion about what is being done to preserve these important resources.

### **A BRIEF HISTORY OF MEDFORD**

Medford was first settled in 1808. The town's first known settler was James Grover, who settled on the south bank of the Piscataquis River near the upper ferry. A Mr. Boobar followed; and later came a Mr. Weston and two Hitchborns from Bangor.

This township was originally labeled as No. 2, Range 7, and contained 20,625 acres. In 1816 the western half was granted to David Gilmore for making the Dixmont road; the eastern half was the same year sold to General John Boyd of Boston. Boyd was a significant man in Piscataquis County history, accounting for the organization of both Medford and Orneville Township.

Boyd made his mark in life as a soldier at an early age enlisting in the United States Army. He spent only a brief time in the army at that point, and after being released from the army, Boyd made his fortune. Boyd sailed to India and raised an army to fight as mercenaries for native princes. Boyd remained in India for several years, and amassed great wealth, being a successful mercenary.

General Boyd returned to America in 1805, and purchased the Orneville Township. After re-enlisting in the United States Army, Boyd, as a colonel fought in the Battle of Tippecanoe, an important battle in the War of 1812.

In about 1820, the state opened the Bennock road from Piscataquis River to Old Town which helped increase the amount of settlers.

Also in 1820 General Boyd erected the largest saw-mill then upon the Penobscot or any of its branches the mill was located where the Schoodic stream falls into the Piscataquis.

The township was incorporated in 1824, and, at the insistence of General Boyd, received the name of Kilmarnock after the Scottish Town (it is suggested that Boyd picked the name because his father might have been originally from there). In 1856, on the petition of the inhabitants, it was re-named as at present.

The town had a sweeping fire in 1825, which destroyed over three-quarters of the town. The fire also destroyed a large stand of pine trees, which were used in the town's industry, a combination sawmill and shingle mill.

Boyd's mill was saved from the great fire in 1825, but because of the damage to the trees in the area, the mill soon went out of business due to lack of raw materials. In 1832 Boyd's Mill was taken down, and another was built, and taken down; but still another was erected on this site. In 1835 a saw and a grist-mill were built on Cold Brook, which flows into the Piscataquis from the south; and around these the village of Medford has sprung up.

Medford was on the stage-line from Milo depot to Enfield. Stores were open in the township at an early date of its settlement, but only one or two were sustained. All the lands reserved for public uses in the town were for the benefit of the schools. Medford had six schoolhouses valued at the time for \$1,250. The valuation of estates in 1870 was \$60,321. In 1880 it was \$52,885. The population in 1870 was 294 and in 1880 it was 398.

The town charter was first surrendered in 1940, and the town was reorganized as a plantation in 1942. In 1967 Medford was again organized as a town. Clyde Hichborn, a prominent area politician and benefactor, wrote an excellent history of Medford.

*Sources:*

1. *A Gazetteer of the State of Maine* by Geo. J. Varney Published by B. B. Russell, 57 Cornhill, Boston 1886
2. Kevin Eston, *Piscataquis Observer*, August 5, 1981

## **INVENTORY OF HISTORIC AND ARCHAEOLOGICAL RESOURCES**

The Maine Historic Preservation Commission (MHPC) is the agency responsible for overseeing historic and archaeological resources within Maine. The Commission has identified three types of historic and archaeological resources that should be considered in comprehensive planning:

- Prehistoric Archaeological (Native American resources, before European arrival)
- Historic Archaeological (mostly European-American after written historic records, about 1600 A.D.)
- Historic Buildings/Structures/Objects (buildings and other above ground structures and objects)

Archaeological resources are those found underground and are locations where there has been prior existence of human beings including structures, artifacts, terrain features, graphics or remains of plants and animals associated with human habitation. Prehistoric archaeological resources are those associated with Native Americans and generally date prior to 1600s. They include camp or village locations, rock quarries and workshops, and petroglyphs or rock carvings. Historic archaeological resources are those associated with the earliest European settlers, and sites may include cellar holes from houses, foundations for farm buildings, mills, wharves and boat yards, as well as shipwrecks.

## **PREHISTORIC ARCHAEOLOGICAL SITES**

MHPC has mapped “archaeologically sensitive areas” for prehistoric sites. Prehistoric archaeological site sensitivity maps are based on the current understanding of Native American settlement patterns. Most commonly, prehistoric archaeological sites are located within 50 meters of canoe-navigable water, on relatively well-drained, level landforms. Some of the most ancient sites (>10,000 years old) are located on sandy soils within 200 meters of small (non canoe-navigable) streams. Where professional archaeological survey is not complete, archaeological sensitivity maps are based on water shoreline, surficial geology, and landform.

Archaeologically sensitive areas in Medford include areas around the Piscataquis River and short sections of several streams that feed into it. There is also a corridor running from the Trestle Bridge Area then directly south out of town following the Medford Center Road. (See Known Archaeological Sites Map).

Medford has a Prehistoric Site that is on the National Register at the Schoodic Stream Outlet:

- 89000256 *Little Schoodic Stream Archeological Site (107-4)*

## **HISTORIC ARCHAEOLOGICAL SITES OR STRUCTURES**

MHPC has not identified any historic archaeological sites or historic buildings, structures, or objects in Medford.

There are locally known historic buildings that may be eligible for inclusion on the National Historic Register, though there is no interest in this time of listing any properties. These historic structures include several homes over 200 years old as well as the municipally-owned chapel. The church was acquired through back taxes and is used by community residents for local events. It was built over 100 years ago, though has not been used as a church since 1939.

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## ***Recreation***

Recreation and open space are important for a community's quality of life. The availability of recreation opportunities, particularly those in the outdoors that entail access to rural land and water bodies, is a strong tradition in Maine communities. Recreational facilities, such as community buildings, ball fields, playgrounds, beaches and parks provide places where people can socialize and be active. Open space provides areas for outdoor recreation, such as access to water bodies for boating, fishing, swimming and ice skating, and trails for walking, horseback riding, snowshoeing, cross-country skiing, hiking, wildlife and bird watching, and snowmobiling and ATV riding. Open space provides areas for wildlife and contributes to the scenic beauty of the area. Regionally and locally, open space and other outdoor recreational offerings are considered economic assets for ecotourism and second/seasonal home development.

### **LOCAL RECREATION**

The town owns one recreation site, Memorial Park, along Cold Stream by Mill Pond in the center of town. The 1-acre park was donated to the town by Clyde Hichborn, a prominent figure in local politics who served as a State Representative and school superintendent. There is a gazebo at the park and the site is used for picnics and fishing access. In the future the town may look into a play area for younger children to be located at this site. Medford has no formal recreation programs. A new war memorial is also being planned for the park. The park is also used for fishing access, and the need for improvements to the path have been discussed.

Water bodies of recreational value in Medford include the Piscataquis River. Access to the River by individuals for putting in canoes, kayaks, and fishing is mostly informal though the town has rights of way at four old ferry sites that can be used to access the River. The State of Maine owns 39 acres on the River in Medford on the southeast corner of the Trestle Bridge. The town would like to work with the State to establish a public area for putting in canoes, kayaks, a place to fish, and or picnic along with established area for parking.

There are also four historic ferry landing sites. Public access rights are in question, but interest by residents has been expressed to identify if any public rights still exist.

There is only one private recreational facility located in Medford, Russell's Guide Services, which offers guided hunting tours and services.

Medford has a designated snowmobile trail running north to south through the town and there are many other paths and trails throughout Medford but they are not town owned or maintained for these purposes. LA Sledgers from Lagrange and Alton manages the trail system through Medford.

Traditionally, many recreational activities (hunting, hiking, horseback riding, cross-country skiing, snowmobiling, ATVing, and access to streams and ponds for fishing

and boating, etc.) have relied on the generosity of private landowners to allow the public to use their property for these activities.

The town due to its size and limited resources does not have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements. At this time, there are no perceived limitations or conflicts regarding access to open space and recreation.

## **CURRENT USE TAXATION FOR OPEN SPACE**

The Maine Open Space Property Tax Program allows for the assessment of property taxes on open space to be based on current use rather than market value as long as the land is managed according to the criteria set forth in the law. The open space tract must be preserved or restricted in use to provide a public benefit. Benefits recognized in the law include public recreation, scenic resources, and game management or wildlife habitat. There is no minimum acreage requirement with this program. The valuation placed on open space is typically done by reducing the fair market value in accordance with a cumulative percentage reduction for which the land is eligible according to certain categories. Those categories are as follows:

- Ordinary open space - 20% reduction
- Permanently protected - 30% reduction
- Forever wild - 20% reduction
- Public access - 25% reduction

In other words, the owner would see a cumulative reduction of up to 95% on the classified open space land, if the property met all of the above requirements. If the property no longer qualifies as open space, then a penalty is assessed using the same methodology as is used for removal from the Tree Growth classification. Land enrolled in the Tree Growth and Farmland Property Tax Programs can also be considered open space with some level of certainty that it will remain as open space for these uses into the future. Medford does not have any land enrolled in the Open Space classification at this time.

## **LOCAL AND REGIONAL LAND TRUSTS**

According to the Maine Land Trust Network, the following land trusts operate in Piscataquis County:

- Forest Society of Maine
- Friends of Wilson Pond Area, Inc.
- Maine Audubon
- Maine Coast Heritage Trust
- Maine Farmland Trust
- Maine Huts and Trails
- New England Forestry Foundation, Inc.
- Northeast Wilderness Trust
- Sebasticook Regional Land Trust
- Small Woodland Owners Association of Maine
- The Nature Conservancy in Maine

## **REGIONAL RECREATIONAL OPPORTUNITIES**

Piscataquis County and across Maine there are multiple and varied opportunities for Medford residents to participate in a variety of recreational opportunities. People move to Medford to enjoy its rural peace and quiet, and accept that organized recreational programs are not locally available. The Comprehensive Planning Committee expressed overall satisfaction with the current recreational offerings in and around the Town of Medford.

Medford residents will continue to participate in and support regional recreational opportunities in adjacent towns. For instance, the nearby town of Milo offers a wide variety of organized recreation opportunities including activities targeted at youth and senior citizens. Information about these programs can be posted at the Medford Town Office.

According to the planning survey conducted, there is not consistent local support for municipal acquisition of open space for recreation, although access to the Piscataquis River was identified as a recreational need by six respondents.

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## *Forestry and Agriculture*

Historically, forestry and agriculture were the foundation of Medford's local economy. Today, Medford is a bedroom community with a few small-scale commercial forestry and agriculture operations. Forests, farmlands, and open space are important, however, because they define the community's rural character and scenic landscape. These lands provide open space for recreation and habitat for wildlife. Forests also protect soil and water quality, and are increasingly viewed as important for carbon sequestration.

A significant portion of Medford's land area is working forest land. Over 20,400 acres are enrolled in tree growth, of a total of roughly 27,000 total acres. Many of these large tracts of industrially owned forestlands have been intensively harvested in recent years. These harvests have decimated local deer wintering areas and town residents have expressed concern about the intensity of the harvest and impacts to wildlife and natural resources.

Any commercial forestry (other than logging sites) or agricultural operations are home-based, part-time operations. The Town does not have a town forest, village shade tree program, or any other community activity focused on forestry. Small-scale agricultural operations include crop and hay production, and a few blueberry fields. Residents also raise chickens, maintain gardens, raise a few livestock, or other similar farming-type activities for personal use. The Town of Medford has not undertaken any actions to formally support community agriculture, such as a community garden or farmer's market.

The primary threat to forestland and farmland is conversion of the most important of these lands for development. Over-harvesting of forestland and soil erosion due to poor land management practices can threaten water quality, and can degrade the rural landscape that citizens cherish.

### **PRIME FOREST LAND**

Maine's forests and forest industry still play a vital role in the local and state wide economy, especially in Northern and Central Maine; Forested areas have historically provided an abundant and diverse land area for wildlife population and for the use and enjoyment of all Maine citizens. Furthermore, the forest protects the soil and water and contributes to a wide variety of recreational and aesthetic experiences. In some cases, loss of forestland can be attributed to land development patterns and environmental problems can arise as a direct result of irresponsible harvesting techniques. Also, when forestland is fragmented, public access becomes more restricted due to increased land posting. To optimize continued forestland usage, it should be effectively managed and harvested.

Prime forestland is land that has soil capable of growing wood at the economic rate for a given tree species. Identification of lands as prime forestland does not denote a single or dominant use. This designation does not preclude the use of these lands for other forest products and services, but only identifies the most productive forestlands on which a town depends for present and future wood needs. These soils are rated only for productivity and exclude management problems such as erosion hazard, equipment limitations or seedling mortality. Soils rates with a productivity level of medium, high or very high are prime forestland soils.

Forests should be effectively managed and harvested so they can continue to be home to many unique habitats. Loss of forestland is attributed to fragmentation and development, land valuation/taxation, and productivity decrease.

As of 2010, approximately 20,434 acres in 75 parcels under 58 separate owners are enrolled in Tree Growth taxation. Of the 58 owners, one-half (29) are from outside of Maine. The following table depicts timber harvesting activities in Medford from 1991 to 2006.

**Table FA-1. Summary of Timber Harvest Information - Medford**

YEAR	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total Harvest, acres	Change of land use, acres	Number of timber harvests
1991-1992	1404	0	0	1404	0	4
1993	1099	0	0	1099	0	6
1994	391	128	0	519	8	8
1995	1353	0	0	1353	0	5
1996	2400	0	67	2467	34	17
1997	1750	240	0	1990	0	8
1998	215	157	78	450	0	6
1999	758	167	249	1174	0	11
2000	229	492	0	721	0	14
2001	131	595	97	823	0	11
2002	183	40	0	223	15	11
2003	74	142	0	216	0	13
2004	363	498	0	861	0	13
2005	5	440	0	445	5	5
2006	82	848	13.75	943.75	10	9

Total 10,437 3,747 505 14,689 72 141

*\* To protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the town.*

*Source: Data compiled from Confidential Year End Landowner Reports to Maine Forest Service, Department of Conservation*

## PRIME FARMLAND AND FARMLAND OF STATEWIDE IMPORTANCE

“Prime farmland” has been identified by the U.S. Department of Agriculture as land that is best suited to producing food, feed, forage, fiber and oilseed crops. It has soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime Farmland produces the highest yields and requires minimal amounts of energy and economic resources, and farming it results in the least damage to the environment.

Farmland of Statewide Importance is land, in addition to prime, that is of statewide significance for the production of food, feed, fiber, forage, and oilseed crops. These lands are generally considered nearly prime farmland and that economically produce a high yield as prime farmlands if conditions are favorable.

Medford’s important farmland soils are shown Agricultural Resources Map in Appendix 1. There are small pockets of prime farmland in Medford, primarily along the Piscataquis River. There is a significant amount of Farmland of Statewide Importance also along the Piscataquis and its tributaries.

The following table lists the Prime Farmland Soils for Piscataquis County according to the USDA SCS Soil Survey Data for Growth Management.

**Table FA-2. USDA NRCS Soil Survey Data**

MAP SYMBOLS	CODE	SOIL MAP UNIT NAME
<i>AdB</i>	4	Adams Loamy Fine Sand, 0 to 8 percent slopes
AEC	4	Adams Loamy Fine Sand, strongly sloping*
AgB	1	Allagash Very Fine Sandy Loam, 0 to 8 percent slopes
AHC	1	Allagash-Adams Complex, strongly sloping (Adams where irrigated)*
BhB	2	Boothbay Silt Loam, 3 to 8 percent slopes
BoB	2	Boothbay-Swanville Association, gently sloping (only Boothbay)
CeB	1	Chesuncook Silt Loam, 3 to 8 percent slopes
CoB	2	Colonel gravelly Fine Sandy Loam, 3 to 8 percent slopes
CsB	2	Cornish-Charles-Fryeburg Complex, 0 to 8 percent slopes (only Cornish where drained and Fryeburg)
Cv	2	Cornish-Lovewell Complex (only Cornish where drained and Lovewell)
DaB	1	Danforth Channery Silt Loam, 3 to 8 percent slopes
DfB	1	Dixfield Fine Sandy Loam, 3 to 8 percent slopes
EcB	1	Elliotsville-Chesuncook Complex, 3 to 8 percent slopes
Fr	1	Fryeburg Silt Loam
HoB	1	Howland Silt Loam, 3 to 8 percent slopes
MrB	4	Masardis Gravelly Fine Sandy Loam, 0 to 8 percent slopes
MSC	4	Masardis Gravelly Fine Sandy Loam, strongly sloping*
PeB	1	Penquis-Plaisted Complex, 3 to 8 percent slopes
PhB	1	Penquis-Thorndike Complex, 3 to 8 percent slopes (Thorndike where irrigated)
PtB	1	Plaisted Silt Loam, 3 to 8 percent
TeB	2	Telos Silt Loam, 3 to 8 percent slopes
TtB	4	Thorndike-Penquis-Abram Complex, 3 to 8 percent slopes (only Thorndike where irrigated and Penquis)

Key To Prime Farmland Code: 1- All areas are prime farmland. 2- Only drained areas are prime farmland. 4- Only irrigated areas are prime farmland. \*Steeper areas within these map units are not prime farmland

## **FARMLAND AND FORESTLAND PROTECTION MEASURES**

There is some protection and/or support for forest and farm land provided through federal, state and local programs. The U.S. Natural Resources Conservation Service and County Conservation District can provide both technical and financial assistance directly to landowners to help conserve farm and forest land.

Concern for preservation and wise utilization of agricultural and forestry resources are important to all Maine people. To reduce environmental problems caused by farming and forestry activities, a municipality should ensure that shoreland zoning and other ordinances are properly enforced. Moreover, appropriate performance standards should be developed to minimize environmental contamination.

### **Current Use Tax Laws**

The Tree Growth Tax law (36 MRSA, Section 571, et seq.) and the Farm and Open Space Tax Law - (36 MRSA, Section 1101, et seq.) both encourage landowners to conserve important farm and forest lands by taxing the land at a rate based on use, rather than fair market value.

### **The Maine Forest Practices Act**

The State Forest Practices Act regulates timber-harvesting activities in forests that give protection to land by allowing tax incentives to owners of those lands who meet the appropriate definitions.

This Act requires that landowners notify the Maine Bureau of Forestry of any commercial timber harvesting activities, and that commercial harvest activities meet specific standards for timber harvesting adjacent to water bodies, clearcutting and forest regeneration following the timber harvest. If harvesting activities result in a clearcut larger than five acres, there must be a separation zone between clearcuts and regeneration standards must be met. This rule requires a harvest management plan developed by a licensed forester for clearcuts greater than 20 acres. The rules prohibit clearcuts greater than 250 acres.

### **Farm Security and Rural Investment Act of 2002**

The Farm Security and Rural Investment Act of 2002, which became law on May 13, 2002, is legislation for conservation funding and for focusing on environmental issues. The conservation provisions will assist farmers and ranchers in meeting environmental challenges on their land. This legislation simplifies existing programs and creates new programs to address high priority environmental and production goals. The 2002 Farm Bill enhances the long-term quality of the environment and conservation of natural resources. The Natural Resources Conservation Service (NRCS) administers the programs authorized or re-authorized in the 2002 Farm Bill.

## **Farms for the Future**

The Farms for the Future program is a two-phase business assistance program that helps Maine farmers plan for the future of their agricultural enterprise. Farmers who own and operate five or more acres of productive farmland and have an idea for change that will increase the long-term economic viability of their farm are eligible to participate in the program.

## **Project Canopy**

Project Canopy is a cooperative effort of the Maine Forest Service and the Pine Tree State Arboretum. The program educates people about the benefits trees provide, and how trees make people's lives better. Some examples of assistance available from the program include: helping recruit and organize volunteers; model community tree ordinances; assisting in fund-raising efforts; training tree stewards; providing street tree inventory software; helping communities appoint/elect a community tree warden; linking communities to other Maine communities with successful tree programs; providing lists of local foresters and arborists; building bridges to national community tree organizations; and assisting in development of a long-term community tree plan.

## **Soil and Water Conservation District**

Maine's 16 Soil and Water Conservation Districts (SWCD) are subdivisions of state government that are run by locally elected and appointed volunteers. Generally their jurisdiction follows county boundaries. The SWCS purpose is to solve local natural resource conservation problems (both urban and agricultural) as determined by local stakeholders. Not only do districts work with their partners to identify natural resource problems at the local level and develop solutions, they also assist in getting those measures applied to the land. The Piscataquis County SWCD is located in Dover-Foxcroft.

## **Other Organizations**

There are also a number of public and non-profit organizations that promote agricultural and/or forestry activities such as the Maine Forest Service and the Maine Department of Agriculture, the University of Maine Cooperative Extension, the Maine Organic Farmers and Gardeners Association, the Maine Farmland Trust, and the Small Woodlot Owners of Maine. Medford could encourage farm and forestland owners to work with these organizations.

The Agricultural Fact Sheet for Piscataquis County has a great deal of useful information for farmers and forestland owners and should be made available to local residents at the town office.

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## ***Natural Resources***

Natural resources information is useful in identifying opportunities and constraints for development and for protecting environmentally sensitive areas. The natural resources within Medford also contribute greatly to the quality of life in the town. These resources provide open spaces that are valued for recreational opportunities such as fishing, boating, snowmobiling, hunting, canoeing, nature watching, hiking, and cross-country skiing, as well as many others.

The following maps with information about Medford's natural resources are included in Appendix A:

1. Location
2. Topography
3. Contours
4. Erodible Soils
5. Hydric Soils
6. Soils Percent Slope
7. Soil Potential for Low Density Development
8. Water Resources
9. Rivers and Streams Classification
10. Critical Habitat
11. Land Cover

### **LOCATION AND TOPOGRAPHY**

The town of Medford is located in Piscataquis County approximately 45 miles north of Bangor. The town is bordered on the north by the town of Brownville, Lakeview Plantation and Seboeis Plantation, on the east by Maxfield and Howland, on the south by Orneville Township and Lagrange and on the west by Milo. The town has a total area of 43.1 square miles, of which, 42.4 square miles of it is land and 0.8 square miles of it (1.74%) is water.

### **SOILS**

Careful consideration needs to be given to the long term impacts of land development in areas with soils poorly suited for certain land uses. Development and use of poorly suited soils are the underlying cause of many environmental and economic problems. The general carrying capacity of soils is an important consideration in determining those land areas within the community where growth is promoted or discouraged. Water pollution, high cost and maintenance of public services, and the destruction of existing wildlife and scenic values are just a few of the existing ways that a community ends up paying for improper land use.

The United States Department of Agriculture (USDA) Soil Conservation Service (SCS) has prepared soil classification maps by county for the state of Maine. Land suitability analysis or soil surveys can be used to produce maps depicting the appropriateness of land areas for various land uses. The survey consists of an inventory, description, and evaluation of the soils within each county. The survey classifies all soils within a county into soil series. The classification is based on characteristics of the soil, including texture (percentage of sand, silt, clay), permeability, slope, wetness, and so on.

Soil potential ratings reflect the potential of use rather than the limitations of use and are designated to meet local needs and conditions. Soil Potential for Low Density Development is broken down into four categories: Septics, Dwellings, Roads, and Development. These are shown on the Soil Potential for Low Density Development map in Appendix 1. Agriculture, Farmland, Floodplain, and Sand and Gravel Aquifers are addressed further in this section. The remaining, Highly Erodible Soils, Soils Percent Slope, and Soil Potential for Low Density Development are presented below.

### **Soil Survey**

The United States Department of Agriculture (USDA) Soil and Water Conservation District (SWCD) have prepared soil classification maps by county for the State of Maine. Land suitability analysis or soil surveys can be used to produce maps depicting the appropriateness of land areas to various land uses. The survey consists of an inventory, description, and evaluation of the soils within each county. The survey classifies all soils within a county into soil series. The classification is based on characteristics of the soil, including texture (percentage of sand, silt and clay), permeability, slope, wetness, and so on.

### **Highly Erodible Soils**

The removal of surface vegetation from large areas of land results in erosion, which is a major contributor of pollution to lakes and ponds. Highly erodible soils are those soils that have a potential to erode faster than normal. Rainfall and runoff, susceptibility to erosion, and the combined effects of slope length and steepness are taken into consideration when identifying these soils types.

A map of Medford's highly erodible soils locations is included in Appendix 1.

### **Hydric Soils**

Hydric soil is defined as soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation. A hydric soil may be either drained or undrained, and a drained hydric soil may not continue to support hydrophytic vegetation. Therefore, not all areas having hydric soils will qualify as wetlands. Only when a hydric soil supports hydrophytic vegetation and the area has indicators of

wetland hydrology may the soil be referred to as a “wetland” soil. A drained hydric soil is one in which sufficient ground or surface water has been removed by artificial means such that the area will no longer support hydrophyte vegetation.

Medford has large tracts of hydric soils throughout the town, limiting development potential in many locations. These soils are shown on the Hydric Soils Map in Appendix 1.

### **Soils on Steep Slopes**

Step slope is one of the most noticeable of soil properties. It is a major component of the landscape and is one of the most significant soil properties governing land use. Most land use and development takes place on the less sloping areas, areas with slopes of less than 15 percent (representing an average drop of 15 feet or less in 100 feet horizontal distance). On steep slopes, areas with slopes of 15 percent or more, soils present problems for buildings, roads, and septic systems. The costs of engineering foundations and installing septic or sewer and other utility systems increase. The location of moderately steep slopes (15%-25%) and steep slopes (slopes greater than 25%) within the town are shown on the Soils Percent Slope Map in Appendix 1.

### **Soil Potential for Low Density Development (LDD)**

Soils that are wet, steep, subject to flooding, shallow to bedrock or restrictive layer, or have a coverage of stone or boulders are often more expensive to develop. To minimize these impacts, soil limitations need to be recognized and identified. A rating system called Soil Potential for Low Density Development (LDD) has been developed by the SCS to enable the rating of soils for this purpose. Soil potential has been developed by selecting the best suited soil county-wide for LDD. Low Density Development is defined as 3-bedroom single family unit residences with basement and comparable buildings covering 2,000 sq. ft. and subsurface wastewater disposal system, with or without on-site source of water. Paved roads in development are also included. Residences may be a single-unit or a cluster of units in a development. The subsurface wastewater disposal system would have the capacity of processing 270 gallons per day of effluent and would be installed according to the Subsurface Wastewater Disposal Rules, Chapter 241, of the Maine Department of Human Resources (MDHR), Division of Health Engineering. The soil potential index is a mathematical expression of a soil's position in the overall range of potentials, which is 100 to 0. Since the entire range is large, these numerical ratings are separated into soil potential rating classes of very low to very high.

The soils information and maps, in terms of soil potential versus land use, will provide valuable information for the development of the proposed land use plan.

## **WATER RESOURCES**

The watershed is defined as a geographic region within which water drains into a particular river, stream or body of water and includes hills, lowlands, and the body of water into which the land drains. Approximately 50% of the land area in the State of Maine is located in a lake watershed.

All waters are connected. Unchecked pollution to one source will eventually affect all others within the watershed. It is important to remember that everything occurring in a watershed and everything that can be transported by water will eventually reach and impact the water quality of each water body. Development activities, such as construction (structures or roads) and timber harvesting disturb the land to some degree and can drain into a lake through streams and groundwater. These activities that may appear trivial at a first glance can impact the entire watershed. Disturbed or developed land can contribute non-point pollutants and other substances to water bodies and can degrade its water quality. Activity anywhere in the watershed, even several miles away, has the potential to impact water quality.

Mapped watersheds in Medford are shown on the Water Resources Map in Appendix 1.

### **Lakes and Ponds**

Development activities, such as house and road construction, timber harvesting and agricultural practices, disturb the land that is drained to a lake by streams and ground water (the watershed). There is one mapped pond in Medford, Mud Pond, which is approximately 10 acres in size (Water Resources Map). One camp has been built near the pond. Mill Pond, located adjacent to Memorial Park, was created by a dam on Cold Stream Brook. Historically about eight acres in size, it is currently about two acres in size as a result of the dam breach that occurred around 1990.

### **Rivers, Streams and Brooks**

The locations and classifications of rivers, streams and brooks in Medford and surrounding towns are shown on the Rivers and Streams Classification Map in Appendix 1. The Piscataquis River is the dominate water feature in the town of Medford and bisects the community. According to the Maine Department of Environmental Protection, the River is a Class C water body. Class C waters are managed to attain at least the swimmable-fishable goals of the federal Clean Water Act and to maintain the structure and function of the biological community. Many sections of the Piscataquis River are zoned resource protection in Medford, as are most of the streams and brooks.

Other Class C streams in Medford include Stinking Brook, Little Schoodic Stream, Meadow Brook, Rocky Brook, Alder Brook, and Packard Brook.

There are several Class A streams identified in Medford, including Scutaze Stream, Schoodic Stream, and Cold Stream. Class A waters are managed for high quality with

limited human disturbance allowed. Direct discharges are allowed but are highly restricted.

### **Wetlands**

There are significant wetland areas in Medford associated with many of the streams and the Piscataquis River. These are shown on the Water Resources Map. The vast majority of these areas are zoned Resource Protection under Shoreland Zoning.

### **Aquifers**

A large sand and gravel aquifer bisects Medford and extends in to Lagrange to the south and Lakeview Plantation to the north. The aquifer is moderately productive (10-50 gallons per minute). There are no public water supplies identified in Medford.

### **Floodplains**

Medford participates in the National Flood Insurance Program (NFIP) and adopted a floodplain management ordinance in 2006. The ordinance is enforced by the Code Enforcement Officer. No permits have been issued under the ordinance. Mapped flood hazard data is from 1985 and is extremely out of date.

Development in flood prone areas should be avoided. Medford should seek funds through the National Flood Insurance Program to have its flood hazard maps updated. Because Medford is a participating community, residents are eligible to purchase flood insurance. Other benefits of participating in the national program include eligibility to apply for hazard mitigation grant funding and also, in the event of a declared disaster, access to disaster assistance not available in non-participating communities.

The last big flood in Medford was the 1987 flood. Occasionally, flooding will close roads, requiring residents to seek alternate routes. Representatives from the Federal Emergency Management Agency have been made aware that North Road is particularly susceptible to flooding.

## **WILDLIFE HABITATS**

Conserving an array of habitats and their associated wildlife species helps in maintaining biological diversity and ensuring that wildlife and human populations remain healthy. To feed and reproduce, wildlife relies on a variety of food, cover, water and space. Development often has a negative impact, resulting in the loss of habitats and diversity, habitat fragmentation and loss of open space, and the loss of travel corridor.

The Growth Management Act encourages municipalities to develop a comprehensive growth management plan to guide their future development and specifically requires that each plan address important wildlife habitats. The Maine Department of Inland Fisheries and Wildlife (MDIFW) has identified, evaluated and mapped habitats of

endangered or threatened wildlife species; which include deer wintering areas (DWAs) and waterfowl and wading bird habitats. The Growth Management Act encourages municipalities to consider critical natural resource locations in their comprehensive plans.

Medford's significant wildlife habitats are shown on the Critical Habitat Map in Appendix 1.

#### *Essential Wildlife Habitats*

Essential Wildlife Habitats are defined under the Maine Endangered Species Act as a habitat "currently or historically providing physical or biological features essential to the conservation of the species" as identified by Maine Department of Inland Fisheries and Wildlife. (MDIFW). The Maine Endangered Species Act is designed to protect threatened and endangered species.

State agencies and municipalities cannot permit, license, fund, or carry out projects which will significantly alter an Essential Habitat or violate protection guidelines adopted for the habitat. Concerns for Endangered and Threatened Species should be addressed during preliminary planning and existing municipal review procedures. The Department of Inland Fisheries and Wildlife offers guidance to municipalities when wildlife concerns are being addressed in comprehensive plans and town ordinances.

#### *Bald Eagle Nest Sites*

Historically, Maine was home to hundreds of pairs of bald eagles nesting along undisturbed shorelines of the coast, lakes, and major rivers. However, largely due to DDT contamination, eagle populations declined so drastically that they were listed as an Endangered Species in 1978. As DDT residues in the environment dropped, bald eagles began to recover in Maine. Increasing losses of undisturbed nesting sites during the late 1980s, however, threatened further population growth and recovery of the species. Loss of undisturbed nesting sites is now the greatest danger to Maine's eagle population. For this reason, designation of nest sites as essential habitat plays an important role in the recovery of Maine's bald eagle population. There are currently no known Bald Eagle Nest sites, registered by IF&W within the Town of Medford.

#### *Rare and Exemplary Botanical Features*

The Natural Areas Program is administered by the State Department of Conservation (DOC). The program includes Rare and Unique Botanical Features and Registered Critical Areas. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. These features are ranged in four different ways: State Rarity (determined by the Maine Natural Areas Program), Global Rarity (determined by The Nature Conservancy), State Legal Status (according to 5 M.R.S.A. § 13076-13079) and Federal Status.

Features that have been identified in the past, but have not been seen, or field-verified, within the past 20 years are considered as historic rare, threatened or endangered

plants. Because these areas have not been field verified there is no information available by which to map these areas.

There are three areas identified within Medford where there are known rare, endangered, and threatened animal species occurrences and/or the associated habitats based on species sightings: two occurrences of wood turtle and one occurrence of creeper, a freshwater mussel. According to Maine Department of Conservation, Medford does not have any listed rare or exemplary botanical features.

The existence and locations of these species have been questioned by local officials and property owners, and a meeting with Beginning with Habitat and MDIFW officials is planned.

### *Significant Wildlife Habitat*

Significant wildlife habitats, as defined in the Natural Resources Protection Act (NRPA), include wading bird and waterfowl habitat and deer wintering areas. These areas in Medford are illustrated on the Critical Habitat Map in Appendix 1.

Waterfowl and Wading Bird Habitat – Important species of waterfowl and wading birds occupy areas of Maine for all or a portion of the year so it is necessary that efforts be taken to conserve their habitats. Populations of migratory waterfowl and wading birds in tidal habitats are surveyed annually by MDIFW biologists for various purposes. Nesting colonies are visited to determine presence or absence of birds, estimate numbers of breeding pairs, and evaluate condition of habitat. Populations for most species are either increasing or within the range of recently observed estimates. Nationwide waterfowl harvests have been declining since 1978, this has been partly by design as regulations have become more restrictive, but it also reflects declining hunter numbers and lower populations of some species. Within Medford there are at least 30 mapped waterfowl and wading bird habitats including nesting and feeding areas.

Deer Wintering Areas (DWA) - In early winter, deer normally migrate to preferred wintering habitat, in some cases more than 20 miles from summer range. Without the protection of wintering habitat, deer are particularly vulnerable to severe winter weather and predators. It is essential to maintain sufficient amounts of high-quality wintering habitat in order to minimize the effects of severe winters, reduce deer losses during normal winters, and provide for a more sustainable population of deer to be enjoyed by all of Maine's people.

Because deer in Maine exist near the northern limit of the species' range, abnormally severe winters will inevitably cause periodic declines in deer abundance. In nearly all parts of Maine, deer populations are normally kept well below the capacity of the habitat to support deer. This ensures that deer remain productive, that they have access to high quality forages, and that they achieve near-optimum body size and condition prior to winter. MDIFW has identified DWAs to ensure that town governments adequately address the protection of special habitats at the town-level during the comprehensive planning process. Medford has a substantial number of MDIFW identified deer wintering areas that occur throughout the town. Anecdotal reports from

Medford residents indicate that many of these areas have been compromised by extensive timber harvesting and that deer populations are down significantly in Medford.

#### *Fisheries*

The MDIFW stocks brook trout in Cold Brook, and also the Piscataquis River in Monson and Blanchard Township. There are plans to construct a fish ladder at Howland to reintroduce Atlantic salmon to the Piscataquis River.

### **MARINE RESOURCES**

Medford is not a coastal community and does not contain any marine resources.

### **NATURAL RESOURCE PROTECTION MEASURES**

#### *The Natural Resources Protection Act (NRPA)*

The Natural Resources Protection Act (NRPA) establishes a permit review process designed to provide protection of natural resources of statewide importance. The Act applies to the following protected natural resources: coastal wetlands and sand dunes; freshwater wetlands; great ponds; rivers, streams and brooks; fragile mountain areas, and significant wildlife habitat. The NRPA's intent is to prevent any unreasonable impact to, degradation of or destruction of the resources and to encourage their protection or enhancement.

#### *Resource Conservation and Development Program*

The Resource Conservation and Development Program (RC&D) encourages and improves the capability of civic leaders in designated RC&D areas to plan and carry out projects for resource conservation and community development. Program objectives focus on "quality of life" improvements achieved through natural resources conservation and community development. Such activities lead to sustainable communities, prudent land use, and the sound management and conservation of natural resources.

#### *Wetlands Reserve Program*

The Wetlands Reserve Program is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private land in an environmentally beneficial and cost-effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture.

#### *Wildlife Habitat Incentives Program*

The Wildlife Habitat Incentives Program (WHIP) is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, NRCS provides

technical and financial assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat areas on their property.

*Mandatory Shoreland Zoning and Subdivision Laws*

State legislation sets forth certain land use criteria for agricultural and forestry activities in shore land areas and proposed subdivisions. These measures are discussed in more detail in the Existing Land Use section of this Plan.



*Springtime view of the Piscataquis River from Trestle Bridge. May 2011*

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## *Transportation*

Transportation systems play a major role in how communities develop over time. The ease of getting to and from places of employment, shopping opportunities, and leisure activities affects how desirable a place is to live. Emergency vehicles need adequate access to houses and other structures. For sparsely developed towns with miles and miles of local roads and few State highways, the cost of maintaining existing roads is a large part of the municipal budget and can be prohibitively expensive.

### **ROAD CLASSIFICATION AND INVENTORY**

#### **Arterials and Collector Roads**

These are highways in rural and urban areas that provide corridor movement suitable for substantial statewide or interstate travel between larger population centers. These roads are owned and maintained by the State. Medford has no arterial or collector roads.

#### **State-aid Roads**

The Town of Medford has two designated State-aid roads, Paddy Hill Road and Medford Center Road, for a total of 7.66 miles.

#### **Local Roads and Streets**

Local roads and streets are characterized by many points of direct access to adjacent properties and have a relatively minor role in accommodating mobility. Speeds and traffic volumes are usually low. These roads are within the town and the town maintains them. These roads usually carry only local traffic and serve only the abutting properties. Depending on the owner of a particular road, these roads are maintained by the town, a land developer or road association. The Town has 15.04 miles of local roads and streets. No new road construction is planned within the town.

#### **Private Roads**

Private roads include subdivision roads. In some cases, because of the new Enhanced 911 system, private roads include some driveways. A driveway will have a name if it accesses more than one residential structure, to lessen the confusion for emergency personnel. Whatever the case may be, private roads receive their maintenance from a source other than the town or the state. Local officials estimate there are at least 129 miles of private residential and commercial logging roads within the community.

A list of Medford's roads is provided in Table 1 and roads are shown on the Transportation Map in Appendix 1.

**Table T-1. Medford Road Inventory**

Street Name	Length	Type	Ownership
	(miles)		
Birch Rd			Private
Daggett Rd	0.1		Town road
Emery Farm Rd			Private
Fire Tower Rd	0.92	Gravel	Town road
Hathorn Rd	0.49	Gravel	Town road
Lower Ferry Rd	0.14	Gravel	Town road
Medford Center Rd	2.88	Paved	State road
Medford Center Rd	1.34		Town road
Michaud Ln			Private
North Rd	9.59	Gravel	Town road
Paddy Hill Rd	4.78	Paved	State road
Railroad Bed Rd			Private
Right Of Way Rd			Private
Robbin Hollow Rd			Private
Russell Ln	0.38		Town road
Schoodic Point Rd		Gravel	Private
Trestle Rd	1.96		Town road
Water Rd			Private
Weymouth Ln	0.12		Town road
State Owned-State Aid Road	7.66		Miles
Town Owned-Town Maintained	15.04		Miles
<b>Total Length</b>	<b>22.70</b>		<b>Miles</b>

*Source: Maine Department of Transportation and Community E911 Road Maps*

**ROAD MAINTENANCE**

Medford’s roads are maintained by yearly raised and appropriated funds. Work is done or contracted out by the road commissioner, however the Board of Selectman oversee scheduled work and must approve bills. Medford's annual expenditures on roads can run from \$50,000-\$60,000 a year. The Town’s Road Commissioner is elected at the annual town meeting. All road work and winter maintenance is contracted and the town owns no plowing or sanding equipment. The town does not have a salt/sand shed but has placed tarps over the piles in accordance with MaineDOT and environmental standards. A permanent structure is needed to house these materials, and the town should seek funding to assist in the construction of a facility that meets local needs and environmental standards.

Temporary road weight limit postings are put in place when roads are vulnerable to damage because of soft conditions.

According to the survey, town residents are split on rating local road maintenance for both summer and winter (Table T-2).

Table T-2. Survey Responses from Residents on Road Maintenance

<b>Maintenance Rating</b>	<b>Very Good</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Total</b>
Summer	4%	50%	38%	8%	100%
Winter	28%	28%	36%	8%	100%

### **BRIDGE INVENTORY**

There are six bridges in the Town of Medford. According to the survey, Trestle Bridge is the most important scenic resource in Medford. Trestle Bridge needs new decking but otherwise is in fair condition. The bridge was given to the Town in 1971, though MaineDOT still maintains it.

Table T- 3. Bridge Inventory

<b>Bridge Name</b>	<b>Location</b>	<b>Type</b>	<b>Owner</b>	<b>Year Built</b>	<b>Federal Sufficiency Rating</b>
Arch	Trestle/River Road	Concrete Arch	Municipal	1909	97.9
Cold Brook Bridge	Medford Center Road	Aluminum Culvert	State	1972	87.5
Lovejoy Bridge	North Road	Concrete culvert	State	1970	98.9
Scoutarza Bridge	North Road	Concrete slab	Municipal	1935	75.2
Alder Brook Bridge	North Road	Concrete slab	State	2000	99.9
Piscataquis River Bridge	Trestle Road	Steel truss	State	1907	71.4

*Source: MaineDOT and SPO Resource Package*

### **CRASH LOCATIONS**

Crash locations are shown on the Transportation Map in Appendix 1. A man riding an ATV was killed in 2008 when he hit a frost heave on Paddy Hill Road. MaineDOT repaired the road shortly after this accident.

## **TRAFFIC CONTROL DEVICES**

There are no traffic control devices in the Town of Medford aside from standard road signs. The posted speed limit is 45mph on all roads except for one 35 mph section of Medford Center Road. There are three stop signs in town, one large warning sign at "T" intersection, a few curve/warning signs, and one school bus stop ahead sign.

## **SIDEWALKS/PEDESTRIAN FACILITIES**

There are no sidewalk facilities in Medford due to its rural nature and lack of a “downtown” pedestrianized area.

## **ACCESS MANAGEMENT**

Access Management is the planned location and design of driveways and entrances to public roads. It provides safe access for land development while conserving the ability of a highway to move traffic safely and efficiently. The State’s new access management program sets up a permit process for property owners for constructing driveways or entrances on the state’s collector and arterial highways.

The goals of access management are to increase the safety of highway and driveway users, to enhance productivity by moving people and products faster and to reduce congestion-related delays and environmental degradation and to avoid future construction costs by preserving the capacity of the current system. Minimum allowable site distances for driveways and entrances onto state and state aid highways are set as part of the Access Management Rule.

For Medford to qualify to meet the requirements of the State of Maine’s access management program and to maintain and improve traffic flows within the community, any future Land Use Ordinance and Subdivision Ordinance will include access management performance standards in consideration of MaineDOT access management rules. Development proposals under town review, which necessitate frontage, driveways and/or entrances along town roads, will be required to meet the performance standards set forth in any future Land Use Ordinance. For state aid roads, landowners are required to obtain a MaineDOT permit in accordance with MaineDOT Access Management Administrative Rules.

## **CONGESTION / TRAFFIC**

While Medford has no congestion problems at this point in time, awareness of sites that generate traffic is critical. Preventive steps may be considered in the future.

## **UNPAVED ROADS**

Unpaved roads are an important part of the rural character of the town. They provide a valuable connection between rural neighbors while keeping the slower paced, quiet country atmosphere residents value. They can be safely used as trails by walkers, joggers, bicyclists, and horseback riders because of the low, slow traffic volume. This is important since Medford has no sidewalks. If properly maintained, they do not add to the impervious surface/runoff issues of paved roads.

However, heavily used or poorly constructed unpaved roads can be a continual maintenance burden and/or create ongoing erosion and sedimentation issues. The condition of North Road and level of continual maintenance needed is of concern to municipal officials, who believe that paving North Road is needed to address long-term maintenance issues. Also, the municipal section of Medford Center Road needs to be paved in the near future to fix an unpaved section as well as preserve the existing pavement. A further concern is that the 20 private roads be adequately maintained by homeowners to allow emergency vehicles access.

There are limited resources available to the town to be able to upgrade any of the town's unpaved roads. The annual tax base of less than \$300,000 is insufficient given it costs an estimated \$100,000 per mile of pavement alone, without the needed road base work needed to bring roads up to a minimum standard. The local estimate to upgrade and pave North and Medford Center roads is \$1.7 million, far exceeding an amount that can be supported through the local tax base in a single year.

### **PARKING/ PUBLIC TRANSPORTATION/PATHS & TRAILS**

There are no significant parking issues within Medford at present due to its low population and few public buildings. Over the long term, additional parking is needed at the Community Center and better pedestrian connections between the Town Office, the Community Center, and the Chapel should be constructed.

There is no public transportation in Medford. Family, friends, and neighbors often drive each other to appointments or shopping. The nearest long distance bus service and airport are in Bangor.

Medford has no official bicycle or pedestrian trails. There is a snowmobile trail that runs from North to south through the town; this is the only organized system of trails in Medford.

### **SUMMARY**

The following road and transportation issues should be addressed within the next ten years:

1. The condition of the deck of Trestle Bridge;
2. Reconstruction and paving of North Road;
3. Paving of the town portion of Medford Center Road;
4. Improved parking and pedestrian connections between municipal buildings; and
5. Monitoring of private roads to ensure emergency vehicle access.

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## ***Public Facilities and Fiscal Capacity***

Medford is a small, rural community with very limited municipal services. People move to the community for its open space, low taxes, and to “be away from it all”. Public services are not expected to be available at the levels provided in larger communities. A map of public facilities is included in Appendix 1.

### **PUBLIC FACILITIES AND SERVICES**

#### **Sewerage and/or Water Supply**

All houses and the few commercial operations in Medford are on private wells and private septic systems. All septic wastes are disposed of through private haulers.

#### **Solid Waste**

Medford currently provides curbside pick-up for household wastes. According to the survey, 81% residents rated the current system as “very good” or “good”. The recycling rate for Medford, at 3%, is well below the state average and target of 50%.

#### **Stormwater Management**

There are no storm drains in Medford. All road runoff is managed through ditching and culverts. There are several erosion and stormwater issues in Medford, and certain sections of roads periodically flood. A brook that crosses Paddy Hill Road has washed a large quantity of gravel and asphalt downstream. It floods very frequently. There is a low section on Paddy Hill Road near the Piscataquis River that also floods often. There are also erosion and flooding issues on North Road near Alder Brook. In addition, clear-cutting has caused siltation of local streams in some areas and is of concern to local residents.

#### **Power and Communications**

Bangor Hydro provides electrical power to Medford residents. Internet (including broadband service) is available in some areas but not others. There is no cable access. Satellite television and internet is also available, although generally a more expensive option.

#### **Emergency Response System**

Fire and rescue services for Medford residents are contracted with the Town of Milo. The Piscataquis County Sheriff provides law enforcement services with State police back up. Occasionally, the Sheriff requests assistance from the Milo Police Department. Because of long response times, Mayo Regional Hospital funded an automated external defibrillator (AED) unit for the Medford town office. Training for municipal officials and residents for AED use and cardiopulmonary resuscitation is planned for 2011.

According to the survey, over 70% of residents rated ambulance and police protection as “fair” or “poor”, likely due to the long response times.

**Education**

There are currently 28 school-aged children in Medford. The town pays tuition for these children to attend regional schools, as there are no schools in Medford. According to the survey, 65% of residents rated public education in Medford as “very good” or “good” and 35% rated it as “fair” or “poor”.

**Health Care**

Mayo Regional Hospital in Dover-Foxcroft is the closest hospital, approximately 20 miles from Medford. There is a family practice doctor’s office in Milo approximately 10 miles away. The Chair of the Select Board is the Local Health Officer.

**Municipal Government Facilities and Services**

The Town of Medford owns three buildings in close proximity to each other in Medford Center. The Town Hall used to be a fire shed for a truck and has been improved over the years. It has bathroom that is compliant with the Americans with Disabilities Act. A new roof was installed 4-5 years ago, along with siding and interior painting. No additional work is needed at this time.

The Town Office is currently opened three days a week. Medford is a small town where most everyone knows everyone else, and the Town Clerk, if called upon, often will meet residents there during other times to provide “emergency” services like hunting and fishing licenses. Respondents to the survey seemed satisfied with municipal government as there were no “poor” ratings.

New or updated computers for the Town Clerk and selectmen are needed as current equipment is inadequate to meet the technology needs of town officials. A larger safe is also needed to safeguard important town documents and valuables.



The Chapel was acquired by the town in 2008 when its owner failed to pay taxes on the property which has not been used as a church for many years. Located on less than one-tenth of an acre, the 768 square foot structure is over 100 years old and has original wooden floors and pews. There is no electricity or water. Heat is provided by a woodstove. The Town recently installed a second exit and door. It does have kerosene lights. It is used by residents for holiday celebrations and special events such as weddings. The restroom at the nearby town office is made available during such events. The roof needs to be replaced in the near future.

The Community Center is the former State Grange Hall that was purchased by the town in 2009. Located on five acres, the building is used for town meetings. It has a new furnace and a new roof. It needs upgrades to the kitchen, insulation, new windows

and doors, and other improvements, including a new septic system. A plan for improvements has been approved by the Maine Fire Marshall's office. The town allows local residents to use the Center for special events with a donation to cover costs and provide for building maintenance.



There is one municipally-owned park in Medford. Memorial Park is located near Medford Center. In the future the town may want to provide a play area for children at this location. A war memorial is also planned for the site. The site also provides traditional fishing access to Cold Brook and Mill Pond, and more formal access to the water is desired.

### **Animal Control**

Animal control services are contracted to an on call animal control officer. There was only one call in 2010 at a cost of \$36.00. According to the survey, over 70% of residents rated animal control as “very good” or “good”.

### **Municipal Tax Maps**

Municipal tax maps were originally drawn in 1987 and urgently need to be updated to current digital standards. Some hand drawn updates have been done, but new maps are needed to reflect the changes that have occurred in the past 20+ years.

### **Cemeteries**

There are three municipally-owned cemeteries in Medford: Medford Center; Upper Ferry; and Schoodic. There is additional space available in two of the three and capacity is adequate for the foreseeable future. Maintenance is provided by a municipally appointed Sexton. Repairs and stone restoration are needed at all three cemeteries. The Sexton does repairs during the year, and crews from the Charleston Correctional Facility have reset some vandalized stones and are expected to help reset fallen stones in the future. There is also at least one private burial site permitted by the State.

## **FISCAL CAPACITY**

Fiscal reserve has long been the philosophy of Medford's town leaders. The Town has not borrowed any money to operate or for capital investments. Municipal expenditures by category are presented in Table FC-1 below, with data from 2000, 2005 and 2010 provided for comparison. In spite of efforts to keep spending in check, municipal expenditures rose 78% from 2000 to 2010. The largest dollar increases were in spending for education, winter roads, general government, and the county assessment. Repairs and maintenance to town-owned buildings have also added to the annual budget in recent years.

**Table FC-1. Medford Municipal Expenditures – 2000, 2005, 2010 and % Change from 2000-2010**

<b>Expenditures</b>	<b>FY2000</b>	<b>FY 2010</b>	<b>% Change 2000-2010</b>
Education	\$173,166.00	\$284,166.00	64%
Animal Control	\$600.00	\$36.00	-94%
Town Roads	\$33,931.00	\$28,298.00	-17%
Winter Roads	\$44,729.00	\$97,035.00	117%
Cemetery Care	\$474.00	\$1,683.00	255%
Planning Board/CEO	\$420.00	\$1,326.00	216%
Recreation	\$141.00	\$180.00	28%
General Govt	\$24,806.00	\$56,597.00	128%
Municipal Buildings	\$1,469.00	\$14,404.00	881%
Fire Protection/Ambulance	\$482.00	\$7,189.00	1391%
Charities	\$800.00	\$1,065.00	33%
General Assistance	\$60.00	\$0.00	-100%
County Tax	\$13,505.00	\$21,247.00	57%
Solid Waste	\$12,897.00	\$16,006.00	24%
Salt/Sand Lot/Capital Roads	\$0.00	\$16,293.00	
Medford Memorial Park	\$0.00	\$655.00	
Comprehensive Plan		\$4,685.00	
Abatements	\$2,162.00	\$1,375.00	-36%
<b>Total Expenditures:</b>	<b>\$309,642.00</b>	<b>\$552,240.00</b>	<b>78%</b>

*Source: Town Reports*

It is important to note that approximately 77% of Medford’s annual municipal expenditures are spent on education and roads. Given the expense of winter maintenance, little is left for capital improvements to existing roads. Medford has been fortunate to have been able to take advantage of workers provided by the Charleston Correctional Facility for many of the repairs to town buildings, resulting in significant savings to the costs of these repairs.

Municipal revenue categories are presented in Table FC-2 below, with data from 2000, 2005 and 2010 included for comparison. In recent years, the town has had to rely more on property taxes to pay its bills as State revenues have not kept pace with needed spending. Shortfalls have resulted in the town using reserves to reduce the impact to taxpayers. In spite of this, Medford’s fiscal situation is sound, and as of June 2010 the town had an undesignated fund balance of \$358,391 according to the annual audit report, which is within an acceptable range for a community of Medford’s size and annual budget.

**Table FC-2. Medford Municipal Revenues – 2000, 2005, 2010 and % Change from 2000-2010**

<b>Revenues</b>	<b>FY2000</b>	<b>FY 2005</b>	<b>FY 2010</b>	<b>% Change 2000-2010</b>
Real Estate Taxes	\$175,795	\$235,775	\$285,145	62%
Local Fees/Excise	\$27,151	\$39,776	\$37,250	37%
Reimbursements	\$28,831	\$28,173	\$33,627	17%
MaineDOT URIP	\$26,952	\$27,048	\$25,656	-5%
State Revenue Sharing	\$14,302	\$24,002	\$25,753	80%
State Education Subsidy	\$123,778	\$177,616	\$113,531	-8%
Interest	\$1,348	\$2,703	\$10,660	691%
Other Misc Funds	\$53,460	\$1,066	\$2,688	-95%
<b>Total Revenues</b>	<b>\$451,617</b>	<b>\$536,159</b>	<b>\$534,310</b>	<b>18%</b>

*Source: Town Reports*

LD 1 limits for 2006-2010 are provided in Table FC-3. Medford officials have consistently kept spending well under the LD1 limits.

**Table FC-3. LD 1 Limits and Municipal Levies – 2006-2010**

<b>Year</b>	<b>LD 1 Limit</b>	<b>Municipal Levy</b>
2006	\$166,923	\$87,034
2007	\$174,284	\$136,440
2008	\$181,778	\$141,398
2009	\$153,588	\$113,172
2010	\$128,435	\$104,127

*Source: Municipal LD 1 Reports*

Medford’s municipal valuations from 2000 to 2010 and the corresponding Maine Revenue Service valuations are included in Table FC-4. Maine Revenue Services identifies Medford’s Certified Ratio at 100% for 2009, the most recent year available.

**Table FC-4. Municipal and State Valuations – 2001-2010**

<b>Year</b>	<b>Municipal Valuation</b>	<b>State Valuation</b>
2001	\$10,408,607.00	\$10,350,000
2002	\$11,898,422.00	\$10,300,000
2003	\$12,093,950.00	\$11,250,000
2004	\$11,478,955.80	\$11,200,000
2005	\$11,529,722.24	\$12,050,000
2006	\$13,551,551.46	\$13,000,000
2007	\$13,746,161.80	\$13,850,000
2008	\$13,946,962.44	\$16,050,000
2009	\$14,461,642.65	\$16,200,000
2010	\$14,979,193.56	\$16,400,000

Source: Municipal records and Maine Revenue Service

**CAPITAL INVESTMENT PLAN**

<b>Capital Need</b>	<b>Total Amount Needed</b>	<b>Possible Revenue Source</b>	<b>Anticipated Date of Project / Purchase</b>	<b>Annual Reserve Amount Needed</b>
<b>Town Office</b>				
Office Equipment - computer	\$1,200	Grant	2011-2012	n/a
Safe	\$2,500	Grant	2015	n/a
Tax Maps	\$4,000	Grant/local reserve	2011	Reserve available
<b>Chapel</b>				
Roof / repairs	\$4,000*	Grant	As \$ available	n/a
<b>Community Center</b>				
Bringing up to building/fire code	\$15,000*	Grant/local reserve	2013	\$500/year
Septic System	\$10,000	Grant	2018	n/a
<b>North Road /Medford Center Road (town section)</b>	\$1.7 million	Grants/URIP reserve/ municipal bond/municipal loan	Projects completed 2021	\$10,000/year
<b>Salt/Sand Shed</b>	\$50,000	Grant	By 2020	n/a
<b>Memorial Park Improvements</b>	\$6,000*	Grant	As \$ available	n/a

\*donated labor (except electrical)

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## *Existing Land Use*

An analysis of land use is one of the most important elements of the comprehensive plan because it provides the basis for future planning for the town. Medford is a rural, slow-growing community and land use is tied to the extensive natural resource base in the community through lands actively managed for forestry, farming or gravel. Existing land uses are shown on the Existing Land Use Map in Appendix 1.

### **DEVELOPMENT CONSTRAINTS**

Wetlands, hydric soils, floodplains, state-regulated wildlife habitat, shallow soils, highly erodible soils, and steep slopes can present serious constraints to development. These constraints to development are displayed on the Development Constraints and Soil Potential for Low Density Development maps in Appendix 1.

Slopes and soil characteristics influence the economic and physical feasibility of land development, both in terms of the actual placement of buildings and roads, and in the functioning of septic systems and other site alterations. Flat, gently sloping and moderately sloping areas are usually well suited for development, but flat areas can be difficult to drain, and are often wetlands, floodplains or otherwise marginal soils.

Slopes greater than 15% are of concern for development suitability. Development becomes increasingly problematic as the slope gradient increases. Roads on steep slopes are more costly to construct and maintain, and can be more dangerous to travel on, particularly for emergency vehicles and school buses during winter. Steep slopes can make buildings and subsurface disposal systems more expensive to construct and maintain. The Maine Subsurface Wastewater 20 Disposal Law prohibits new subsurface waste disposal systems on slopes greater than 20%. Additionally, steep areas are more susceptible to erosion problems and water quality degradation. All construction on slopes greater than 25% should be avoided due to the extremely high cost of construction and likelihood of environmental damage. Fortunately, there are not a lot of steep slopes in Medford.

Soil characteristics, such as depth to bedrock, erosion potential, soil wetness and flooding potential can present constraints to development. Often these areas can be modified for development through filling, excavating and blasting; however, this work requires additional expense and can increase future maintenance costs.

By far, the most limiting factor for residential and commercial development in Medford is the suitability of soils for septic sewage disposal. Only about 30% of Medford's land area is considered to have a moderate or high potential suitability for septic sewage disposal (see Soil Potential for Low Density Development Map in Appendix 1).

Development review and approval should carefully consider the limitations of the soil and its suitability for the proposed use. On-site inspections of individual proposals and strict enforcement of the State Subsurface Waste Water Disposal Law and Plumbing Code are vital to ensure that inappropriate development does not occur. Floodplains are discussed in the chapter on Natural Resources.

## **LAND USE REGULATION IN MEDFORD**

Medford's land use ordinances consist of a Floodplain Management Ordinance and Shoreland Zoning under the mandatory Shoreland Zoning Act (38 MRSA Sec435 et seq.). Subdivisions are reviewed under the provisions outlined in State law (30-A MRSA Sec4401 et seq.).

Proposed changes to the Shoreland Zoning Ordinance to respond to recent changes in State law were defeated at town meeting in 2010. At issue are the extents of wading bird and waterfowl habitat designations that are required to be zoned resource protection. Local officials need to work with DEP staff to determine the most appropriate way to meet State law while addressing the concerns of Medford residents and property owners.

Medford also administers the state mandated Minimum Lot Size Law, Maine Subsurface Wastewater Disposal Law and the Maine Plumbing Code through permits from the Local Plumbing Inspector.

A mobile home park has never been proposed for Medford. Any proposed park would have to meet the minimum state guidelines for such developments.

## **ADMINISTRATIVE CAPACITY**

The Town of Medford has a part-time code enforcement officer/building and plumbing inspector who is responsible for enforcing Medford's land use regulations. This person works on-call, and is available by phone.

The Planning Board reviews shoreland zoning applications, and also reviews subdivisions under the State subdivision law.

Administrative capacity is adequate at this time, though concern has been expressed about sub-standard housing conditions and residences without adequate water or wastewater treatment. This matter should be discussed by the Select Board and the Code Enforcement Officer and strategies for improving sub-standard conditions explored.

## **SUMMARY OF PAST TRENDS AND PROJECTED DEVELOPMENT**

If development trends continue as they have, approximately 10-15 new residential units will be constructed in Medford over the next 10 years and little or no commercial or industrial growth can be expected. For now, smaller home industries are the most likely nonresidential uses to occur in Medford. If the fish ladders in Howland are installed and Atlantic salmon return to the Piscataquis River, interest in riverfront property may increase.

Since 2000, four subdivisions creating 33 lots and eight tent sites have been approved in Medford. Very few of these lots have been sold, and fewer built upon. Local officials expect very few new subdivision proposals and little new construction within the next 10 years. According to local records, Medford has had a total of 10 subdivisions in town: one filled with year round residents, two with no structures built to date, and seven partially developed with seasonal camps.

## **KEY POLICY ISSUES**

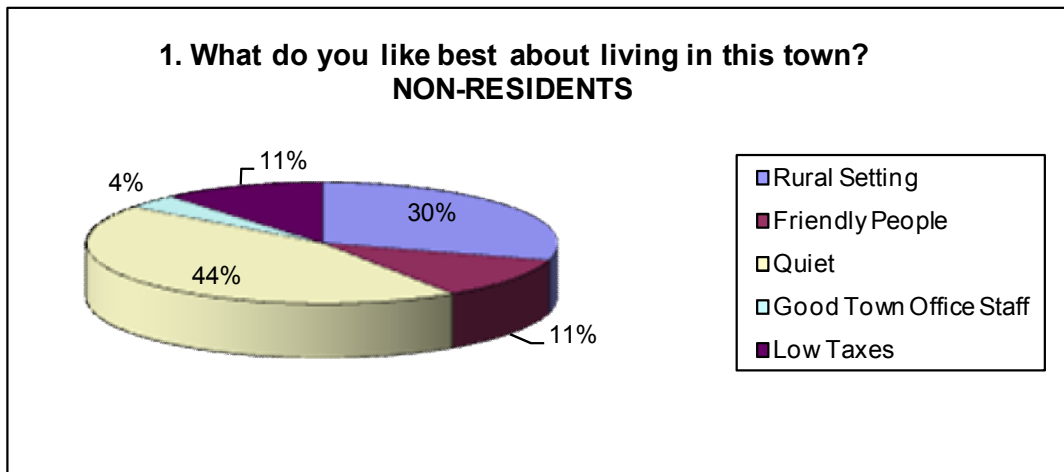
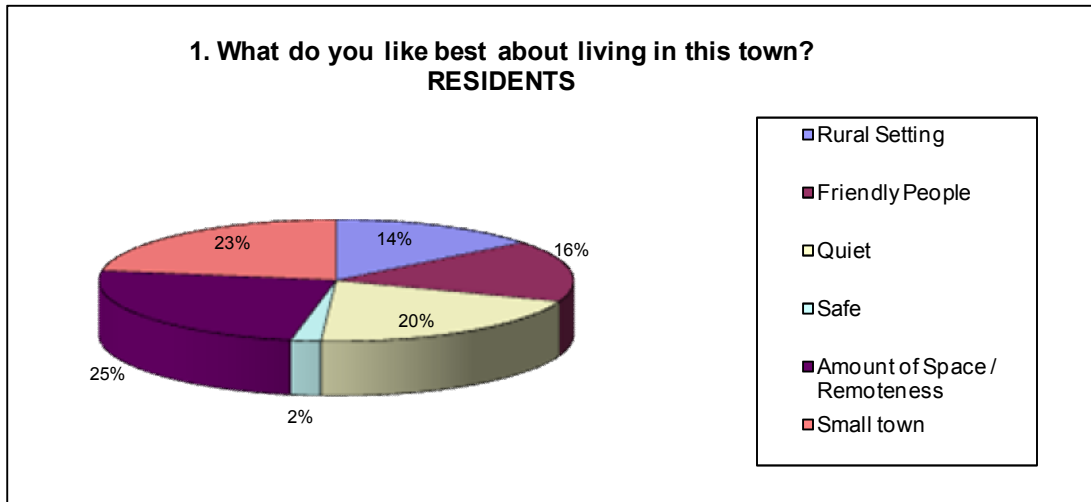
Medford's minimal land use regulations have been adequate to deal with the limited development that occurs in this small, rural community. Residents have expressed a desire to maintain the current level of regulation for the present, unless development trends change. Activity should be monitored and changes considered should the need arise.

## *Appendix 1. Inventory Maps*

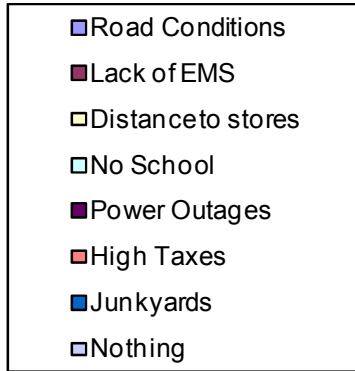
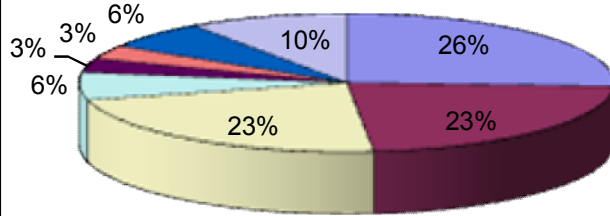
The following maps are included in this Appendix and occur in order of reference in the Plan:

1. Known Archaeological Sites
2. Agricultural Resources
3. Location
4. Topography
5. Contours
6. Erodible Soils
7. Hydric Soils
8. Soils Percent Slope
9. Soil Potential for Low Density Development
10. Water Resources
11. Rivers and Streams Classification
12. Critical Habitat
13. Land Cover
14. Transportation
15. Public Facilities
16. Existing Land Use
17. Development Constraints

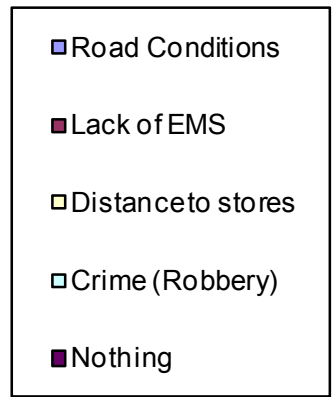
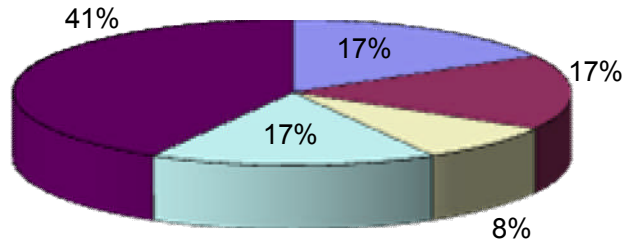
## Appendix 2. Selected Survey Results



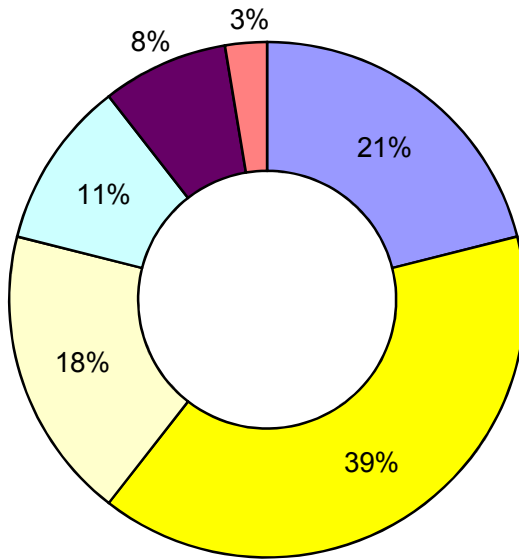
**2. What do you consider the major disadvantages to living in this town?  
RESIDENTS**



**2. What do you consider the major disadvantages to living in this town?  
NON-RESIDENTS**

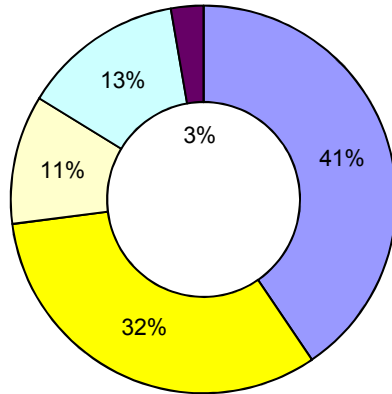


**3. What future would you like for Medford?  
RESIDENTS**



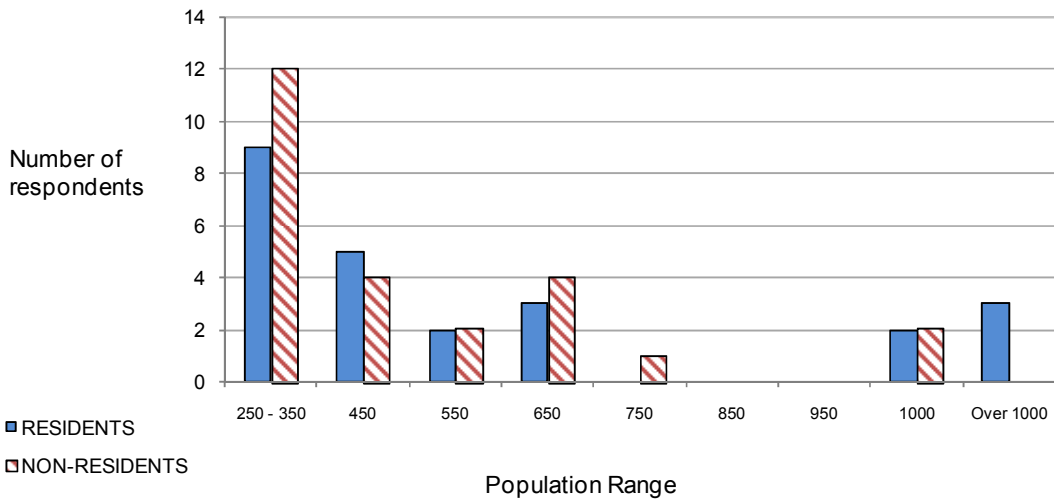
- Stay just as it is, with little additional growth.
- If growth occurs, it should remain primarily residential.
- Commercial activity should be encouraged.
- Some type of industry should be encouraged.
- Would like to see population decrease.
- Other:

**3. What future would you like for Medford?  
NON-RESIDENTS**



- Stay just as it is, with little additional growth.
- If growth occurs, it should remain primarily residential.
- Commercial activity should be encouraged.
- Some type of industry should be encouraged.
- Other:

4. What population size do you think Medford could support in 10 years?



6. What community services and facilities would you be willing to support with more tax dollars?

