

# TOWN OF MORRILL COMPREHENSIVE PLAN

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March 18, 2017

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## **PUBLIC PARTICIPATION SUMMARY**

After completing a survey of the citizen's opinion and concerns in late 2012, the Planning Board began meetings related to development of a comprehensive plan in April of 2014.

We have had support from the Mid Coast Planning Commission and Eric Galant and determined that we would utilize a state prepared format. We have met a minimum of monthly since that time at regularly scheduled meetings that are open to the public (a total of 24 meetings).

The Planning Board scheduled and held four advertised public hearings on the comprehensive plan on October 17, November 21, December 12, and January 16.

There has been little public participation in the hearing process. One citizen has attended all of the meetings due to her interest in the Comprehensive Plan development. One citizen came to one of the hearings and the WCAP asked for information and offered a submission for the transportation services in the county.

The overall plan does not change the direction of the town and for the most part updates and fills in the history of the town moving forward. This history had not been updated in twenty-one years. The town will be asked to determine if it chooses to move forward and submit the plan to the state for approval.

The Planning Board was given a clear message from the survey results that most citizens responding were happy in their town and did not want to lose the rural, community oriented feel of the Town of Morrill.

## VISION STATEMENT

The residents of Morrill shared their vision of what they would like to see for the Town's future over the next ten-year period in the public opinion survey that was completed for the Comprehensive Plan update. Sixty-six residents completed this survey.

There was nearly consensus that things remain much as they are today, a quiet, safe, rural New England Village that is a great place to raise a family or to retire. Included in their vision are the following attributes:

- Quiet, safe, rural, home town atmosphere
- Stable development of open land
- Attention to reducing environmental pollution
- Improved school system
- Encourage and maintain a safe and secure environment
- Support single family home development
- Support non-polluting industries including home-based businesses.
- Open to prospects of a retirement community.

The general store received high praise for acting as a hub in the social fabric of the town. The majority of complaints concerned the road conditions, which have been nearly two-thirds corrected currently.

Traffic speeds through the village were another concern that has been partially addressed through the posting of school signs. Contracted services for police, ambulance, and septic received a fifty plus approval. Route 131, maintained by the state, has a need of improvement to a short stretch of sidewalk that is overlooking the Mill Pond.

The last concern that was shared was the taxation rate for the town. The portion of the budget for the school system makes up over 70% of our taxes. We continue to be in a system that is the most expensive in the area for the education of children. More efforts and participation of the citizenry is necessary in order to control this aspect of the town expenses.

The policies and strategies contained in the comprehensive plan update have been drafted to enable the Town to achieve its vision over the next ten years.

## EXECUTIVE SUMMARY

The Town of Morrill has prepared this Comprehensive Plan Update to be used as a guide in overall future land use development during the next ten years. As noted, this update was prepared by volunteer residents of Morrill and is based upon the results of a public opinion survey and state guidelines. Each of the topic areas presented are an attempt to deal with state recommendations for policies and implementation strategies. The Mid-Coast Regional Planning Commission has been a consultant in this effort. The following paragraphs briefly describe the contents of each topic area.

### **Historic and Archaeological Resources**

This chapter presents the historical background of Morrill, and an inventory of the Historic/Prehistoric resources with comments as to condition. It presents a five-part minimum strategy set to achieve state and Town goals of identifying and preserving historic and archaeological resources.

### **Natural and Water Resources**

These two chapters describe strategies for reducing pollution of surface and ground water. Regulatory and non-regulatory means of protecting natural and water resources are recommended. There are strategies for identifying and protecting critical natural resources and adhering to all state requirements. Protection of water quality is a priority in the town.

### **Agricultural and Forest Resources**

This chapter describes remaining forestry and agricultural resources in Morrill. Strategies recommended reviewing Resource Protection Areas and supporting through educational means efforts to develop farming and forestry. Conservation subdivision regulations would support development of areas, while conserving open spaces and forest land and fields.

### **Population and Demographics**

This chapter relates the demographics of Morrill with its economy, development, and environment. The size and composition of the current and forecasted population impact the recommendations of this plan update.

### **Economy**

This chapter contains statistics that relate the economic climate to the potential for overall local economic well-being, and makes recommendations to improve local employment opportunities.

### **Housing**

The Town should encourage affordable housing opportunities to retain our vital inhabitants including both younger and older residents. To maintain its current character, Morrill should seek to make housing available in the Town for people in all age groups and economic backgrounds. If it does not, the trends already established will continue and the Town will lose its young, elderly, and many of its self-employed current residents

who will be priced out of the marketplace.

### **Recreation**

The overall population seems satisfied with current opportunities for recreation in the town. Walking and hiking trails as well as motorized trails for those who enjoy the outdoors are promoted. Sidewalks would be welcomed.

### **Transportation**

A community depends upon a convenient, safe and reliable transportation system. This chapter reviews existing transportation conditions and plans for the efficient maintenance and improvement of Morrill's transportation system in order to accommodate existing and anticipated development.

### **Public Facilities and Services**

This chapter discusses maintaining public facilities and services in a manner that promotes and supports growth and development in identified areas.

### **Regional Coordination**

Morrill town borders are Belfast to the East, Belmont to the South, Waldo to the Northeast, and Montville to the Northwest and the town of Knox to the North. Comprehensive planning recognized the importance of regional cooperation and coordination. The land uses in one community can impact another community, particularly when that land use is located near municipal borders.

### **Fiscal Capacity and Capital Investment Plan**

Stable municipal finances are always a fundamental responsibility of Town government. It is important for Morrill to handle diligently all yearly expenditures while at the same time plan for the Town's long-term objectives. The purpose of a capital investment plan (CIP) is to establish a framework for financing needed capital investments. A CIP guides budgeting and expenditures of tax revenues and identifies needs for which alternative sources of funding such as loans, grants or gifts will be sought.

### **Existing and Future Land Use**

The purpose of these chapters are to outline strategies for improving municipal ordinances and non-regulatory recommendations to encourage the types of development and conservation the residents support and to preserve natural resources, property values, and public safety. The Future Land Use chapter makes recommendations based upon the inventory of the other chapters in this Comprehensive Plan and from the Morrill public opinion survey results.

### **Survey Results**

A summary and detailed description of the survey results are presented in this chapter.

## HISTORIC AND ARCHAEOLOGICAL RESOURCES

### Introduction

This chapter briefly notes the Town's history, prehistoric and historic resources, and recommends steps for the protection of these resources.

### *State Goal*

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

### Early Euro-American Settlement

Morrill was part of a plantation called Greene, which included what would later become the three towns of Belmont, Searsmont and Morrill. In 1814, Searsmont was incorporated into its own town, and Belmont with what would become Morrill was incorporated into a separate town. In 1855, Morrill separated from Belmont.

Key events of the early history of the Town follow in these excerpts from The Town Register: Lincolnville, Northport, Belmont, Morrill, Searsmont, and Waldo 1907, H.E., Mitchell.

During the early years of the settlement of the towns in this section many valuable tracts of land were occupied by persons who had come into possession of them either through the generosity of former owners or carelessness on the part of the agents of the proprietors, and had no legal right or title. These men had improved the land and refused to abandon their holdings. Numerous ejectment suits were the result, and many of the "squatters" combined to resist the authority of the law and appeared on various occasions armed and disguised as Indians.

In Greene difficulties between the settlers and agents constantly occurred, and some of the settlers disguised as Indians resisted officers who attempted to serve legal process, believing the proprietors to be adopting measures which to their minds were oppressive and unjust.

The hostility between settlers and agents led to what has since been called the "Greene Indian War," or "Scare," which occurred probably in 1807.

The town was named for Anson P. Morrill, who was Governor of Maine the year of its incorporation [1855].

The first mills in what is now the town of Morrill were built by Benj. Smith of Sanborn town, N. H., who came from Belfast with a crew of men, selected a place for his mill, and settled here the following year. The mills were built about 1800.

The Weymouth mill, which was built about 1830 or 1835, was located on Murphy Brook, and was owned by Geo. Weymouth and John Alexander. Alexander sold his share to John Morey, and about 1844 or '45 built a stave mill about one-half mile below, on the same stream. This was purchased by John, Shedrick and Daniel Weymouth, and was burned about 1864.

The Bailey Mill, saw and grist mills, were built in the early part of last century, and were owned by George and Merrill Bailey. They were replaced by the Vickery Steam Mill, which is owned by John F. Vickery. Mr. Vickery's mill was built about eight years ago. It was destroyed by fire in 1902, and rebuilt not long afterward.

The Merriam Mills and the Daggett Steam Mill are the other mills in town.

...

The meeting house at the "Mills" was built by the Baptists, Free Baptists, Christian Order, and Methodists, and was dedicated June 14, 1849. The sermon was preached by the Rev. Ebenezer Knowlton. This meeting house is the religious home of all the denominations in Morrill.

Honesty Grange, No. 83, of Morrill, was organized Jan. 5. 1875, with twenty-five charter members. The meetings were held in Storer's Hall until the Grange Hall was built in 1879. About 250 members have been initiated into the Grange.

#### Timeline [FROM 1991 COMPREHENSIVE PLAN]

- 1794 The first settler, Charles Kelsey, arrived in what is now known as the Town of Morrill.
- 1796 The first clergyman named Reverend Paul Coffin arrived in Morrill.
- 1814 The first school was kept by Daniel Weymouth in his home.
- 1819 Captain James Weymouth from North Belmont (now Morrill) was a Delegate to the Convention at Portland, which formed the Constitution for the State of Maine, and was a signer of the State Constitution.
- 1837 A post office was established with Cotton Ward as the postmaster.
- 1847 Plans for the building of the first church were made by the Calvinist Baptists, Free Will Baptists, Methodists, and the Christian Order.
- 1855 A petition for a new Town was signed by people living in North Belmont and presented to the State legislature. With their approval, the Town of Morrill was incorporated and named for Anson P. Morrill, then governor of Maine.
- 1881 The Mutual Telegraph-Company set up a line from Belfast to Augusta which went through Morrill.
- 1884 A telephone line was established in Morrill.
- 1906 The Morrill Water Company was formed and financed by A. B. Hatch and T. N. Pearson to provide water service to residents.

1907 The Morrill Water Company constructed a windmill that was a landmark in Morrill until the early 1970s when a new water system was constructed.

1963 The Gladys Weymouth Elementary School was built.

1972 Morrill Baptist Church destroyed by fire, was replaced the same year.

### Cemeteries

The Town/Cemetery Association oversees the four cemeteries in the Town: The Morrill Village Cemetery, Cushman Cemetery on Cooper Road, the Cross Cemetery, and The Weymouth Cemetery. The Public Facilities and Services map shows the locations of these cemeteries.

### *Analyses*

#### *1. Are historic patterns of settlement still evident in the community?*

Yes, a number of residential dwellings, one commercial building and one church from the nineteenth century can be found in Morrill along principal roadways and at or near intersections with other principal roadways. See the map titled Excerpt of Topography Map, 1917 for buildings. These areas include:

- Morrill Village (South and North Main Streets, Poors Mill Road)
- Both the General Store and the Church burned but were re-built at the same location. The original bell is housed in the new church.
- The Honesty Grange has been refurbished and goes by the name of Community Center
- The Hearse House still stands in the Village Cemetery
- The Nash (Smith) house (oldest in Morrill) was relocated as a museum on Weymouth Road.
- The Herman Marrion House still stands as a residential house.

#### *2. What protective measures currently exist for historic and archaeological resources and are they effective?*

The Morrill Site Plan Review Ordinance (Section 2, Performance Standards, 16) requires that for commercial, retail, industrial, institutional and multifamily dwellings, “The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas.”

The Morrill Subdivision Ordinance performance standards include a provision (11.2.7) for the “Retention of Open Spaces and Natural or Historic Features.” That provision states, “If the proposed subdivision contains any historical or archeological sites ... these areas shall be included in the open space, and suitably protected by appropriate covenants and management plans.”

The Morrill Shoreland Zoning Ordinance states (16.D.6) that to approve an application and issue a permit, the Planning Board/Code Enforcement Officer must make a positive finding that the proposal, “Will protect archaeological and historic resources as designated in the comprehensive plan.”

The Shoreland Zoning Archaeological Site provision (15.T) states, “Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the permitting authority shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application.”

These provisions have been somewhat effective. Some of the Town’s historic and prehistoric resources are found in shoreland areas. Inland historic and prehistoric resources have more limited protection under municipal ordinances related to nonconforming uses and subdivisions.

The Floodplain Management Ordinance allows reconstruction of historic properties in floodplains, subject to limitations.

3. *Do local site plan and/or subdivision regulations require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources?*

Site plan review provisions in the Morrill Land Use Ordinance do not include a requirement for surveys of archaeological or historic resources. The Morrill Subdivision Ordinance does not require a survey. However, both ordinances require the protection of such resources.

4. *Have significant historic resources fallen into disrepair, and are there ways the community can provide incentives to preserve their value as an historical resource?*

The historic structure are in the following conditions: Nash (Smith) House and Honesty Grange are in good condition, the Hearse House is in fair condition. See Conditions and Trends item 3 below.

The community can inform owners of historic properties about the Federal Historic Preservation Tax Incentives program. This program can foster private investment to rehabilitate certified historic structures (building listed individually in the National Register of Historic Places or a building located in a registered historic district and certified by the Secretary of the Interior as contributing to the historic significance of the district). As well, owners of historic properties can be informed that a Maine State taxpayer is allowed a credit equal to the amount of the Federal credit claimed by the

taxpayer under Internal Revenue Code for rehabilitation of certified historic structures located in Maine.

### ***Condition and Trends***

- 1. The community's Comprehensive Planning Historic Preservation Data Set prepared and provided to the community by the Historic Preservation Commission, and the Office, or their designees.*

See the map titled Areas Sensitive for Prehistoric Archaeology in Morrill, prepared by the Maine Historic Preservation Commission, September 2012/April 2014. Their findings and recommendations are presented in the paragraphs that follow.

### Prehistoric Archaeological Sites

There are no prehistoric archaeological sites currently identified in Morrill. Two professional archaeological surveys have been completed (shown in orange on the map titled Areas Sensitive for Prehistoric Archaeology in Morrill) without finding sites. The Maine Historic Preservation Commission recommends that these areas should be surveyed: The Passagassawaukeag outlet from Smith's Millpond, and various bog margins as mapped.

### Historic Archaeological Sites

To this date, no historic archaeological sites are documented by the state and no professional surveys for historical archaeological sites have been conducted in Morrill. The Maine Historic Preservation Commission recommends that future archaeological surveys should focus on the identification of potentially significant resources associated with the Town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the 18<sup>th</sup> and early 19<sup>th</sup> centuries.

### Historic Building / Structures / Objects

The Maine Historic Preservation Commission has no data on Historic Buildings/Structures/Objects within Morrill. They recommend that a comprehensive survey of Morrill's historic aboveground resources needs to be conducted in order to identify other properties that may be eligible for nomination to the National Register of Historic Places.

### Cemeteries

Cemeteries are a cultural resource providing insight into the history of the community. The Town's four cemeteries are shown on the map titled Public Facilities and Services: Morrill Village, Cushman, Cross, and Weymouth Cemeteries. More information on these cemeteries can be found in the Public Facilities and Services Chapter.

2. *An inventory of the location, condition, and use of any historical or archaeological resource that is of local importance.*

See the maps titled Areas Sensitive for Prehistoric Archaeology in Morrill, Excerpt of Topography Map, 1917 and Public Facilities and Services.

<b>Inventory of Historic Resources of Local Importance</b>	
<b>Resource Name</b>	<b>General Condition</b>
<b>Honesty Grange</b>	<b>good</b>
<b>Hearse House</b>	<b>fair</b>
<b>Nash (Smith) House</b>	<b>good</b>
<b>Herman Marion School</b>	<b>excellent</b>

Source: Town of Morrill

3. *A brief description of threats to local historic resource and to those of state and national significance as identified by the Maine Historic Preservation Commission.*

As noted, to date, no prehistoric or historic archaeological sites are documented. Like all old buildings, historic structures require regular, ongoing maintenance. All buildings in Morrill are subject to harsh weather, especially in winter.

**Policy**

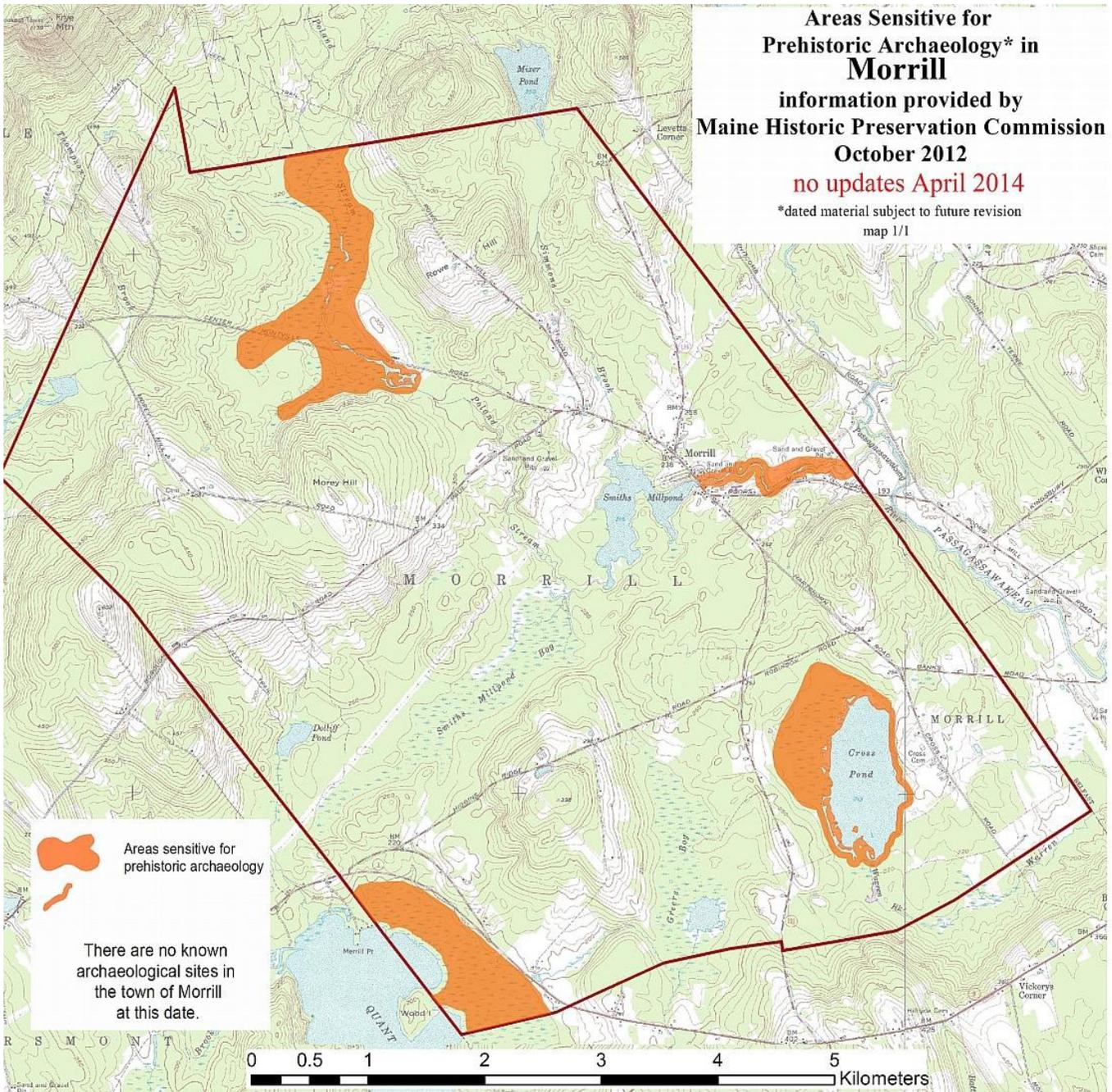
*Protect to the greatest extent practicable the significant historic and archaeological resources in the community.*

**Strategies**

<b>Historic and Archeological Resources: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<i>(1) For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances continue to 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.</i>	Planning Board	Immediate and Ongoing
<i>(2) Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</i>	Planning Board, Selectmen, and Town Meeting Vote	Immediate
<i>(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.</i>	Planning Board, Historical Society, and Maine Historic Preservation Commission	Midterm
(4) The Town should create a list of significant historic resources adding to the inventory in this chapter, and should plan for the preservation of these resources, if possible.	Planning Board and Historical Society	Midterm
(5) The Morrill Comprehensive Planning Historic Preservation Plan data set, which has been provided by the Maine Historic Preservation Commission, and is incorporated in this chapter, should be used for setting Town policy and action.	Planning Board and Selectmen	Immediate and Ongoing

Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

**Areas Sensitive for  
Prehistoric Archaeology\* in  
Morrill**  
 information provided by  
**Maine Historic Preservation Commission**  
**October 2012**  
 no updates April 2014  
 \*dated material subject to future revision  
 map 1/1



Source: Maine Historic Preservation Commission



## WATER RESOURCES

### Introduction

Maintaining water quality is essential for the health of Morrill, its residents, businesses and environment. This chapter describes Morrill's water resources and offers strategies to maintain and enhance them.

### 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.*

### Analyses

- 1. Are there point sources (direct discharges) of pollution in the community? If so, is the community taking steps to eliminate them?*

There are no licensed or known locations with direct discharge into Morrill waterways.

- 2. Are there non-point sources of pollution? If so, is the community taking steps to eliminate them?*

Runoff from rain falling on impervious surfaces, like buildings and pavement, bare ground and residential lawns is defined as non-point source pollution. Most non-point pollution is residential in nature such as fertilizers and dumping on private land. In such runoff, pollutants occurring naturally like phosphorous, or from petroleum (motor vehicles and storage tanks), fertilizers and pesticides, in addition to untreated or insufficiently treated wastewater and sewage, can be transported into wetlands and waterbodies. Impervious surface percentage maximums, as set in shoreland zoning provisions, can reduce the amount of runoff into waterbodies. In especially sensitive areas, resource protection designations limit or prohibit development. Stormwater best management practices (erosion and sediment control) are found in the shoreland zoning and the subdivision ordinances. It is believed that shoreland zoning and related provisions are effective overall. They promote retention of stormwater on the property to minimize runoff off-site.

- 3. How are groundwater and surface water supplies and their recharge areas protected?*

The community is not aware of possible threats to groundwater, which is the source of the Town's drinking water. Town wide, shoreland zoning provides protection around waterbodies and wetlands limiting impervious surfaces and certain uses within setbacks and districts.

The Code Enforcement Officer/Licensed Plumbing Inspector issue permits for subsurface waste/septic systems and drinking water wells following State and local regulations. Additional protections, like increasing the amount of areas under conservation easements, and/or expanding resource protection zoning should be considered for groundwater protection.

- 4. Do public works crews and contractors use best management practices to protect water resources in their daily operations (e.g. salt/sand pile maintenance, culvert replacement, street sweeping, public works garage operations)?*

The Town and contractors are aware of the need to use best management practices to protect water resources. The Town reviews the standards of the “Maine Erosion and Sediment Control BMPS” in reviewing projects under the site plan ordinance as well as the town adopted Shoreland Zoning Ordinance. The applicability of these standards is administered in terms of all activity in the town. The Town realizes that it needs to do more with culvert replacement and storm drainage repairs and replacement, but is currently constrained by budget pressures. The Town is attempting to deal with storm water runoff during the permitting process for new construction as well as trying to manage existing conditions.

- 5. Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?*

The Town has been working with the Land Trust in several issues and plans to continue an ongoing relationship with Waldo County Soil and Water Conservation District to improve the Town’s water resource protection through water quality monitoring, education and conservation efforts. The town has adopted a site plan ordinance to protect water resources.

## **Conditions and Trends**

- 1. The community’s Comprehensive Planning Water Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, the Department of Environmental Protection and the Office, or their designees.*

The data set has been incorporated into the maps titled: Water Resources and Riparian Habitats, Waterbody Classifications, Fish Passage Barriers, and in the data that follows.

Maine has four water quality classes of rivers and streams: AA, A, B, and C (Title 38 MRSA Section 465). Each classification assigns designated uses and water quality criteria (narrative and numeric), and may place specific restrictions on certain activities such that the goal conditions of each class may be achieved or maintained. Class AA waters are managed for their outstanding natural ecological, recreational, social, and scenic qualities. Direct discharge of wastewater, dams, and other significant human disturbances are prohibited. Class B waters are general- purpose water and are

managed to attain good quality water; aquatic life use goal approximately Tier 3 on the Biological Condition Gradient. Well-treated discharges with ample dilution are allowed. Warren Brook is Impaired as described in a section that follows.

As of 2014, the Maine Department of Health and Human Services indicated that there is one public water system (PWS) in Morrill as shown in the next table. With the exception of this system, which serves 52 dwellings in addition to the school, church, Community Center (Honesty Granage), store, post office, town garage and fire department. All other residents depend upon private wells for drinking water.

<b>Morrill Public Water Systems</b>		
Name	ID-Type	Source
Morrill Village Water District (Community System) Population served: 138 Facility Status: A System Status: A	ME0091040	220' Well - Main St (groundwater)
		300' Center Street Well- 1995 (groundwater)

Source: Maine Department of Health and Human Services

2. A description of each great pond, river, surface drinking water supply, and other water bodies of local interest including:
  - a. ecological value;
  - b. threats to water quality or quantity;
  - c. documented water quality and/or invasive species problems.

A great pond is defined in Maine statute as "any inland body of water which in a natural state has a surface area in excess of 10 acres...." Using that definition, there are seven identified great ponds in Morrill: Cross Pond, Dolliff Pond, Greers Bog, Mixer Pond (shared with Knox), Quantabacook Lake (shared with Searsmont), Smiths Mill Pond, and Thompson Brook Pond (shared with Montville). There are several streams and brooks including Simmons Stream, Poland Stream, Thompson Brook, Bartlett Stream, and Warren Brook (Impaired - shared with Belmont and Belfast), and several unnamed smaller/intermittent streams. See the maps titled: Water Resources and Riparian Habitats and Waterbody Classifications for the locations of these waterways. Note: Many lakeside camps may get water from ponds or lakes. For Morrill residents, drinking water comes entirely from wells, not from surface waters.

Morrill Ponds and Lakes							
Name (shared with)	Cross Pond	Dolliff Pond	Greers Bog	Mixer Pond (shared with Knox)	Quantabacook Lake (shared with Searsmont)	Smiths Mill Pond	Thompson Brook Pond (shared with Montville)
ID	4880	4878	7573	487	4832	4876	7583
Area (acres)	159	11	15	48	662	81	12
Perimeter (miles)	4	0.6	0.8	1.8	8.3	3.5	1.3
Mean Depth (feet)	6	9	N/A	15	21	5	N/A
Maximum Depth (feet)	10	16	N/A	29	51	9	N/A
Volume (acre-feet)	835.5847013	82.22111453	170.2512	718.7240344	10295.07304	N/A	N/A
Direct Drainage Area (sq miles)	1.35135	1.223937	1.490346	0.277992	14.471028	N/A	N/A
Total Drainage Area (sq miles)	1.16	1.24	1.52	0.31	38.3	N/A	2.36
Flushing Rate (times/yr)	2.34	18.23	9.98	0.6	4.53	N/A	N/A
Fishery Type	Warmwater	Warmwater	N/A	Warmwater	Warmwater	Warmwater	N/A
Invasive Aquatic Infestation	None known	None known	None known	None known	None known	None known	None known
Water Quality	N/A	N/A	N/A	N/A	Average	N/A	N/A

Sources: Maine Dept. Environmental Protection, Maine Dept. Inland Fisheries & Wildlife

Note: N/A = Not Available

### Fish

This is a list of fish species of greatest conservation need as determined by the Maine Department of Environmental Protection for the region including Morrill.

1. American eel *Anguilla rostrata*
2. Atlantic salmon *Salmo salar*
3. Brook trout *Salvelinus fontinalis*

## **Invasive Species**

Maine DEP has recorded no invasive species in Morrill. Residents have observed no invasive species.

## **Aquifers**

According to the Maine Geological Survey, there are two areas of significant aquifers in Morrill. One is northwest of Smiths Mill Pond, straddling Poland Stream. The other is east of Smiths Mill Pond and north of Poors Mills Rd. A “significant aquifer” is defined as one “capable of yielding 10 gallons or more of ground water per minute to a properly installed well.” See the map titled Water Resources and Riparian Habitats.

## **Wetlands**

Wetlands help to control erosion, store floodwaters, recycle nutrients, filter pollutants, and recharge groundwater. Morrill has eight large wetlands and several smaller ones. The largest includes Smiths Millpond Bog, Greens Bog, and a swamp along Poland Spring. Wetlands are habitat for fisheries, wildlife and plants. See the map titled Water Resources and Riparian Habitats for the location of Wetlands. See the Natural Resources Chapter for more information on wetland habitats.

## **Warren Brook (Belfast, Belmont and Morrill)**

The overall status of Warren Brook is Impaired. Data from the Environmental Protection Agency is shown in the following tables for Warren Brook for the most recent year available.

<b>Warren Brook: Water Quality Assessment Status for Reporting Year 2010</b>		
Designated Use	Designated Use Group	Status
Drinking Water Supply After Treatment	Public Water Supply	Good
Fish And Other Aquatic Life	Fish, Shellfish, And Wildlife Protection And Propagation	Impaired
Fish Consumption	Aquatic Life Harvesting	Good
Fishing	Aquatic Life Harvesting	Good
Hydroelectric Power Generation	Other	Good
Industrial Process And Cooling Water Supply	Industrial	Good
Navigation	Other	Good
Primary Contact Recreation	Recreation	Good
Secondary Contact Recreation	Recreation	Good

Source: U.S. Environmental Protection Agency

<b>Warren Brook: Causes of Impairment for Reporting Year 2010</b>			
Cause of Impairment	Cause of Impairment Group	Designated Use(s)	State TMDL Development Status
Dissolved Oxygen	Organic Enrichment/Oxygen Depletion	Fish And Other Aquatic Life	TMDL needed

Source: U.S. Environmental Protection Agency

Note: TMDL = Total Maximum Daily Load

<b>Warren Brook: Probably Sources for Impairment for Reporting Year 2010</b>		
Probable Source	Probable Source Group	Cause(s) of Impairment
Non-Point Source	Unspecified Nonpoint Source	Dissolved Oxygen

Source: U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency has recorded no Total Maximum Daily Load (TMDL) data for this waterbody. No causes of impairment are recorded as attaining all uses for this waterbody.

### **Stream Crossing Barriers**

Barriers to fish and other aquatic animals occur where roadways cross over streams. The State has analyzed stream crossings on public roads: bridges, struts and culverts. See the map titled Fish Passage Barriers for the location of barriers and potential barriers in Morrill. Barriers to fish/aquatic animal passage are found on these roads: Route 3, South Main St (Route 131), Morey Hill Rd, Poland Woods Rd, and Weymouth Rd. Replacing existing culverts and struts with adequately sized ones can improve fish passage and can reduce flooding in adjacent areas.

Accordingly resizing should be considered when culverts need replacement. Dams can also limit the passage of fish, and measures can be taken to remediate this impact.

3. *A summary of past and present activities to monitor, assess, and/or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species.*

The Town, through its ordinances is working on controlling stormwater runoff. The Town is also working cooperatively with private owners to manage stormwater runoff through improvements to drainage systems (culverts, etc.). Monitoring of waterbodies has previously taken place through the efforts of state and regional conservation groups.

4. *A description of the location and nature of significant threats to aquifer drinking water supplies.*

A threat to water quality is non-point source pollution, primarily stormwater runoff. As mentioned, town ordinances have partially addressed this issue. The town may

want to consider other measures such as implementing low impact development techniques that focus on catching stormwater before it leaves individual properties. Another potential threat to water quality is from individual septic systems that fail. The Code Enforcement Officer reports one known failed septic systems in the past 10 years. The Town issues notices of violation and can provide assistance with remediation for low-income individuals.

*5. A summary of existing lake, pond, river, stream, and drinking water protection and preservation measures, including local ordinances.*

Municipal shoreland zoning provisions protect water quality in the shoreland zone along streams, ponds and wetlands. See the Land Use Chapter for more information.

Best Management Practices are required for development activities during and after construction, and for timber harvesting related to erosion and sediment control to protect waterbodies.

State and federal laws that protect water resources are summarized below. Enforcement of these laws by State agencies can be limited due to agency staffing levels. Compliance with most State and federal environmental regulations is often left to individual landowners. Some of the most significant State laws affecting water resources, and other natural resources, include the following:

- Maine Erosion and Sedimentation Control Law – requires basic controls and stabilization when a project involves filling, displacing, or exposing earthen material. No permit is required, but the law sets minimum across-the-board standards that help prevent harm to surface waters.
- Maine Forest Practices 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 waterbodies, clearcutting and forest regeneration following the timber harvest. If harvesting activities result in a clear-cut 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.
- Maine Natural Resource Protection Act (NRPA) – regulates activities in, on, over or adjacent to natural resources, such as lakes, wetlands, streams, rivers, fragile mountain areas, high and moderate value waterfowl and wading bird habitats, shorebird areas, high and moderate value deer wintering areas, significant vernal pools, and sand dune systems. Standards focus on the possible impacts to the resources and to existing uses.
- Maine Plumbing Code – rules pertain to materials, fixtures, vent and waste piping potable water supply piping, and approved subsurface wastewater disposal (septic) systems necessary to protect the public health, safety, and welfare of the citizens of Maine.
- Maine Site Location of Development Law (Site Law) – regulates developments

that may have a substantial impact on the environment (i.e., large subdivisions and/or structures, 20-acre-plus developments, and metallic mineral mining operations). Standards address a range of environmental impacts.

- **Maine Storm Water Management Law** – regulates activities creating impervious or disturbed areas (of size and location) because of their potential impacts to water quality. In effect, this law extends storm water standards to smaller-than Site Location of Development Law–sized projects. It requires quantity standards for storm water to be met in some areas, and both quantity and quality standards to be met in others.

**Policies**

1. *To protect current and potential drinking water sources.*
2. *To protect significant surface water resources from pollution and improve water quality where needed.*
3. *To protect water resources in growth areas while promoting more intensive development in those areas.*
4. *To minimize pollution discharges through the monitoring of existing septic system & education of the public.*
5. *To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.*

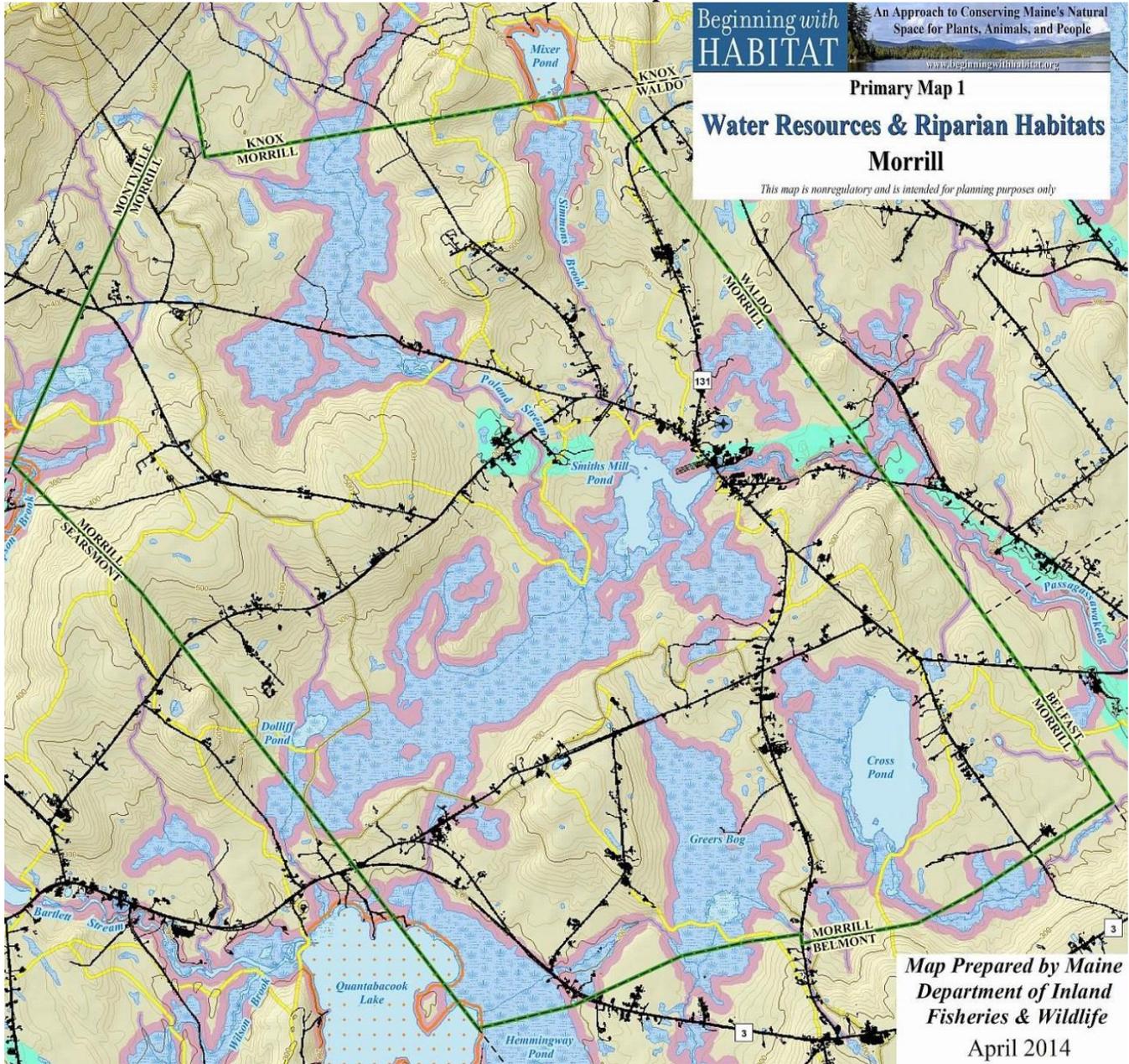
**Strategies**

<b>Water Resources: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<p>(1) <i>Adopt or amend local land use ordinances as applicable to incorporate storm water runoff performance standards consistent with:</i></p> <ul style="list-style-type: none"> <li>a. <i>Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).</i></li> <li>b. <i>Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</i></li> <li>c. <i>Maine Pollution Discharge Elimination System Stormwater Program</i></li> <li>d. <i>Amend regulations for construction and development, which better protect against runoff on adjoining lands and roads.</i></li> </ul>	<p>Selectmen, Planning Board, Code Enforcement Officer, Licensed Plumbing Inspector and Town Meeting Vote</p>	<p>Midterm</p>
<p>(2) <i>Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.</i></p>	<p>Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote</p>	<p>Midterm</p>

Water Resources: Strategies	Responsible Parties	Timeframe
<p>(3) <i>Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.</i></p> <p>Not Applicable for “urban” category but a similar type plan might augment DEP/EPA efforts to improve Warren Brook.</p>	Selectmen, Belmont and Belfast municipal officials, Maine DEP	Long Term
<p>(4) <i>Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.</i></p>	Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote	Long Term and Ongoing
<p>(5) The Town will continue to <i>encourage landowners to protect water quality.</i> Morrill provides <i>local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.</i></p>	Selectmen, Planning Board and Code Enforcement Officer	Immediate and Ongoing
<p>(6) The Town will continue to <i>adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and requires their implementation by contractors, owners, and community officials and employees.</i></p>	Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote	Immediate and Ongoing
<p>(7) The Town will continue to <i>participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.</i></p>	Selectmen, Maine DEP, Conservation District, University of Maine	Midterm
<p>(8) The Town will <i>provide educational materials at appropriate locations regarding aquatic invasive species.</i></p>	Town Clerk, Code Enforcement Officer	Ongoing
<p>(9) The Town will evaluate the replacement of substandard culverts that are subject to flooding and that limit the movement of aquatic habitat. Dependent upon funding availability, the Town will seek to install stream smart crossings where appropriate to reduce flooding and</p>	Selectmen, Maine DEP	Long Term

Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

## Water Resources and Riparian Habitats



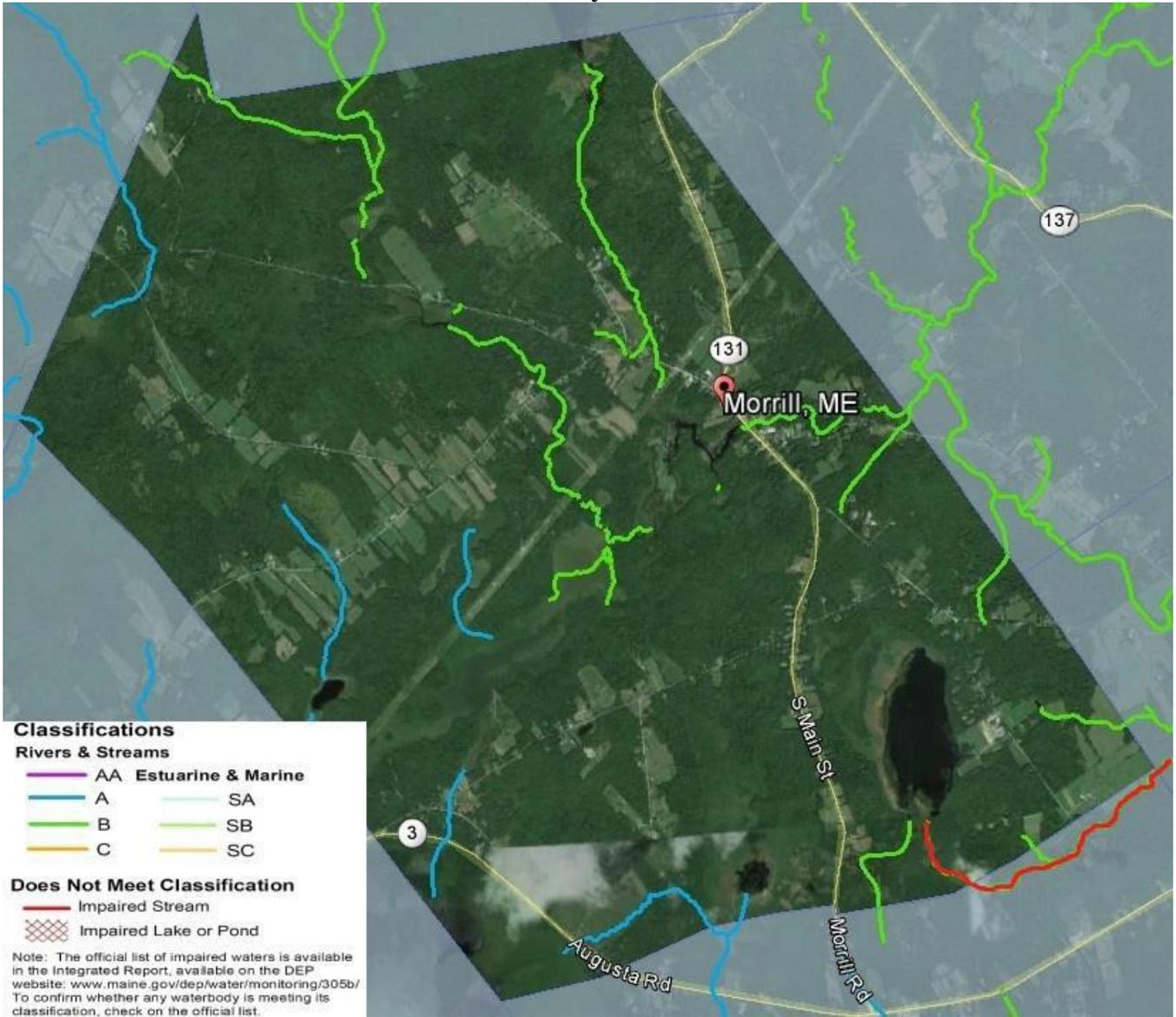
Source: Maine Department of Inland Fisheries and Wildlife, 2014.  
The map legend is shown on the next page.

## Legend for Water Resources and Riparian Habitats Map

This map depicts riparian areas associated with major surface water features and important public water resources. This map does not depict all streams or wetlands known to occur on the landscape and should not be used as a substitute for on the ground surveys. This map should be used as a planning reference only and is intended to illustrate the natural hydrologic connections between surface water features. Protecting riparian habitats protects water quality, maintains habitat connections, and safeguards important economic resources including recreational and commercial fisheries

-  **Selected Town or Area**
-  **Organized Township Boundary**
-  **Unorganized Township**
-  **Developed-** Impervious surfaces including buildings and roads
-  **Subwatersheds** - Drainage divides are grouped together to form subwatersheds. See inset below for more information.
-  **Drainage divides** - These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine.
-  **NWI Wetlands** - National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance.
-  **Riparian Habitat** - depicted using common regulatory zones including a 250-foot-wide strip around Great Ponds (ponds  $\geq 10$  acres), rivers, coastline, and wetlands  $\geq 10$  acres and a 75-foot-wide strip around streams. Riparian areas depicted on this map may already be affected by existing land uses.
-  **Shellfish Growing Areas** - The Maine Department of Marine Resources maps growing areas for economically important shellfish resources. This map depicts softshell and hard clam resources in order to illustrate the relation of these resources to streams and shoreline areas vital to their conservation.
-  **Brook Trout Habitat** - Streams and ponds, buffered to 100 feet, where wild Brook Trout populations have been documented, or managed to enhance local fisheries.
-  **Public Water Supply Wells**
-  **Source protection area** - Buffers that represent source water protection areas for wells and surface water intakes that serve the public water supply. Their size is proportional to population served and/or by the type of water supply system. These buffers range from 300 to 2,500 feet in radius.
-  **Aquifers** - flow of at least 10 gallons per minute

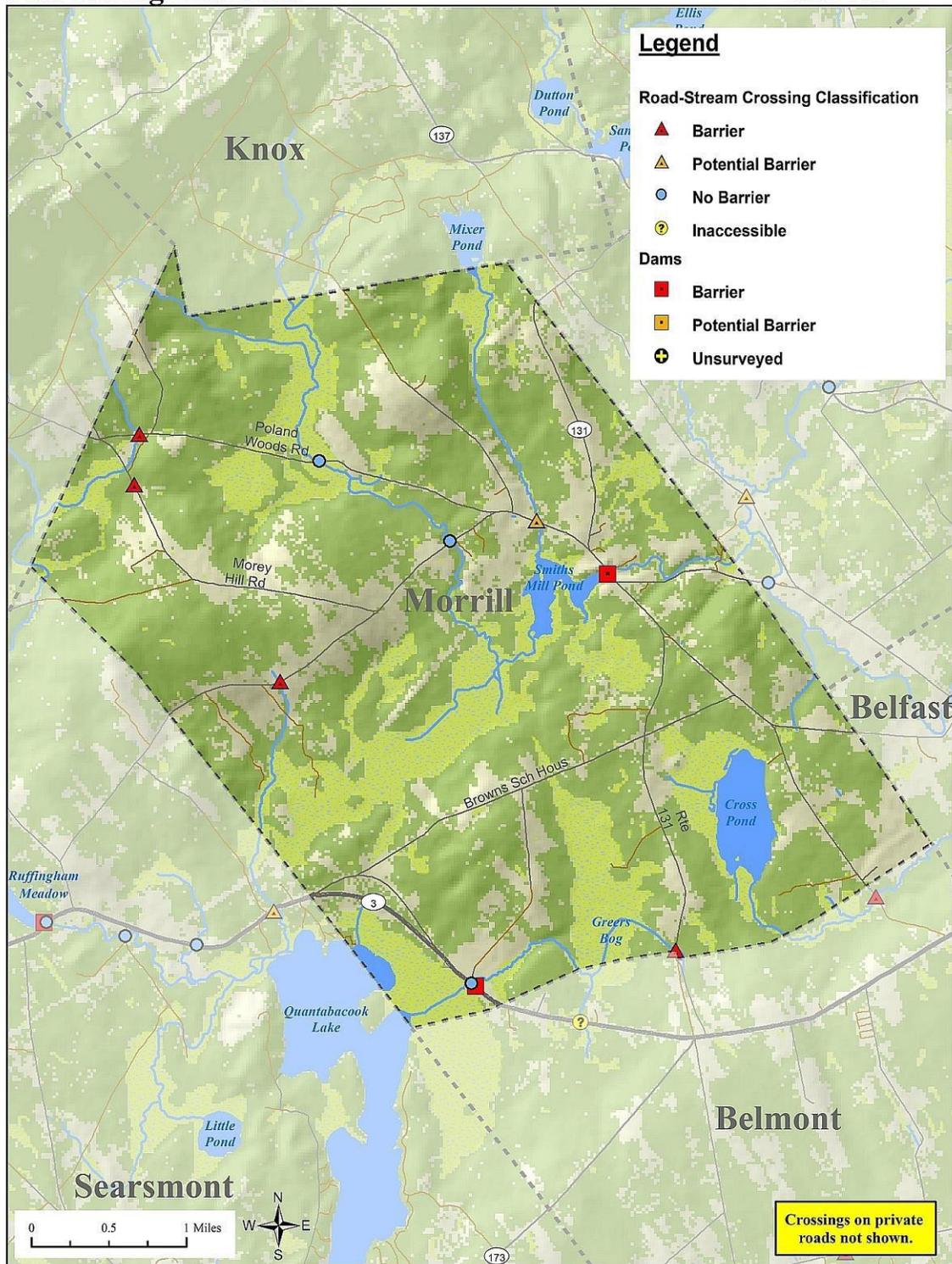
## Waterbody Classifications



Source: Maine Department of Environmental Protection, 2014

# Fish Passage Barriers

# Morrill



E. Witham April 16, 2014

Source: Maine Department of Conservation, 2014

## NATURAL RESOURCES

### Introduction

Natural resources define much of the physical character of Morrill. These resources are also described in the Agricultural and Forest Resources Chapter and the Water Resources Chapter.

### 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.*

### Analyses

- 1. Are any of the community's critical natural resources threatened by development, overuse, or other activities?*

Most of the identified critical natural resources in Morrill are in the shoreland zone and accordingly are protected by shoreland zoning provisions. Residential development has been relatively modest and small-scale, allowing for the continued protection of larger habitats. Commercial development has been focused along Route 3 and Route 131.

- 2. Are local shoreland zone standards consistent with state guidelines and with the standards placed on adjacent shorelands in neighboring communities?*

The Town's shoreland zoning standards are consistent with state guidelines and with the standards placed on adjacent shorelands in neighboring communities.

- 3. What regulatory and non-regulatory measures has the community taken or can the community take to protect critical natural resources and important natural resources?*

By updating its ordinances and through the recommendations in this Comprehensive Plan, the Town is attempting to protect natural resources where feasible. The shoreland zone ensures a good measure of protection of waterbodies and wetlands. Much of the Town's critical natural resources are found in the shoreland zone. See the Water Resources Chapter and Land Use Chapter for more information on municipal ordinances and state regulations that help to protect natural resources.

Non-regulatory measures include working with land trusts to promote the voluntary use of conservation easements in areas with critical natural resources. The use of conservation easements or purchases may be more acceptable to residents and

voters than increased regulations. Easements and conservation purchases result in permanent protection while municipal regulations are subject to future amendments or repeal. Protection for critical natural resources could be improved by incorporating the Beginning with Habitat map information included in this chapter into the land use regulations and the permitting process.

The community is concerned with maintaining the small town atmosphere.

*4. Is there current regional cooperation or planning underway to protect shared critical natural resources? Are there opportunities to partner with local or regional groups?*

The Town is not working with any Land Trusts at this time.

### **Conditions and Trends**

*1. The community's Comprehensive Planning Natural Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, Department of Environmental Protection and the Office, or their designees.*

The data set has been incorporated into this chapter and in the maps titled Summary Natural Constraints, High Value Plant and Animal Habitats, USFWS Priority Trust Species Habitats, Wetlands Characterization, and Undeveloped Habitat Blocks. For the Water Resources and Riparian Habitats Map, see the Water Resources Chapter.

Identified Rare and Exemplary Natural Communities and Ecosystems consist of an unpatterned fen ecosystem including an area around Quantabacook Lake in the southwest corner of Morrill and into neighboring Belmont and Searsmont. Fens are peatlands in which groundwater or water from adjacent uplands moves through the area. As a result, plants are exposed to more nutrients, and the vegetation is typically different and more diverse than that of bogs. Peat is moderately- to well-decomposed and of variable thickness. The vegetation consists predominantly of sedges, grasses, reeds, and Sphagnum mosses. Bog communities, dominated by heath shrubs, may be present; but though fen and bog vegetation may co-occur, in a fen ecosystem the former is more extensive.

Significant Wildlife Habitats, as defined by the State, are present in Morrill consisting of white-tailed deer wintering areas and inland waterfowl and wading bird areas. An area of special concern (Rare, Threatened, and Endangered Animals) includes a bald eagle habitat. For habitat locations, see the maps titled Summary Natural Constraints and High Value Plant and Animal Habitats.

The next table shows bird species identified by the State as needing conservation:

<b>Bird Species of Greatest Conservation Need for Morrill</b>	
American Bittern <i>Botaurus lentiginosus</i>	Great Blue Heron <i>Ardea herodias</i>
American Black Duck <i>Anas rubripes</i>	Great-crested Flycatcher <i>Myiarchus crinitus</i>
American Woodcock <i>Scolopax minor</i>	Greater Shearwater <i>Puffinus gravis</i>
Baltimore Oriole <i>Icterus galbula</i>	Greater Yellowlegs <i>Tringa melanoleuca</i>
Barn Swallow <i>Hirundo rustica</i>	Horned Lark (breeding) <i>Eremophila alpestris</i>
Barred Owl <i>Strix varia</i>	Marsh Wren <i>Cistothorus palustris</i>
Black And White Warbler <i>Mniotilta varia</i>	Nelson's Sharp-tailed Sparrow <i>Ammodramus nelsoni</i>
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i>	Northern Flicker <i>Colaptes auratus</i>
Blackburnian Warbler <i>Dendroica fusca</i>	Northern Parula <i>Parula americana</i>
Black-throated Blue Warbler <i>Dendroica caerulescens</i>	Pied-billed Grebe <i>Podilymbus podiceps</i>
Black-throated Green Warbler <i>Dendroica virens</i>	Purple Finch <i>Carpodacus purpureus</i>
Blue-gray Gnatcatcher <i>Poliophtila caerulea</i>	Red Crossbill <i>Loxia curvirostra</i>
Bobolink <i>Dolichonyx oryzivorus</i>	Rose-breasted Grosbeak <i>Pheucticus ludovicianus</i>
Brown Thrasher <i>Toxostoma rufum</i>	Ruddy Duck <i>Oxyura jamaicensis</i>
Canada Warbler <i>Wilsonia canadensis</i>	Ruddy Turnstone <i>Arenaria interpres</i>
Cape May Warbler <i>Dendroica tigrina</i>	Sanderling <i>Calidris alba</i>
Chestnut-sided Warbler <i>Dendroica pensylvanica</i>	Sandhill Crane <i>Grus canadensis</i>
Chimney Swift <i>Chaetura pelagica</i>	Scarlet Tanager <i>Piranga olivacea</i>
Common Eider <i>Somateria mollissima</i>	Semipalmated Sandpiper <i>Calidris pusilla</i>
Common Loon <i>Gavia immer</i>	Veery <i>Catharus fuscescens</i>
Common Nighthawk <i>Chordeiles minor</i>	Vesper Sparrow <i>Poocetes gramineus</i>
Eastern Kingbird <i>Tyrannus tyrannus</i>	Willet <i>Catoptrophorus semipalmatus</i>
Eastern Meadowlark <i>Sturnella magna</i>	Willow Flycatcher <i>Empidonax traillii</i>
Eastern Towhee <i>Pipilo erythrophthalmus</i>	Wood Thrush <i>Hylocichla mustelina</i>
Field Sparrow <i>Spizella pusilla</i>	Yellow-bellied Sapsucker <i>Sphyrapicus varius</i>

Source: Maine Department of Inland Fisheries and Wildlife

See the Water Resources Chapter for Fish Species of Greatest Conservation Need.

2. A map or description of scenic areas and scenic views of local importance, and regional or statewide importance, if available.

The physical character of the Town is exemplified in part by its scenic resources, which contribute to the local quality of life and enhance the value of surrounding properties. Perhaps the most important scenic views and vistas are those visible to the public from

public roads. For example, Smith’s Mill Pond, Frye Mountain, Rowe Hill, Morey Hill, and Weymouth Road.

**Policies**

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

**Strategies**

<b>Natural Resources: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<i>(1) Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.</i>	Planning Board, Code Enforcement Officer, and Town Meeting Vote	Immediate and Ongoing
<i>(2) Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.</i>	Selectmen, Planning board, and Town Meeting Vote	Immediate
<i>(3) 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.</i>	Planning Board, Code Enforcement Officer, and Town Meeting Vote	Midterm
<i>(4) Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.</i>	Selectmen, Planning Board, and Town Meeting Vote	Immediate and Ongoing
<i>(5) Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.</i> The town is willing to work with agencies and /or individuals to protect critical natural resources.	Selectmen, Planning Board, and Code Enforcement Officer	Midterm and Ongoing
<i>(6) Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.</i>	Selectmen, and Property owners	Long Term and Ongoing

Natural Resources: Strategies	Responsible Parties	Timeframe
(7) <i>Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.</i>	Town Clerk, and Code Enforcement Officer	Immediate and Ongoing

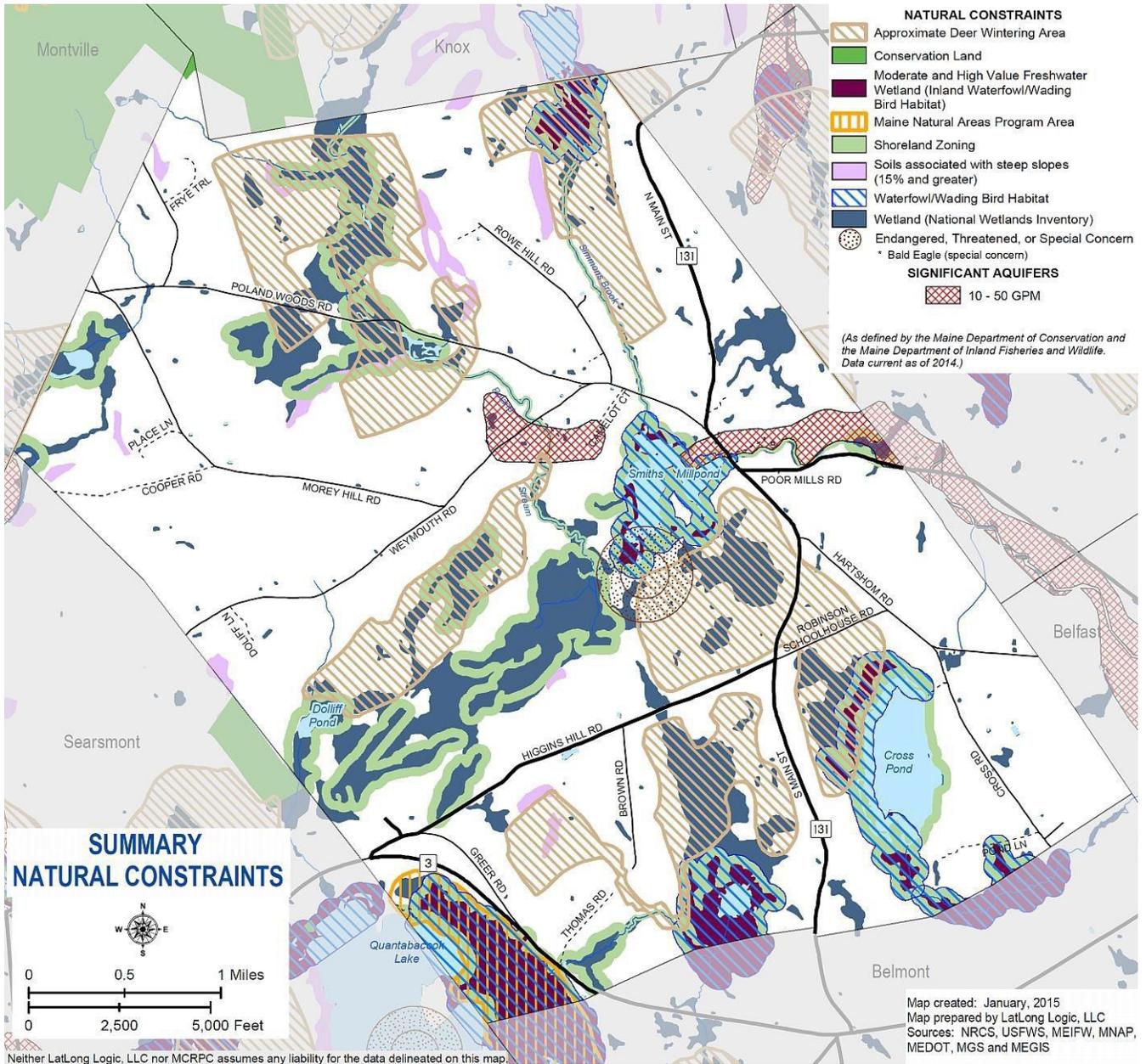
Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

**State Definition of Critical Natural Resources** (105 Chapter 208 CP Review Criteria Rule)

*“Critical natural resources” means the following natural resources which under federal and/or state law warrant protection from the negative impacts of development:*

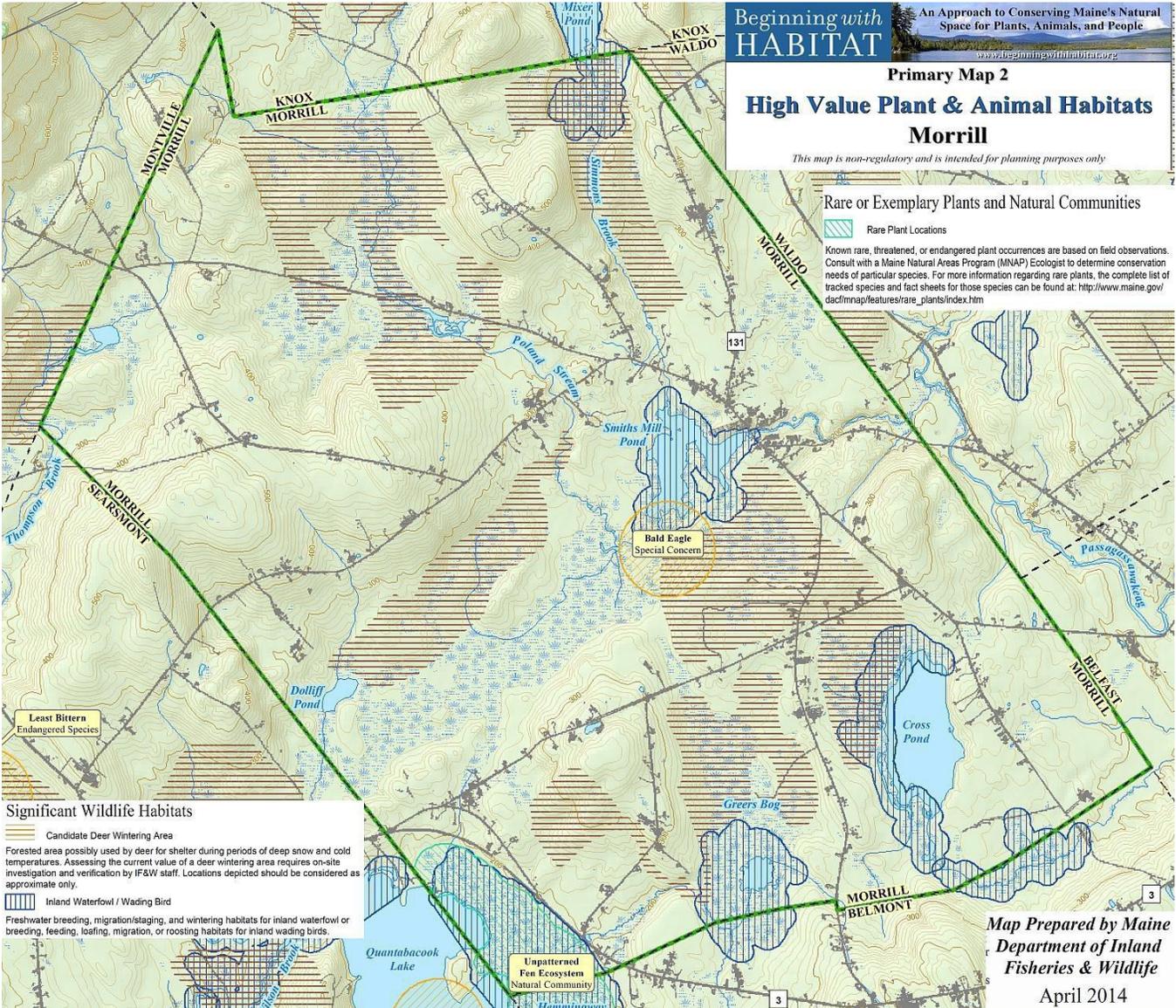
- (1) *Resource Protection District areas as set forth in MDEP Guidelines for Municipal Shoreland Zoning Ordinances (Chapter 1000 § 13.A) pursuant to the Mandatory Shoreland Zoning Act (38 MRSA §438-A, subsection 1);*
- (2) *Wetlands of special significance as defined in MDEP Wetlands and Waterbodies Protection Rules (Chapter 310 § 4);*
- (3) *Significant wildlife habitat as defined in the Natural Resources Protection Act (38 MRSA §480-B(10))*
- (4) *Threatened, endangered and special concern animal species habitat as identified and mapped by MIFW pursuant to the Maine Endangered Species Act (12 MRSA, Chapter 925);*
- (5) *Significant freshwater fisheries spawning habitat as identified and mapped by MIFW or MDMR;*
- (6) *Natural communities that are critically imperiled (S1), imperiled (S2) or rare (S3) as defined and mapped by MNAP;*
- (7) *Areas containing plant species declared to be threatened or endangered by the MDOC.*
- (8) *Coastal sand dune systems as defined in the Natural Resources Protection Act (38 MRSA §480-B(1));*
- (9) *Fragile mountain areas as defined in the Natural Resources Protection Act (38 MRSA §480-B(3)); or*
- (10) *National Natural Landmarks designated by the National Park Service pursuant to its National Natural Landmark Program (36 Code of Federal Regulation, Section 62).*

# Summary Natural Constraints



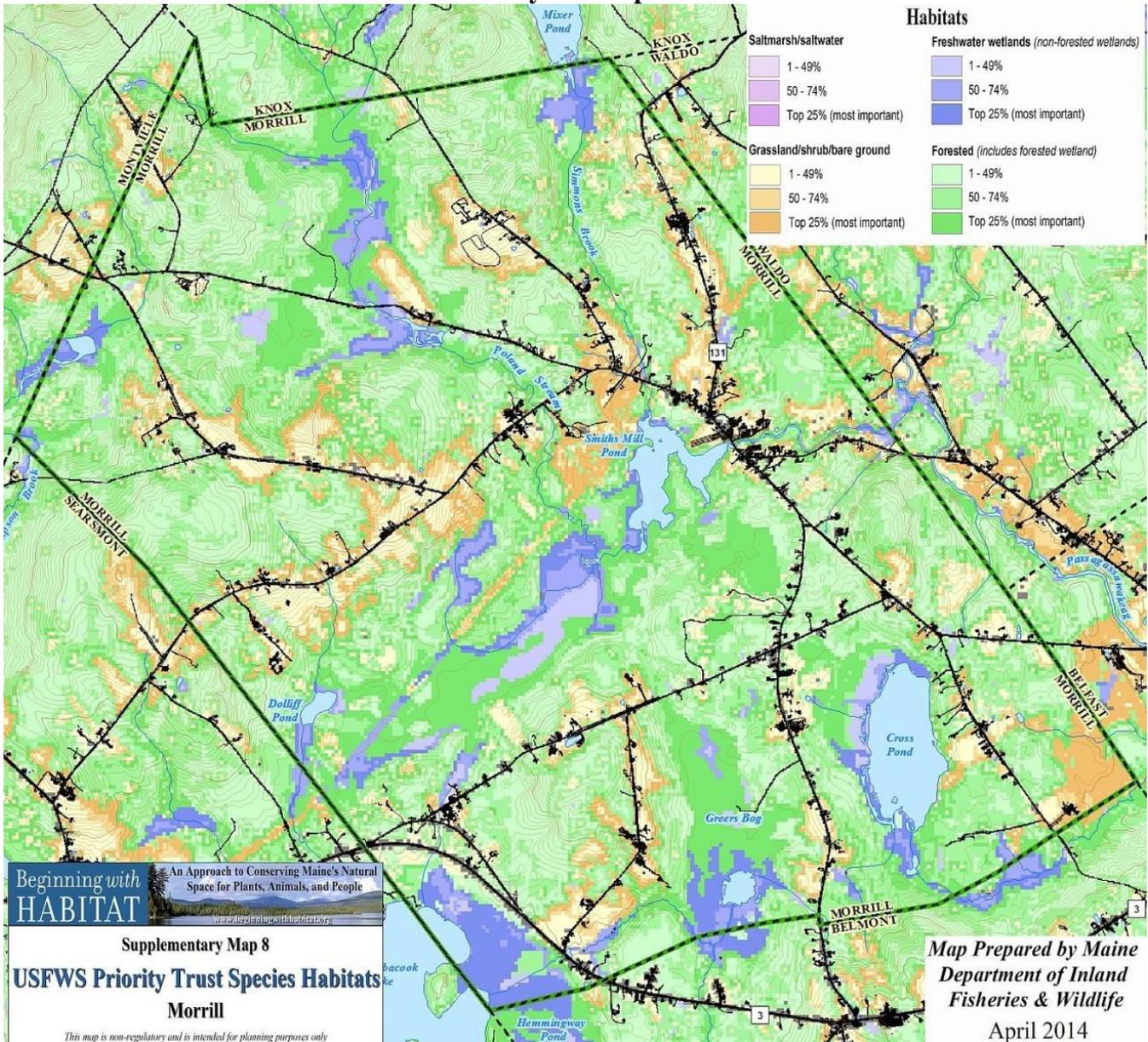
Sources: NRCS, USFWS, Maine IF&W, MNAP, MEDOT, MGS, MEGIS

# High Value Plant and Animal Habitats



Source: Maine IF&W

# USFWS Priority Trust Species Habitat



Source: Maine IF&W

Note: Map legend continues on next page.

## Legend for USFWS Priority Trust Species Habitat Map

### Priority Trust Species

The 91 USFWS Gulf of Maine Priority Trust Species include animals and plants that regularly occur in the Gulf of Maine watershed and meet any of the following criteria:

- + Federally endangered, threatened, or candidate species;
- + Migratory birds, sea-run fish and marine fish that show significant and persistent declining population trends, or have been identified as endangered or threatened by 2 or 3 states in the Gulf of Maine watershed;
- + Species of concern as identified in the U.S. Shorebird Conservation Plan, Colonial Waterbird Plan or Partners in Flight.

An asterisk (\*) following the name in the list of priority species below indicates that high value habitat depicted on the map at left has the potential to support that species.

#### BIRDS

American bittern\*  
 American black duck\*  
 American oystercatcher  
 American woodcock\*  
 Arctic tern  
 Bald eagle\*  
 Baltimore oriole\*  
 Bay-breasted warbler  
 Bicknell's thrush  
 Black scoter  
 Black tern  
 Black-bellied plover  
 Blackburnian warbler\*  
 Blackpoll warbler  
 Black-throated blue warbler\*  
 Blue-winged warbler  
 Buff-breasted sandpiper  
 Canada warbler\*  
 Cape May warbler  
 Chestnut-sided warbler\*  
 Common loon\*  
 Common tern  
 Eastern meadowlark  
 Field sparrow  
 Golden-winged warbler  
 Grasshopper sparrow  
 Hudsonian godwit  
 Killdeer\*  
 Least sandpiper  
 Least tern  
 Little blue heron  
 Little gull  
 Louisiana waterthrush

#### BIRDS (cont'd)

Marsh wren\*  
 Nelson's sparrow  
 Northern flicker \*  
 Northern goshawk\*  
 Northern harrier  
 Olive-sided flycatcher  
 Osprey\*  
 Peregrine falcon  
 Pied-billed grebe\*  
 Piping plover  
 Prairie warbler  
 Purple sandpiper  
 Razorbill  
 Red crossbill  
 Red-headed woodpecker  
 Red knot  
 Red-shouldered hawk\*  
 Roseate tern  
 Ruddy turnstone  
 Saltmarsh sparrow  
 Sanderling  
 Scaup (greater and lesser)  
 Seaside sparrow  
 Sedge wren  
 Semipalmated sandpiper  
 Short-billed dowitcher  
 Short-eared owl  
 Snowy egret  
 Solitary sandpiper  
 Spruce grouse  
 Surf scoter  
 Tricolored heron

#### BIRDS (cont'd)

Upland sandpiper  
 Veery\*  
 Whimbrel  
 Whip-poor-will  
 White-winged scoter  
 Wilson's Snipe\*  
 Wood duck\*  
 Wood thrush\*  
 Yellow rail

#### FISHERIES

Alewife\*  
 American eel\*  
 American shad\*  
 Atlantic salmon\*  
 Atlantic sturgeon  
 Blueback herring\*  
 Bluefish  
 Horseshoe crab  
 Shortnose sturgeon  
 Winter flounder

#### PLANTS

E. prairie fringed orchid  
 Furbish's lousewort  
 Robbins' cinquefoil  
 Small whorled pogonia

#### MAMMAL

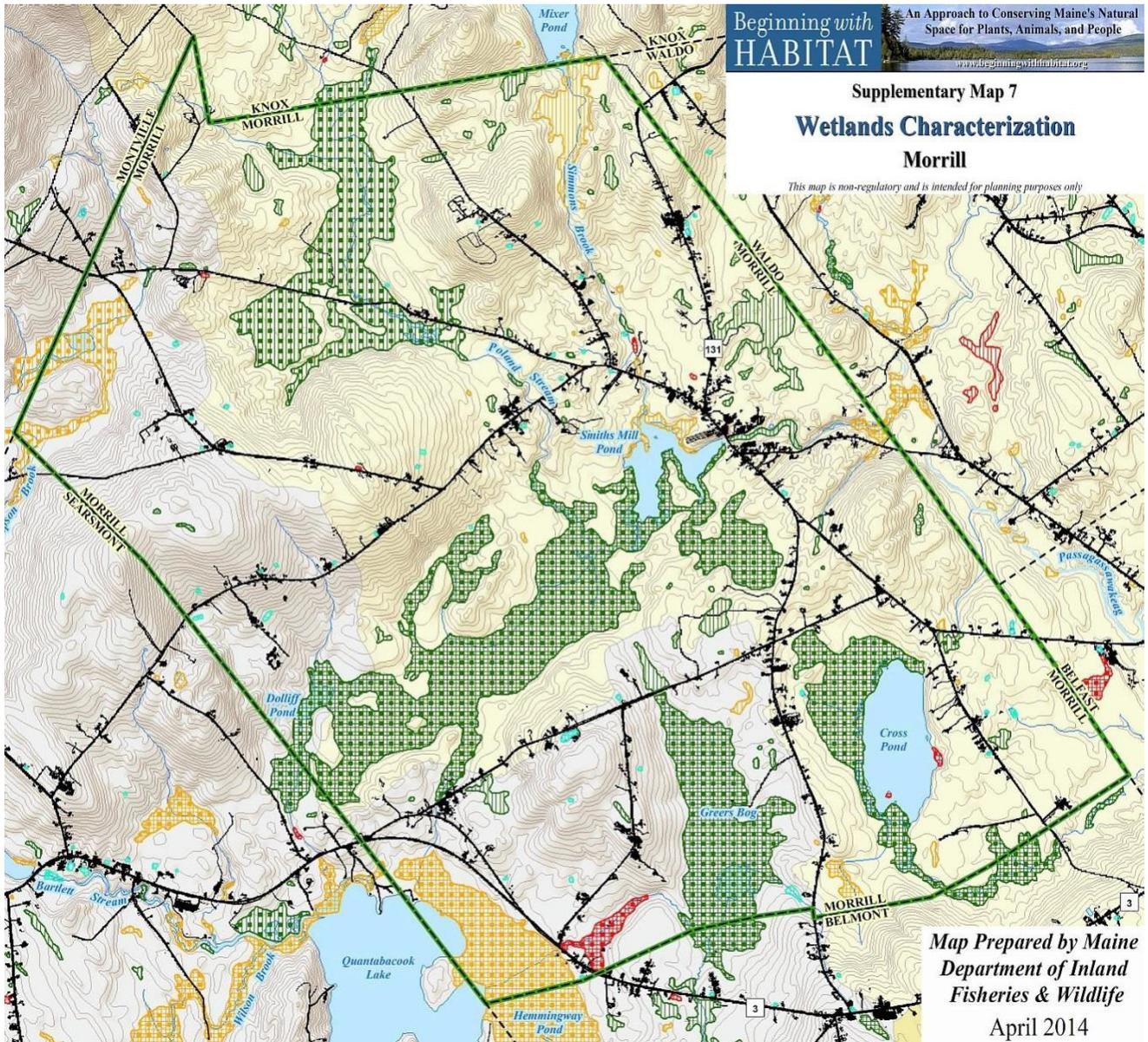
Canada lynx

#### REPTILE

Plymouth redbelly turtle

Source: Maine IF&W

# Wetlands Characterization



Source: Maine IF&W  
Note: Map legend on next page.

## LEGEND

This map depicts all wetlands shown on National Wetland Inventory (NWI) maps, but categorized them based on a subset of wetland functions. This map and its depiction of wetland features neither substitute for nor eliminate the need to perform on-the-ground wetland delineation and functional assessment. In no way shall use of this map diminish or alter the regulatory protection that all wetlands are accorded under applicable State and Federal laws. For more information about wetlands characterization, contact Elizabeth Hertz at the Maine Department of Conservation (207-287-8061, elizabeth.hertz@maine.gov).

The Wetlands Characterization model is a planning tool intended to help identify likely wetland functions associated with significant wetland resources and adjacent uplands. Using GIS analysis, this map provides basic information regarding what ecological services various wetlands are likely to provide. These ecological services, each of which has associated economic benefits, include: floodflow control, sediment retention, finfish habitat, and/or shellfish habitat. There are other important wetland functions and values not depicted in this map. Refer to [www.maine.gov/dep/water/wetlands/ipwetv2.html](http://www.maine.gov/dep/water/wetlands/ipwetv2.html) for additional information regarding wetland functions and values. Forested wetlands and small wetlands such as vernal pools are known to be underrepresented in the National Wetlands Inventory (NWI) data used to create this map. The model developed to estimate the functions provided by each wetland could not capture every wetland function or value. Therefore, it is important to use local knowledge and other data sources when evaluating wetlands, and each wetland should be considered relative to the whole landscape/watershed when assessing wetland resources at a local level.

 Organized Township Boundary

 Unorganized Township

 Selected Town or Area of Interest

 Developed: Impervious surfaces including buildings and roads



**Subwatersheds**- The shaded, background polygons are subwatersheds (areas that drain to a particular lake, wetland, pond, river, stream, or the ocean). The subwatersheds are shaded to show topographic relief. This "hillshading" assumes the sun is shining from the northwest, so ridgetops and northwest-facing slopes appear light, whereas valleys and southeast-facing slopes appear dark. Because many areas of Maine are relatively flat, the topographic relief shown here has been exaggerated to make the details easier to see.

### Wetland Functions: Fill Pattern

*Some wetlands may have more than one function (fill pattern)*



#### **RUNOFF / FLOODFLOW ALTERATION**

Wetlands provide natural stormwater control capabilities. As natural basins in the landscape, wetlands are able to receive, detain, and slowly release stormwater runoff. Wetland shelves along stream banks naturally regulate flood waters by providing an area for swollen stream flows to expand and slow, thereby protecting downstream properties. This map assigns Runoff/Floodflow Alteration Functions to wetlands that are (a) contained in a known flood zone, (b) associated with a surfacewater course or waterbody, and (c) with slope < 3%.

**AND/OR**

#### **EROSION CONTROL / SEDIMENT RETENTION**

Wetlands act as natural sponges that can hold water, allowing suspended particles such as sediment to settle out. The dense vegetation in most wetlands helps to stabilize soil and slow water flows, thereby reducing scouring and bank erosion. This map assigns Erosion Control / Sediment Retention functions to wetlands with (a) slope < 3%; (b) emergent vegetation; and (c) close proximity to a river, stream, or lake.



#### **FINFISH HABITAT**

Wetlands with documented finfish populations, including wetlands adjacent to a river, stream, or lake.

**AND/OR**

#### **SHELLFISH HABITAT**

Inland wetlands and streams can directly affect the status of coastal shellfish harvest areas. Fecal coliform bacteria and waterborne nutrients resulting from land use changes away from the coast can travel via surface water to harvestable flats. One failed septic system near a stream could close a mudflat several miles away. Excessive nutrients can reduce water clarity and stimulate epiphytic growth that degrades eelgrass meadows. Conservation of freshwater wetlands and stream buffers in coastal watersheds is a key component in marine resource conservation. This map assigns a Shellfish Habitat function to wetlands within 0.5 miles of (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds OR palustrine wetlands directly connected by a stream of < 0.5 mile in length to (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds.



#### **PLANT/ANIMAL HABITAT**

Nearly all wildlife species, and many of Maine's plant species, depend on wetlands during some part of their life cycle. For the purposes of this map, wetlands containing open water or emergent vegetation, 3 or more wetland vegetation classes (see below), and within ¼ mile of a known rare, threatened, or endangered plant or animal occurrence, within ¼ mile of a mapped significant or essential habitat, or within ¼ mile of a rare or exemplary natural community have been assigned this function. Rare element occurrences and mapped habitats can be found on Map 2 High Value Plant & Animal Habitats.



#### **OTHER FUNCTIONS**

**CULTURAL/EDUCATIONAL.** Wetlands within ¼ mile of a boat ramp or school have been assigned this value as these wetlands are likely candidates for use as outdoor classrooms, or similar social benefit. Wetlands rated for other functions listed above may also demonstrate cultural/educational values although not expressly shown.

**OR**

**NO DOCUMENTED FUNCTION.** The basis of this characterization is high altitude aerial photos. Photo quality often limits the information that can be interpreted from small wetland features, or those with dense canopy cover. Although not assigned a function under this study, ground surveys may reveal that these wetlands have multiple functions and values.

### Wetland Class: Fill Color



Aquatic Bed (floating or submerged aquatic vegetation), Open Water



Emergent (herbaceous vegetation), Emergent/Forested Mix (woody vegetation >20 ft tall), Emergent/Shrub-Scrub Mix (woody vegetation <20 ft tall)



Forested, Forested/Shrub-scrub



Shrub-scrub

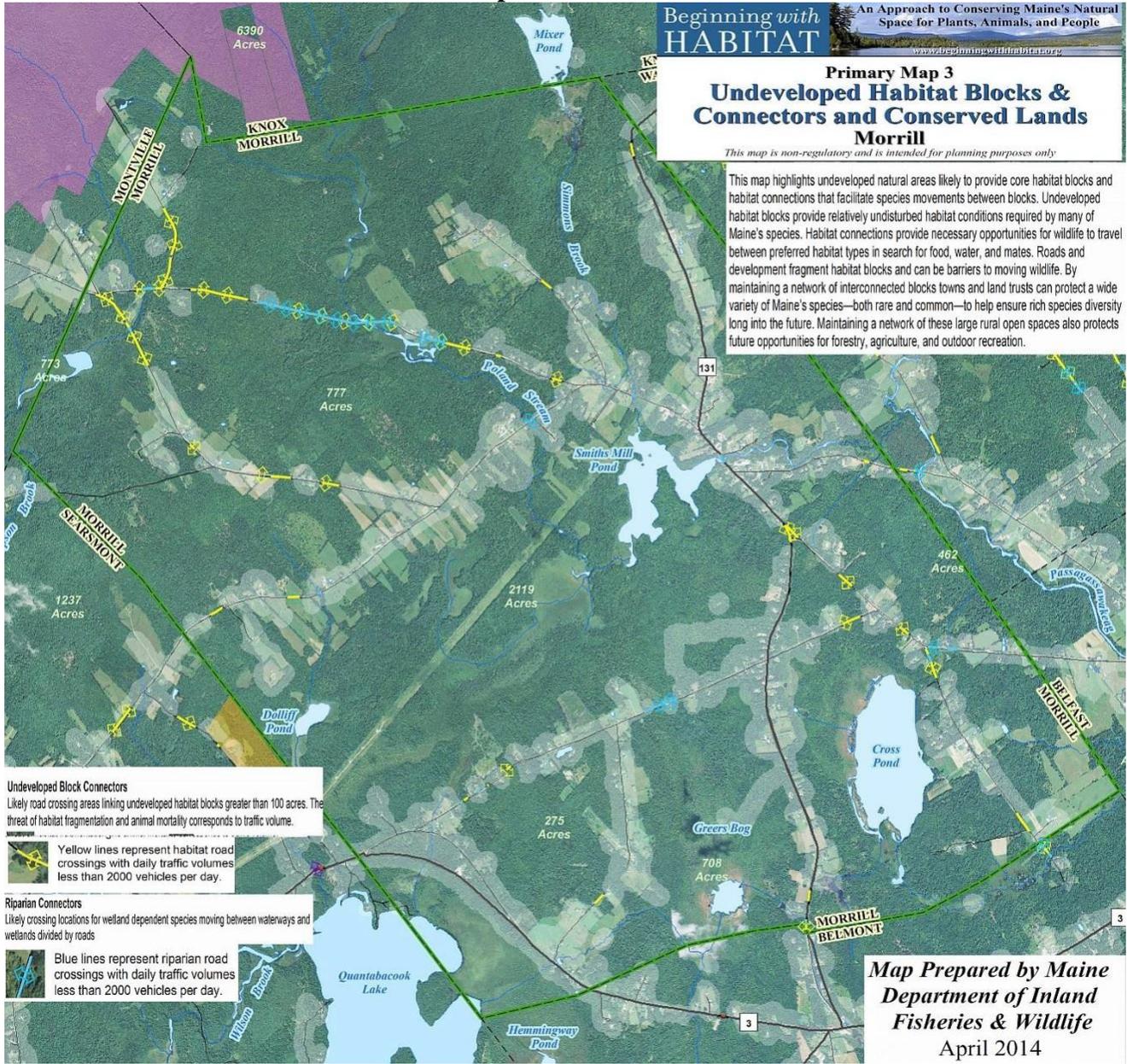


Other (rocky shore, streambed, unconsolidated shore, reef, rocky bottom)

National Wetlands Inventory (NWI) maps (the basis of wetlands shown on this map) are interpreted from high altitude photographs. NWI Wetlands are identified by vegetation, hydrology, and geography in accordance with "Classification of Wetlands and Deepwater Habitats" (FWS/OBS-79/31, Dec 1979). The aerial photographs document conditions for the year they were taken. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, State, or local government. NWI maps depict general wetland locations, boundaries, and characteristics. They are not a substitute for on-ground, site-specific wetland delineation.

Source: Maine IF&W

# Undeveloped Habitat Blocks



Source: Maine IF&W

## AGRICULTURAL AND FOREST RESOURCES

### Introduction

Morrill has a small but important agricultural base. While many farms have returned to forests or fallow fields over the years, several farms are active currently growing vegetables, raising poultry and livestock. The higher value of organic, heirloom and similar niche farming may increase agricultural activity in the future. Much of Morrill is forested. Limited timber harvesting occurs on a regular basis and is likely to continue. This chapter outlines existing resources and offers strategies to enhance agriculture and suitable forestry activities.

### Goal

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

### Analyses

- 1. How important is agriculture and/or forestry and are these activities growing, stable, or declining?*

The Town recognizes the benefits of its forests and farmland although many farms have become inactive over the past several decades. The fields and forests provide some of the character of this community. They provide open spaces, scenic beauty, wildlife habitat, and recreation. They can also improve surrounding property values.

Most of the area that is not developed within the Town, is forested or fields. Many of these forested areas assist in the recharging of groundwater and should be viewed as resources to be protected. They are also the areas where there is significant wildlife habitat. See the map titled Land Cover for areas of forests (almost 6,676 acres, 61.2%) and cultivated lands (about 1,353 acres, 12.4%) among other categories.

There are areas in the Town with good farmland soils as shown on the state-prepared map titled Farmland Soils: Prime and of Statewide Importance. Prime farmland is the land that is best suited to producing food and feed crops. It has the soil quality and moisture supply needed to produce a sustained high yield of crops. Prime farmland is a limited natural resource as no more of it is being created. The next table lists commercial farms located in Morrill.

<b>Farm Name</b>	<b>Address</b>
Cross Patch Farms	61 Cross Road
Long Shadow Farm	79 Poors Mill Rd
Free Spirit Farm	North Main St.

<b>Farm Name</b>	<b>Address</b>
Acadia Alpacas	96 Weymouth Road
Shady Hollow Farm	40 Pond Lane
Millstream Cattle Co.	26 Mill Stream Lane
The Farnetta Farm	72 Rowe Hill Road
The Little Garlic Girl	345 Weymouth Rd
Timothy Roach	125 Morey Hill Rd

2. *Is the community currently taking regulatory and/or non-regulatory steps to protect productive farming and forestry lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community?*

Agricultural and forestry uses are allowed town-wide except in the resource protection districts of the shoreland zone, which typically includes wetland areas. The Site Plan Review Ordinance does not apply to agricultural and forestland management practices.

The Maine Farmland Trust, located nearby in Belfast has not been active with Morrill farms. The Town would welcome their future support to local residents who wish to engage in farming.

3. *Are farm and commercial forest landowners taking advantage of the State's current tax law?*

Farmland is eligible for the Farmland Current Use Tax Program (Title 36, M.R.S.A., Section 1101, et seq.) if that farm consists of at least five contiguous acres, is utilized for the production of farming, agriculture or horticulture activities, which now can include woodland and wasteland in its calculation. The tract must contribute gross earnings from farming activities of at least \$2,000 (which may include the value of commodities produced for consumption by the farm household) during one of the last two years or three of the last five years. Morrill has 11 parcels of farmland enrolled in this program (192 acres cropland, 254 acres woodland). Since 2000, no parcels were added in the Farmland Program; no parcels were withdrawn.

The Maine legislature enacted significant changes to the Tree Growth and Open Space Property tax programs which took effect August 1, 2012 as Public Law Chapter 618 (LD 1138) which provides for tax advantages as under the old statute 36 MRSA Section 574. These should be reviewed by anyone looking for tax reductions for forest management. Morrill has 917 acres of land enrolled in the Tree Growth Program as of 2013, consisting of 12 parcels. Since 2000, 10 parcels were added in the Tree Growth Program, no parcels were withdrawn.

The Open Space Current Use Tax Program has no minimum lot size requirements and the parcel must be preserved or restricted in use to provide a public benefit by conserving scenic resources; enhancing public recreational opportunities; promoting game management or preserving wildlife habitat. Morrill has 45 acres of open space

enrolled in this program, consisting of one parcel. This statute has been revised in August 2012 to also include areas in forest management and should be reviewed by anyone looking for tax reductions. Since 2000, one parcel was added in the Open Space Program; no parcels were withdrawn.

*4. Has proximity of new homes or other incompatible uses affected normal operations of farms or woodlot owners?*

This is not apparent, as there is relatively minimal farm and woodlot activity.

*5. Are there large tracts of industrial forest land that have been or may be sold for development in the foreseeable future; if so, what impact would that have on the community?*

Morrill does not have large tracts of industrial forestland, but any development would have a little impact on wildlife habitat; and, although regulated by land use ordinances, might have an impact on groundwater.

Care should be taken in any application for subdivision to maintain as much forestland as possible for both groundwater recharge and for the preservation of habitat. Proper forest management should be encouraged. Loss of forestland can be attributed to development and to irresponsible harvesting techniques. When forestland is fragmented, both public and wildlife access become more restricted. Fragmentation occurs with the construction of new roadways and development in areas with large blocks of forests. Accordingly, in these areas road construction and development proposals should be reviewed very carefully and where appropriate redirected to areas better suited for such development and for the maintenance of forestlands. The Town has provisions in its Subdivision Ordinance to cover this. Nevertheless, the Town should take special care in forested areas.

*6. Does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers' markets, or community-supported agriculture)? If so, how?*

The Town has been supportive of the agricultural activity occurring. Morrill has no regulations on farms and farm stands. It has supported forest management, which has been controlled on the State level. There is sufficient area for home gardening and small-scale, niche farming, so there is no immediate need for community gardens. Belfast hosts a regional farmers' market.

*7. Does the community have town or public woodlands under management, or that would benefit from forest management?*

The community has no municipal or public woodlands under management. At present, no town-owned parcels would benefit from forest management. However, that

could be reconsidered in the future.

**Conditions and Trends**

1. *The community's Comprehensive Planning Agriculture and Forestry Data Set prepared and provided to the community by the Department of Agriculture, the Maine Forest Service, and the Office, or their designees.*

The data set has been incorporated into this chapter and the maps titled Farmland Soils: Prime and of Statewide Importance, and Land Cover. See the next table for timber harvest data in Morrill for the years 1991-2012 as reported by the Maine Forest Service.

<b>Summary of Timber Harvest Information for Morrill 1991 - 2012</b>						
<b>Year</b>	<b>Selection harvest, acres</b>	<b>Shelterwood harvest, acres</b>	<b>Clearcut harvest, acres</b>	<b>Total Harvest, acres</b>	<b>Change of land use, acres</b>	<b>Number of active Notifications</b>
1991	138	0	0	138	0	3
1992	180	6	6	192	0	10
1993	201	0	5	206	0	11
1994-1995	183	25	35	243	0	6
1996	82	10	0	92	0	4
1997	131	0	0	131	0	4
1998	205	1	0	206	4	10
1999	356	35	0	391	5	19
2000	268	60	0	328	0	23
2001	70	0	0	70	0	15
2002	130	0	0	130	0	13
2003	129	0	0	129	0	13
2004	231	0	0	231	0	19
2005	192	10	10	212	0	15
2006	53	4	0	57	0	10
2007	105	35	0	140	0	8
2008	75	0	0	75	0	6
2009	45	0	0	45	0	10
2010	131	0	0	131	0	12
2011	57	0	0	57	16.1	11
2012	7	0	0	7	15	9
<b>Total</b>	<b>2,969</b>	<b>186</b>	<b>56</b>	<b>3211</b>	<b>40.1</b>	<b>231</b>

Source: Department of Conservation - Maine Forest Service, provided in 2014

Notes: Data compiled from Confidential Year End Landowner Reports to Maine Forest Service. To protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the Town.

2. *A map and/or description of the community's farms, farmland, and managed forest lands and a brief description of any that are under threat.*

As noted, the Town has several agricultural operations. Most forests are not managed for timber harvesting. See the map titled Land Cover for areas of forested (almost 6,676 acres, 61.2%) and cultivated lands (about 1,353 acres, 12.4%) among other categories. Land in the shoreland is subject to both development pressure and the Shoreland Zone provisions that seek to protect vegetation near waterbodies. Threats to lands suitable for farming and forestlands are low given the small amount of development seen in the recent period.

3. *Information on the number of parcels and acres of farmland, tree growth, and open space enrolled in the state's farm, tree growth, and open space law taxation programs, including changes in enrollment over the past 10 years.*

Morrill has 864 acres of land enrolled in the Tree Growth Program as of 2013, consisting of 12 parcels. Since 2000, 10 parcels were added in the Tree Growth Program, 1 parcel was withdrawn.

<b>Summary of Tree Growth Information for Morrill</b>								
Year	# of Parcels	Acres				Tree Growth Total Value	Acres Withdraw	Penalties Assessed
		Soft Wood	Mixed Wood	Hard Wood	Tree Growth Total			
2012	12	201	473	243	917	\$195,475	0	\$0
2013	12	201	473	243	917	\$198,974	0	\$0
2015	11	179	442	243	864	\$189,904	53	

Sources: Maine Revenue Services, provided in 2014, Morrill Assessor 2015 data

Morrill has 446 acres of land enrolled in the Farmland Program as of 2013 (192 cropland, 254 woodland).

<b>Summary of Farmland Program Information for Morrill</b>								
Year	# of Parcels	Acres			Cropland Valuation	Woodland Valuation	Acres Withdraw	Penalties Assessed
		First Classified	Cropland	Woodland				
2012	11	0	192	254	\$57,600	\$58,170	0	\$0
2013	11	0	192	254	\$57,600	\$59,126	0	\$0
2015	11	0	192	304.5	\$57,600	\$71,904	0	\$0

Sources: Maine Revenue Services, provided in 2014, Morrill Assessor 2015 data

Morrill has 45 acres of open space enrolled in this program, consisting of 1 parcel. This statute has been revised in August 2012 to also include areas in forest management. Since 2000, 1 parcel was added in the Open Space Program; 0 parcels were withdrawn.

4. A description of any community farming and forestry activities (e.g. community garden, farmer’s market, or community forest).

The Town has one farmers market in summer during growing season. There are private farm stands seasonally. The largest farmers market is nearby in Belfast. The Town has no community gardens. The Town has no community forests.

**Policies**

1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.
2. To support farming and forestry and encourage their economic viability.
3. To promote the use of best management practices for timber harvesting and agricultural production.

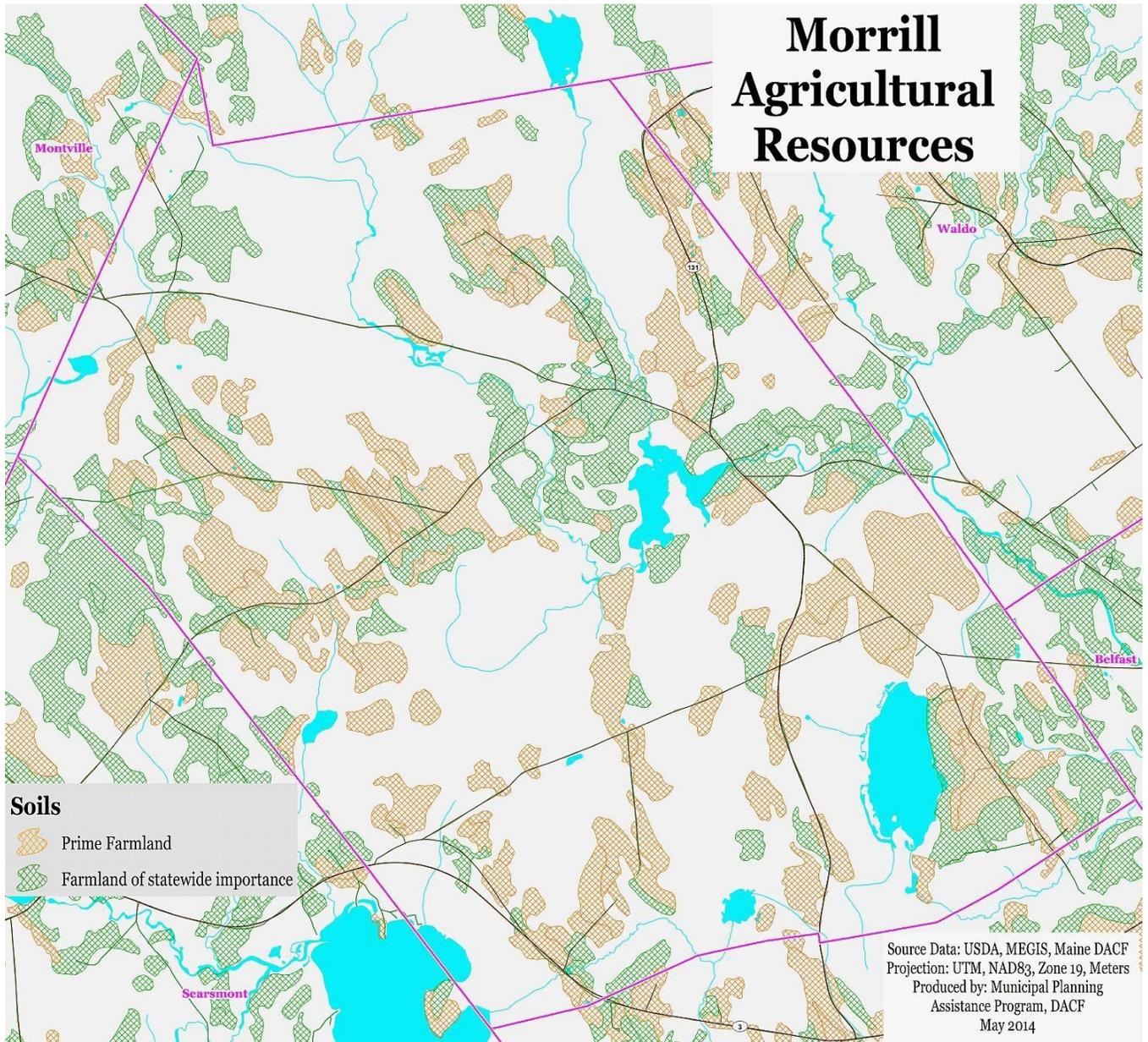
**Strategies**

<b>Agricultural and Forest Resources: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
(1) Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	Planning Board and Code Enforcement Officer	Immediate and Ongoing
(2) Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Board and Code Enforcement Officer	Immediate and Ongoing
<p>(3) Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.</p> <ul style="list-style-type: none"> <li>• The Town should review the potential of conservation subdivision regulations in sensitive areas. To preserve open spaces, forestland, and farm fields and should consult with Maine Forest Service District Forester and Soil and Water Conservation District staff when developing these regulations.</li> </ul>	Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote	Immediate

<b>Agricultural and Forest Resources: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<p>(4) <i>Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.</i></p> <ul style="list-style-type: none"> <li><i>The Town should review the Resource Protection Zones to enlarge these zones in order to preserve wildlife habitat, recreational needs, groundwater activity recharge areas, and should consult with Maine Forest Service District Forester and Soil and Water conservation District staff and the State Beginning with Habitat Online Toolbox when</i></li> </ul>	<p>Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote</p>	<p>Midterm</p>
<p>(5) <i>Encourage owners of productive farm and forest land to enroll in the current use taxation programs.</i></p> <ul style="list-style-type: none"> <li><i>The Town should put out information concerning the tax advantages of State programs for farming and forestry enterprises and encourage owners of farm and forestland to enroll in current use taxation programs.</i></li> </ul>	<p>Selectmen, Town Clerk, Planning Board, and Code Enforcement Officer</p>	<p>Immediate and Ongoing</p>
<p>(6) <i>Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your own operations.</i></p>	<p>Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote</p>	<p>Midterm</p>
<p>(7) <i>Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.</i></p>	<p>Selectmen</p>	<p>Long Term</p>

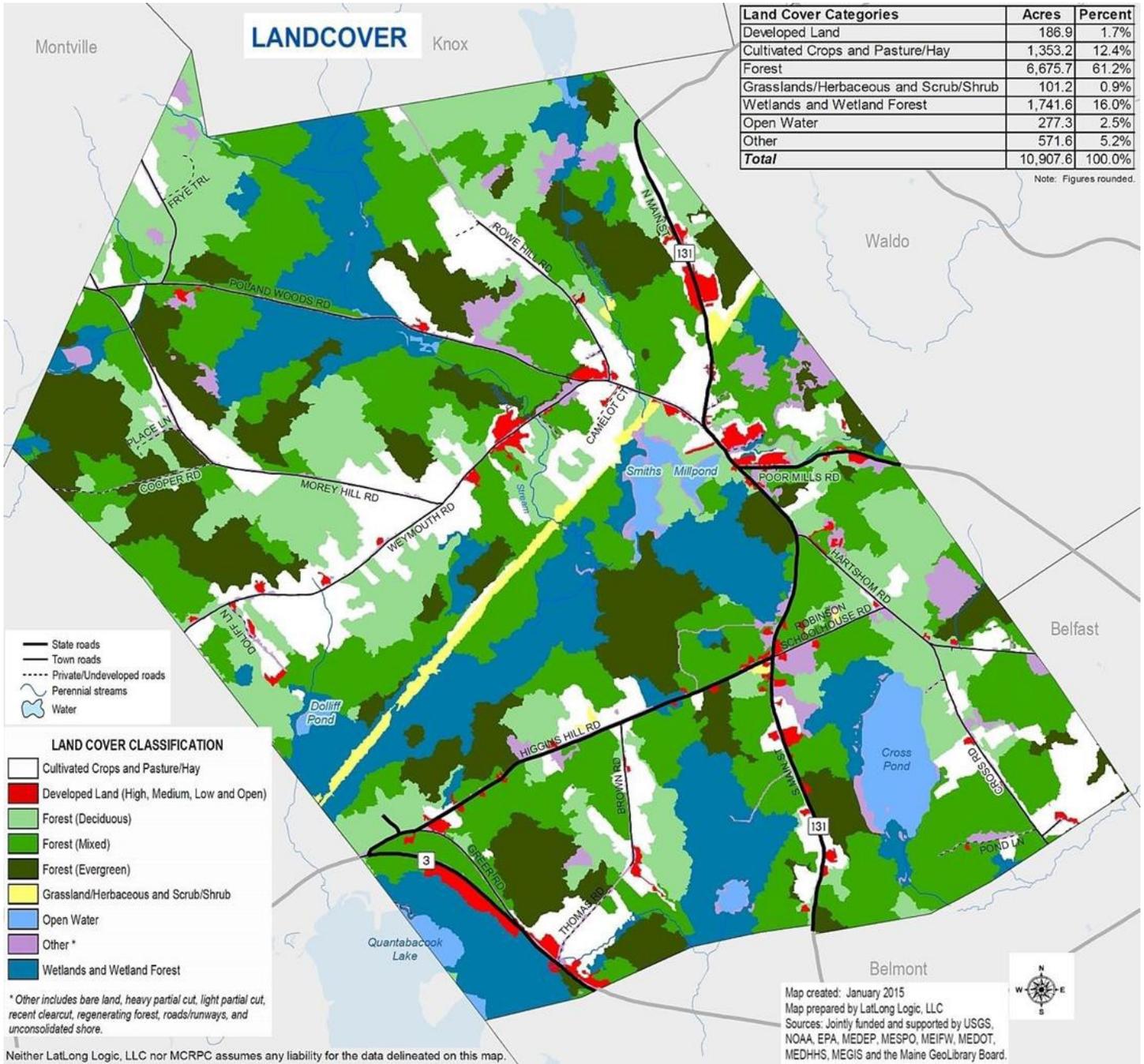
Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

**Farmland Soils: Prime and of Statewide Importance**



Source: USDA, MeGIS, and Maine DACF

# Land Cover



Sources: USGS, NOAA, EPA, Maine DEP, Maine IFW, and Maine DOT

## POPULATION AND DEMOGRAPHICS

### Introduction

An important goal of this comprehensive plan is to relate the demographics of a community with its economy, development and environment. Most of the chapters and the recommendations of this plan are dependent upon or strongly influenced by the size and composition of the current and forecasted population. The planning period for this comprehensive plan is ten years.

### *State Goal*

*None required.*

### *Analyses*

- 1. Is the rate of population change expected to continue as in the past, or to slow down or speed up? What are the implications of this change?*

After significant growth in the 1970s (23.4%), 1980s (27.3%), and 1990s (20.2%), growth continued but at a decelerated rate in the first decade of the 2000s (14.2%). Morrill's population in the year 2010 was 884 persons. In 2015, the estimated population was 878. The State projects that Morrill's population will increase to 950 persons in 2025 and then to 962 in 2030. The modest growth projected will allow the Town the time to plan for future development, and will place little pressure on local government to expand services. The State forecasts that Waldo County as a whole will decrease somewhat in population from 2015 to 2025 (-2.1%) and from 2025 to 2030 (-1.5%).

- 2. What will be the likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?*

The median age of Morrill and Waldo County residents is increasing. In 2000, Morrill's median age was 36.9, and has since risen to an estimated 44.2 in 2013. The Waldo County median age increased from 39.3 in 2000 to an estimated 44.4 in 2013. An age distribution table is shown in the Condition and Trends section below. From 2000 to 2013, Morrill lost population in these age groups: under-5 to 9, and 25 to 44. The Town gained population in all other age groups. The data suggest that some families with young children have left the community, while older individuals have decided to remain here or move into the community. There is variation however among the age groups, so that some young adults may continue to stay in the area if they are able to support themselves, and some older persons may choose to move from Morrill to areas nearby like Belfast that have multiunit housing and assisted living facilities.

The overall demand for housing might increase more than the increase in year round population growth, but that increase would be more modest than seen in previous

decades. It is possible that if the declining median household size trend continues, which in 2013 was estimated at 2.66 persons for the Town down from 2.95 in 1990, there will be more housing being built than would normally be expected based solely upon the total projected year round population and to meet seasonal (vacation) housing demand. Some existing housing may be modified for elderly residents who wish to stay in their homes, while more accessible new housing is likely to be built for and marketed to persons with age-related physical limitations. See the Housing Chapter for more information including projected housing demand.

The demand for municipal services might change to reflect the aging of the population, for example, home wellness checks, improved street lighting and signage. The school district encompasses several communities. Since Waldo County has seen an aging of its population, it is likely that school enrollments will not increase significantly. See the Public Facilities and Services Chapter for more information.

*3. Does your community have a significant seasonal population, is the nature of that population changing? What is the community's dependence on seasonal visitors?*

Morrill has a small seasonal population. The Census estimated in 2010 that the Town had 18 units of housing that was for seasonal use, out of 379 total housing units. The average family size for the United States was 3.17 persons in 2010. Accordingly, Morrill's seasonal housing might accommodate an additional 57 persons. Some persons rent their homes informally, for which no data is available. Most residents who work do so outside of the Town, many in Waldo County. A portion of the regional economy depends on tourism, and so residents employed in that sector depend on seasonal visitors, who often stay in coastal communities. See the Economy Chapter for more information.

*4. If your community is a service center or has a major employer, are additional efforts required to serve a daytime population that is larger than its resident population?*

Morrill is not a service center community. Most businesses in Morrill employ just one or a few people each. There is no one major large employer. Most residents who work do so outside of Morrill (80.5% estimated in 2013). See the Economy Chapter for more information.

**Conditions and Trends**

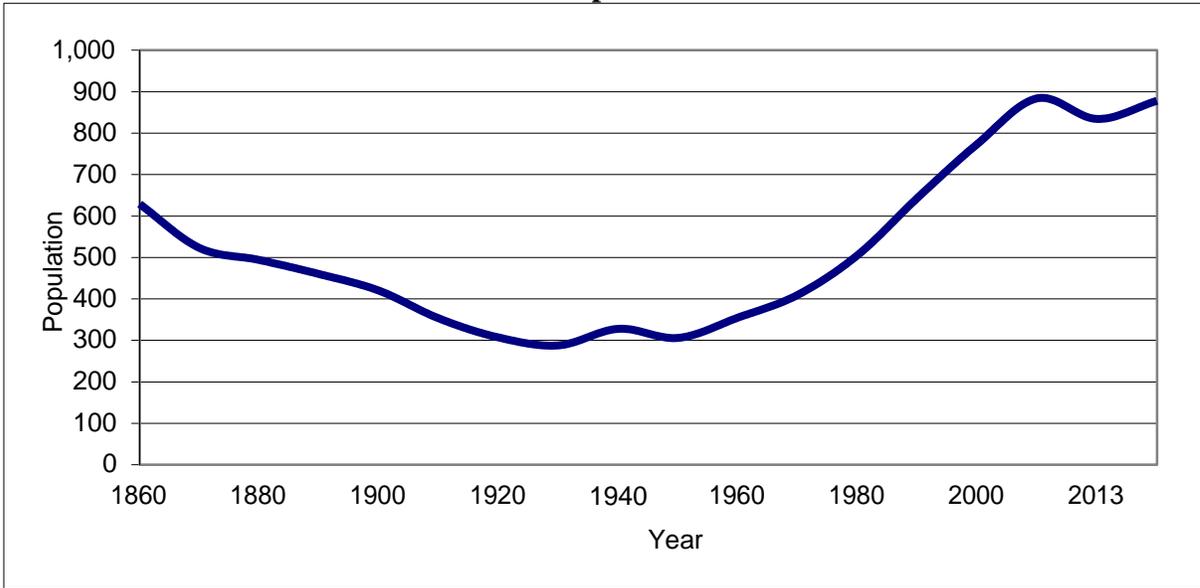
*1. The community’s Comprehensive Planning Population and Demographic Data Set (including relevant local, regional, and statewide data) prepared and provided to the community by the Office or its designee.*

Morrill was incorporated in 1855. The next table starts with the first decennial census year for Morrill, 1860, in which the Town’s population was 629. Morrill’s population declined to 288 in 1930. Since then it increased to a peak of 884 in 2010. Current estimates remain below that peak, 878 in 2015, and are forecast by the State to reach 950 persons by 2025 and 962 persons by 2030. For planning purposes, Morrill is anticipated to have up to 1,000 year round residents by 2026. Waldo County is forecast to decrease modestly in population over the next fifteen years.

<b>Total Population of Morrill and Waldo County</b>				
<b>Year</b>	<b>Morrill</b>	<b>% Change</b>	<b>Waldo County</b>	<b>% Change</b>
1860	629		38,447	
1870	523	-16.9%	34,522	-10.2%
1880	494	-5.5%	32,463	-6.0%
1890	460	-6.9%	27,759	-14.5%
1900	420	-8.7%	24,185	-12.9%
1910	353	-16.0%	23,383	-3.3%
1920	307	-13.0%	21,328	-8.8%
1930	288	-6.2%	20,286	-4.9%
1940	328	13.9%	21,159	4.3%
1950	306	-6.7%	21,687	2.5%
1960	355	16.0%	22,632	4.4%
1970	410	15.5%	23,328	3.1%
1980	506	23.4%	28,414	21.8%
1990	644	27.3%	33,018	16.2%
2000	774	20.2%	36,280	9.9%
2010	884	14.2%	38,786	6.9%
2013 Est.	834	-5.7%	38,819	0.1%
2015 Est.	878	5.3%	39,031	0.5%
2025 Proj.	950	8.2%	38,224	-2.1%
2030 Proj.	962	1.3%	37,662	-1.5%

Sources: US Census for 1860-2010, American Community Survey for 2013, Claritas for 2015, Maine Office of Policy and Management for 2025 and 2030

### Morrill Population



Sources: US Census for 1860-2010, American Community Survey 2013, Claritas 2015

The total number of births exceeded the number of deaths to residents from 2000 to 2013. Of the change in population (+60 persons from 2000 to 2013 estimated), 65 was due to natural change and -5 was due to out-migration.

<b>Morrill Vitals – Net Migration</b>		
<b>Year</b>	<b>Deaths</b>	<b>Births</b>
2000	7	12
2001	6	13
2002	5	8
2003	3	13
2004	9	11
2005	3	11
2006	7	12
2007	6	9
2008	6	15
2009	6	11
2010	6	9
2011	8	12
2012	5	9
2013	9	6
Total	86	151
<b>Natural Change</b>		+65
<b>Net Migration</b>		-5

Sources: Maine Office of Data, Research, and Vital Statistics, 2015

Overall, the population increased by an estimated 60 persons between 2000 and 2013 in Morrill. These age groups in Town have increased in size: 10 to 24 and 45+. These age groups decreased: under 5 to 9, and 25 to 44. For Waldo County, growth was seen in groups aged under 5, 20 to 24, and 55+. The median age of Morrill residents has increased by 7.3 years since 2000.

Population by Age Estimates	Morrill				Waldo County			
	2000	2010	2013	% Change	2000	2010	2013	% Change
Under 5 years	47	56	37	-21.3%	2,042	2,072	2,085	2.1%
5 to 9 years	68	62	22	-67.6%	2,425	2,185	2,150	-11.3%
10 to 14 years	59	63	88	49.2%	2,721	2,344	2,292	-15.8%
15 to 19 years	47	69	65	38.3%	2,461	2,495	2,445	-0.7%
20 to 24 years	32	45	37	15.6%	1,850	1,973	2,027	9.6%
25 to 34 years	111	92	80	-27.9%	4,321	4,035	4,059	-6.1%
35 to 44 years	124	112	100	-19.4%	5,774	4,769	4,695	-18.7%
45 to 54 years	120	147	153	27.5%	6,032	6,228	6,004	-0.5%
55 to 59 years	49	60	67	36.7%	2,026	3,299	3,276	61.7%
60 to 64 years	32	55	64	100.0%	1,681	3,106	3,175	88.9%
65 to 74 years	50	75	73	46.0%	2,757	3,591	3,883	40.8%
75 to 84 years	26	36	39	50.0%	1,629	1,920	2,100	28.9%
85 years +	9	12	9	0.0%	561	769	628	11.9%
Median Age	36.9	40.9	44.2	19.8%	39.3	44.1	44.4	13.0%

Source: US Census, American Community Survey 5-year estimates for 2009-2013

In 2013, Morrill and Waldo County had a similar proportion of residents with a high school degree. Morrill had a somewhat smaller proportion of residents with a bachelor's degree than does Waldo County. See the Public Facilities Chapter for current enrollment figures in area schools.

Educational Attainment of those aged 25 years and over	Morrill			Waldo County		
	2000	2013	% Change	2000	2013	% Change
Less than 9th grade	26	15	-42.3%	1,295	660	-49.0%
9th to 12th grade, no diploma	40	37	-7.5%	2,529	1,799	-28.9%
High school graduate (includes equivalency)	234	196	-16.2%	9,630	10,109	5.0%
Some college, no degree	77	139	80.5%	4,210	5,320	26.4%
Associate degree	36	53	47.2%	1,609	2,093	30.1%
Bachelor's degree	79	89	12.7%	3,599	4,909	36.4%
Graduate or professional degree	17	56	229.4%	1,946	2,930	50.6%
% High School Graduate or Higher	87.0%	91.1%	4.7%	84.6%	91.2%	7.8%
% Bachelor's Degree or Higher	18.9%	24.8%	31.2%	22.3%	28.2%	26.5%

Source: US Census, American Community Survey 5-year estimates for 2008-2012 and 2009-2013

The average household size has decreased in Morrill and in Waldo County. This trend is due to several factors: a lower proportion of married couples, fewer children per family, and more people living alone longer. Declines in average household size can result in more growth of the housing stock even when population growth is small. See the Housing Chapter for more information.

<b>Average Household Size</b>		
<b>Year</b>	<b>Morrill</b>	<b>Waldo County</b>
1990	2.95	2.63
2000	2.69	2.43
2010	2.62	2.33
2013 Est.	2.66	2.32
% Change	-9.8%	-11.8%

Source: US Census, American Community Survey 5-year estimates 2009-2013

***Policies***

*None required.*

***Strategies***

*None required.*

## ECONOMY

### Introduction

This chapter describes the local and regional economy, including employment sectors, businesses, employment rates, and retail sales. Recommendations are made to improve Morrill's economy.

### State Goal

*Promote an economic climate that increases job opportunities and overall economic well-being.*

### Analyses

1. *Is the economy experiencing significant change, and how does this, or might this, affect the local population, employment, and municipal tax base?*

Growth in the local economy has been limited by the slow statewide and national economies. The size of the local labor force has increased over the past ten years, as have wages. The number of Morrill businesses is relatively small. Total unemployment has increased at the Town, County and State levels. Morrill residents earn more on average than other Waldo County residents do but below State residents on average. Most Morrill residents who work commute to areas with greater employment opportunities outside of the Town but still within Waldo County, especially to Belfast. As described in the Population and Demographics Chapter, the Town's population is aging, with more retirees who are not dependent upon the local economy for their income.

The municipal tax base is generated largely from residential property taxes. The residential housing market decline has put pressure on municipalities to conduct revaluations of properties to reflect reduced sales prices, which could affect municipal property tax revenue collections. Additionally, projected reductions in Maine's state revenue sharing funding will further exacerbate the Town's revenue-receipt concerns. See the Fiscal Chapter for more information.

2. *Does the community have defined priorities for economic development? Are these priorities reflected in regional economic development plans?*

None at this time.

3. *Is there a traditional downtown or village center(s) in the community? If so, are they deteriorating or thriving?*

Small businesses are located throughout the Town. The village area has seen little new development since 2000, but has been relatively stable.

Most municipal investments have been related to the maintenance of existing roads

and buildings. See the Transportation Chapter and Public Facilities Chapter for a description of these efforts.

*4. Is tourism an important part of the local economy? If so, what steps has the community taken to support this industry?*

As shown in the Population and Demographics Chapter, Morrill has a small seasonal population. Tourism is a small part of the Town's economy. Small businesses and individuals have established themselves to provide the service needs of retired or seasonal residents; these would include construction, painting, landscape care, cleaning, plowing services, electrical, plumbing, security and property management.

To date, the Town has not been involved in tourist based businesses and activities. See the Recreation Chapter for further discussion.

*5. Do/should home occupations play a role in the community?*

Some Morrill residents work several jobs over the course of the year. Much of this is seasonal and some of it operates out of homes. At least 45 and perhaps more households have home occupations. There is generally support for home occupations to continue to be allowed when compatible with surrounding residential uses. See the Chapters on Housing and Land Use for further discussion of this topic.

*6. Are there appropriate areas within the community for industrial or commercial development? If so, are performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape?*

There are limited areas suitable for industry. Areas most suitable for light industrial or commercial development in Morrill are limited. Sewer and three-phase power are not readily available in Town. Areas with wetlands, critical natural habitats, resource protected shore land, high value farmland soils, and residential neighborhoods are not suitable for industrial or commercial development. See the Future Land Use Plan Chapter for more information on suitable areas and on proposed ordinance performance standards to ensure that new industrial and commercial development does not degrade the quality or value of existing properties.

*7. Are public facilities, including sewer, water, broadband access or three-phase power, needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them?*

The small-scale and traditional type of development sought in Morrill does not necessarily require significant public expenditure for new infrastructure. However, if large-scale development were sought, new infrastructure would likely be needed.

Most of the Town depends upon well and septic, with the exception of the village area, which is served by the water district. See the Water Resources Chapter for more information.

See the Public Facilities Chapter and Existing Land Use Chapter for the limitations that this places on additional development.

Moderately high broadband Internet access via DSL is available in the Town. Telecommuting opportunities will continue to be constrained until greater bandwidth Internet service becomes available.

Three-phase power is available in an area from the Belfast Road up Main Street to the Community Center, according to Central Maine Power. No current usage of three-phase power is known and no need for this is anticipated.

The chief concern in providing new public facilities is cost. Current municipal revenues are not sufficient to upgrade services to subsidize new large-scale development. Large tax increases and/or additional long-term borrowing, a burden that is unlikely to be supported by Town voters, would be needed to make such public improvements. See the Fiscal Capacity Chapter for the Capital Investment Plan and for information on reserve accounts.

*8. If there are local or regional economic development incentives such as TIF districting, do they encourage development in growth areas?*

Not applicable at this time.

*9. How can/does the community use its unique assets such as recreational opportunities, historic architecture, civic events, etc. for economic growth?*

See the Recreation Chapter for discussion on this topic.

## **Conditions and Trends**

*Minimum data required to address Analysis:*

*1. The community's Comprehensive Planning Economic Data Set prepared and provided to the community by the Office or its designee.*

Since 2000, the Town's labor force had an increase of 51 persons. The unemployment rate went from 3.1% in 2000 to 6.9% in 2013 reflecting the downturn in the regional, State and national economies. In 2013, 33 persons in Morrill's labor force were unemployed and looking for work. This was 20 more people than in 2000.

<b>Morrill Employment</b>				
<b>Year</b>	<b>Civilian Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2000	425	412	13	3.1%
2010	455	426	29	6.4%
2011	465	429	36	7.7%
2012	471	432	39	8.3%
2013	476	443	33	6.9%
Change #	51	31	20	3.8
Change %	12.0%	7.5%	153.8%	122.6%

Source: Maine Department of Labor, Center for Workforce Research and Information  
Note: Annual Not Seasonally Adjusted Labor Force

Since 2000, Waldo County’s labor force increased by 960 persons. The unemployment rate went from 3.8% in 2000 to 7.6% in 2013. The County has had a somewhat higher unemployment rate than the Town. In 2013, 1,520 persons in the Waldo County labor force were unemployed and looking for work. This was 792 more people than in 2000.

<b>Waldo County Employment</b>				
<b>Year</b>	<b>Civilian Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2000	18,979	18,251	728	3.8%
2010	19,470	17,707	1,763	9.1%
2011	19,520	17,860	1,660	8.5%
2012	19,719	18,061	1,658	8.4%
2013	19,939	18,419	1,520	7.6%
Change #	960	168	792	3.8
Change %	5.1%	0.9%	108.8%	100.0%

Source: Maine Department of Labor, Center for Workforce Research and Information  
Note: Annual Not Seasonally Adjusted Labor Force

The State labor force grew by 36,527 persons from 2000 to 2013, while those unemployed and looking for work increased by 25,297 persons. The State unemployment rate rose to 6.7% in 2013, which was lower than the unemployment rate in Morrill and Waldo County.

<b>Maine Employment</b>				
<b>Year</b>	<b>Civilian Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2000	672,440	650,385	22,055	3.3%
2010	702,083	644,613	57,470	8.2%
2011	705,221	651,056	54,166	7.7%
2012	707,213	656,323	50,890	7.2%
2013	708,967	661,615	47,352	6.7%
<b>Change #</b>	36,527	11,230	25,297	3.4
<b>Change %</b>	5.4%	1.7%	114.7%	103.0%

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

Note: Annual Not Seasonally Adjusted Labor Force

According to the Maine Department of Labor, four new businesses were located in Morrill from 2003 to 2013, for 18 firms in total, employing 120 people. These figures do not fully account for sole proprietors and other home businesses, more of which are shown in a separate table below titled Morrill Businesses and Employers. Morrill businesses employed 57 more people at the end of this period. Reported average weekly wages in Morrill workplaces have increased by \$292 from 2003 to 2013. Eighty-six new businesses located in Waldo County from 2003 to 2013. Average wages for those who worked in Waldo County were higher than for those who worked in the Town.

<b>Annual Quarterly Census of Employment And Wages Total All Industries</b>	<b>2003</b>			<b>2013</b>		
	<b>Avg # of Firms</b>	<b>Avg Employ</b>	<b>Avg Weekly Wage</b>	<b>Avg # of Firms</b>	<b>Avg Employ</b>	<b>Avg Weekly Wage</b>
Morrill	14	63	\$345	18	120	\$637
Waldo County	1,046	11,354	\$504	1,132	10,988	\$654

Source: Maine Department of Labor

The median household income has been higher for Town residents than for residents of the County as a whole, but lower than the State median. Per capita income is lower in Town than at the county and state level due to the higher proportion of children in the Town. Generally, Morrill's income earners work outside of the Town, have retirement income, or work for themselves.

<b>Median Household Income</b>	<b>Morrill</b>	<b>Waldo County</b>	<b>Maine</b>
<b>2000</b>	\$ 34,583	\$33,986	\$37,240
<b>2010</b>	\$ 43,077	\$41,312	\$46,933
<b>2013</b>	\$46,607	\$42,221	\$48,453
<b>Percent Change</b>	34.8%	24.2%	30.1%

Source: US Census, American Community Survey (5-year estimates 2009-2013)

<b>Per Capita Income</b>	<b>Morrill</b>	<b>Waldo County</b>	<b>Maine</b>
<b>2000</b>	\$ 15,596	\$17,438	\$19,533
<b>2010</b>	\$ 20,726	\$22,213	\$25,385
<b>2013</b>	\$21,965	\$22,853	\$26,824
<b>Percent Change</b>	40.8%	31.1%	37.3%

Source: US Census, American Community Survey (5-year estimates 2009-2013)

In 2013, 18 families lived below the poverty line in Morrill out of an estimated 215 families. In 2000, 29 families lived below the poverty line out of an estimated 223 families. At 8.4%, the Town's family poverty rate in 2013 was lower than Waldo County (10.9%) and the State (9.1%). Poverty rates decreased at the municipal level, remained constant at the county level from 2000 to 2013, and increased statewide.

<b>Families Below Poverty Level</b>			
<b>Year</b>	<b>Morrill</b>	<b>Waldo County</b>	<b>Maine</b>
2000	13.0%	10.9%	7.8%
2010	2.3%	10.2%	8.4%
2013	8.4%	10.9%	9.1%

Source: US Census, American Community Survey (5-year estimates 2009-2013)

The poverty level in 2013 was \$19,530 for a three-person family. The next table shows federally defined poverty levels by family size.

<b>2013 Poverty Guidelines for the 48 Contiguous States and the District of Columbia</b>	
<b>Persons in family/household</b>	<b>Poverty guideline</b>
1	\$11,490
2	\$15,510
3	\$19,530
4	\$23,550
5	\$27,570
6	\$31,590
7	\$35,610
8	\$39,630
For families/households with more than 8 persons, add \$4,020 for each additional person.	

Source: U.S. Department of Health and Human Services

The two largest occupational sectors in Morrill in 2013 were 'management, business, science, arts' and 'sales and office'. These were key sectors for Waldo County as well. The fastest growing sector for both the Town and the County are 'service' occupations.

Occupation Categories	Morrill			Waldo County		
	2000	2013	Change	2000	2013	Change
Total civilian employed population 16 years and over	389	404	3.9%	17,315	18,064	4.3%
Management, business, science, arts	129	135	4.7%	5,251	5,881	12.0%
Service	54	67	24.1%	2,566	3,520	37.2%
Sales and office	111	101	-9.0%	4,150	4,013	-3.3%
Natural resources, construction, and maintenance	36	41	13.9%	2,491	2,261	-9.2%
Production, transportation, and material moving	59	60	1.7%	2,857	2,389	-16.4%

Source: US Census, American Community Survey (5-year estimates 2009-2013)

Total taxable retail sales decreased in Morrill from 2009 to 2013 by 17.5%. The largest local sector was 'Personal' and it grew by 3.6%, while the Businesses Operating sector lost 17.7%. Due to reporting threshold requirements, the other sectors of Building, Food Store, General, Other, Auto Trans, Restaurant and Lodging were combined in one category, which grew by 25.1%.

<b>Morrill Total Taxable Retail Sales (Annual) in THOUSANDS OF DOLLARS</b>						
Category	2009	2010	2011	2012	2013	Change
Total	2436	2456.3	2673.9	2674.6	2010.3	-17.5%
Personal	1022.9	1126.1	671.3	665.9	1059.5	3.6%
Business Operating	849.7	1115	1063.2	1458.2	699.5	-17.7%
All other categories	17.5	13.7	0	32.4	21.9	25.1%

Source: Maine Revenue Services,

Note: To use these dollar figures, multiply by \$1,000.

Waldo County recorded an increase of 13.4% in total taxable retail sales from 2009 to 2013. The largest increases were in ‘Lodging’ and in ‘Auto Transportation’. The only sector to record a decline was ‘Business Operating’.

<b>Waldo County Total Taxable Retail Sales (Annual) in THOUSANDS OF DOLLARS</b>						
<b>Category</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>Change</b>
Total	217695.4	217776.2	227081.7	236363.5	246860.2	13.4%
Personal	199124.8	201197.9	209050.8	219162.1	228629.7	14.8%
Business Op	18570.6	16578.3	18030.9	17201.4	18230.5	-1.8%
Building	39358.4	34860.1	36343.0	38902.9	39500.1	0.4%
Food Store	39800.6	40736.6	40966.6	43554.3	44887.7	12.8%
General	24821.2	25681.4	24950.5	25539.9	26759.1	7.8%
Other	20651.2	21487.0	22515.3	23803.8	24311.5	17.7%
Auto Trans	37007.6	39043.0	42795.0	42996.7	46898.0	26.7%
Restaurant	27969.7	29219.5	30456.8	32355.1	33759.1	20.7%
Lodging	9516.1	10170.3	11023.6	12009.4	12514.2	31.5%

Source: Maine Revenue Services, Note: To use these dollar figures, multiply by \$1,000.

Maine Revenue Services category descriptions:

Total Retail Sales: Includes Consumer Retail Sales plus special types of sales and rentals to businesses where the tax is paid directly by the buyer (such as commercial or industrial oil purchase).

Business Operating: Purchases for which businesses pay Use Tax, i.e., for items that are used by the business in its operation (like shelving and machinery) and not re-sold to consumers.

Building Supply: Durable equipment sales, contractors' sales, hardware stores and lumberyards.

Food Stores: All food stores from large supermarkets to small corner food stores. The values here are snacks and non-food items only, since most food intended for home consumption is not taxed.

General Merchandise: In this sales group are stores carrying lines generally carried in large department stores. These include clothing, furniture, shoes, radio-TV, household durable goods, home furnishing, etc.

Other Retail: This group includes a wide selection of taxable sales not covered elsewhere. Examples are dry good stores, drug stores, jewelry stores, sporting good stores, antique dealers, morticians, bookstores, photo supply stores, gift shops, etc.

Auto Transportation: This sales group includes all transportation related retail outlets. Included are auto dealers, auto parts, aircraft dealers, motorboat dealers, and automobile rental, etc.

Restaurant/Lodging: All stores selling prepared food for immediate consumption. The Lodging group includes only rental tax.

*2. A brief historical perspective on how and why the current economy of the community and region developed.*

Morrill began as a community of farmers. Over the last fifty years, a good portion of that farming ceased, although farming does continue on a smaller scale. The Town, which had once been largely cleared for agriculture has since reverted to forest and rural residential uses in most areas.

The growth of manufacturing, which had employed many in the workforce for generations, occurred principally in larger communities like neighboring Belfast. Coastal communities like Belfast had a variety of marine-based businesses, some of which continue to this day. Improvement in the roadway networks, especially during the second half of the twentieth century, allowed more people to live farther from their workplaces in search of less expensive land and housing. Service sector employment (both public and private, and in low, moderate and high wage occupations) has surpassed manufacturing over the past four decades. Commuting has sustained predominantly residential towns like Morrill. However, there are important businesses located in the Town that provide needed services to residents. There have been and continue to be opportunities for business development that is in keeping with the character of Morrill like small-scale, traditional trades, and home-based occupations.

Telecommunications with improved broadband services allow more people to work where they want to, usually out of their homes with occasional trips to business meetings elsewhere. Greater bandwidth Internet capabilities are available in cities today and will be needed here if Morrill residents want to participate in the information economy.

*3. A list of local and regional economic development plans developed over the past five years, which include the community.*

The Eastern Maine Economic Development District, which includes portions of Waldo County and surrounding areas, prepares annual Comprehensive Economic Development Strategy (CEDS) reports. These reports outline economic trends and inventory planning and projects underway that seek to improve the economy by creating or retaining employment and services, and proposals for which there is community interest and for which funding from the U.S. Economic Development Agency is possible. Morrill projects were not included in the 2010, 2011 or 2012 CEDS, the latest available.

*4. Where does the community's population work and where do employees in your community reside? A description of the major employers in the community and labor market area and their outlook for the future.*

As shown in the next table for the period 2009-2013, most Morrill residents who work do so in Waldo County (68%); of these, 19.5% work within Morrill. In 2000, 65.4% of Morrill residents worked in Waldo County; of these, 13.7% worked within Morrill.

Work Place, 2009-2013 Category	Morrill Residents		County		Maine	
	Count	Percent	Count	Percent	Count	Percent
Total:	394	100.0%	17,395	100.0%	633,153	100.0%
Worked in town of residence	77	19.5%	4,699	27.0%	13,156	20.8%
Worked in county of residence	268	68.0%	10,258	59.0%	496,573	78.4%
Worked outside county of residence	119	30.2%	6,928	39.8%	138,813	21.9%
Worked in state of residence	387	98.2%	17,186	98.8%	629,460	99.4%
Worked outside state of residence	7	1.8%	209	1.2%	3,693	0.6%

Source: U.S. Census Bureau, American Community Survey (5-year estimates 2009-2013)

Most Morrill commuters (77.2%) drove to work alone. A modest percent (7.1%) carpooled. Almost 12% of Morrill residents worked at home.

Transportation - Travel To Work, 2009-2013 Categories	Morrill		Waldo County		Maine	
	Count	Percent	Count	Percent	Count	Percent
Total	394	100.0%	17,395	100.0%	633,153	100.0%
Car, truck, or van - drove alone	304	77.2%	13,156	75.6%	496,573	78.4%
Car, truck, or van - carpooled	28	7.1%	1,893	10.9%	63,713	10.1%
Public transportation (excluding taxicab)	0	0.0%	73	0.4%	3,828	0.6%
Walked	13	3.3%	573	3.3%	25,297	4.0%
Taxicab, motorcycle, bicycle, or other means	2	0.5%	328	1.9%	10,102	1.6%
Worked at home	47	11.9%	1,372	7.9%	33,640	5.3%

Source: U.S. Census Bureau, American Community Survey (5-year estimates 2009-2013)

Average travel times are longer for Morrill workers than for the county and state.

Travel Time to Work, 2009-2013	Morrill	Waldo County	Maine
Average in Minutes	28.0	26.5	23.3

Source: American Community Survey (5-year estimates 2009-2013)

Most businesses in Morrill employ just one or a few people each. The next table shows a partial listing in 2014.

Morrill Businesses and Employers	
Name	Address
A & N Gifts (Thorpe)	77 Morey Hill Road
Acadia Alpacas	96 Weymouth Road
Aldenet(John Alden)	102 North Main St
Andrew Kirk Painting	37 Rowe Hill Road
Andy Hurd's Trucking	Poors Mill Road
Baskets and Things (Beth King)	16 Poors Mill Road
Benjamin Motorsports	7 Benjamin Lane

<b>Morrill Businesses and Employers</b>	
Belfast Boatyard	52 South Main St.
Bloods Drywall (Avon)	169 North Main St.
Brown Meat Cutting	68 North Main St.
Century Farm (Kiffin)	133 North Main St.
Clay Beach Plumbing Heating	185 South Main St.
Cliffs Welding & Radiator Repair	189 North Main St.
Colonial Coach & Cycle	64 South Main St.
Concrete Works (Cliff Littlefield)	217 Weymouth Road
Cross Patch Farms	61 Cross Road
Dana S Heavy Equipment	15 Morey Hill Road
Doolan Carpentry	9 Traditional Way
Fire Department	46 Weymouth Road
Forest Thompsons Products	84 South Main St.
Free Spirit Farm (Donovan)	North Main St.
Gladys Weymouth School	2 South Main St.
Heavenly Crab (Skidgell)	52 South Main St.
Hillside Performance	Rowe Hill Road
Hurds's Garage	1206 Augusta Road
Hurd's Welding & Machine Works	67 S Main St.
Jim Bahoosh Builder	114 North Main St.
Jim Sprague Logging	74 Brown Road
Lisa's Upholstery	52 South Main St
Little Valley Carpentry Painting	375 Weymouth Road
Long Shadow Farm	79 Poors Mill Road
Maine Granola Co.	124 N Main St.
Maine Ironwood Farms, School	67 Captain Cushman Road
Mill Stream Cattle Company	26 Mill Stream Lane
Metaphor Bronze Title Works	245 South Main St.
Miss B Soapworks	85 South Main St.
Morrill Baptist Church	25 South Main St.
Morrill General Inc. (convenience store)	5 North Main St.
Morrill Town Office	44 Weymouth Road
Morrill Water District	Main Street PO Box 115
Ocean Farms Technologies Inc.	52 South Main St.
Puddleduck Retrievers	134 Higgins Hill Road
Reynolds Electric	Poors Mill Road
Ruffin It Guide Service	84 Main St.
RW Goff Inc.	93 Poors Mill Road
Sarah Johnsons Quilt's(J. Sprague)	74 Brown Rd
Sawmill Charles Littlefield	165 Weymouth Road
Shady Hollow Farm (Manchester)	40 Pond Lane
Shear Talent Country Style	93 Weymouth Road

<b>Morrill Businesses and Employers</b>	
Simmons Trucking (Brian Simmons)	32 Morey Hill Road
Sugar Shack (Simmons)	261 Weymouth Road
Summit Property Investment	147 South Main St.
Suretech Industries (Manton)	38 Weymouth Rd
Tani Farms	125 Morey Hill Road
The Interface Financial Group	125 Morey Hill Road
The Little Garlic Girl Farm (Swebilius)	345 Weymouth Road
TPL Associates (Roach)	125 Morey Hill Road
Tri-Town Snow Rider's Club	Brown Road
US Post Office	63 North Main St.
Vita-Health Plus	4 Hurds Drive
Wellness In The Woods	21 Frye Mountain Road

For those living in Morrill and commuting elsewhere to work, there are varied opportunities within Waldo County. The next table lists the 25 largest employers in Waldo County ranked by the number of employees. According to the Maine Department of Labor, FIA Card Services Athena Health Inc and Waldo County General Hospital each employ between 501 and 1,000 employees each. All other firms in Waldo County employ fewer than 500 people each.

<b>Top 25 Private Employers In Waldo County By Average Monthly Employment (2nd Quarter 2014)</b>		
<b>Rank</b>	<b>Name</b>	<b>Business description</b>
1	Athenahealth Inc.	Office administrative services
2	FIA Card Services NA	Credit card issuing
3	Waldo County General Hospital	General medical and surgical hospitals
4	Bank Of America Na	Commercial banking
5	Group Home Foundation Inc.	Residential developmental disability homes
6	Hannaford Bros Co	Supermarkets and other grocery stores
7	Unity College	Colleges and universities
8	Sweetser	Residential mental and substance abuse care
9	Pride Manufacturing Company LLC	Miscellaneous wood product manufacturing
10	Mathews Brothers Co	Wood window and door manufacturing
11	Tall Pines Healthcare Inc.	Assisted living facilities for the elderly
12	Penobscot Frozen Foods	Frozen fruit/vegetable manufacturing
13	Marine Harvest USA, LLC	Seafood product preparation and packaging
14	Front Street Shipyard	Boat building
15	Robbins Lumber Inc.	Sawmills
16	Maine Fair Trade Lobster LLC	Seafood product preparation and packaging
17	Hamilton Marine Inc.	Boat dealers
18	Harbor Hill	Nursing care facilities, skilled nursing
19	Broadreach Family & Community	Child and youth services

<b>Top 25 Private Employers In Waldo County By Average Monthly Employment (2nd Quarter 2014)</b>		
<b>Rank</b>	<b>Name</b>	<b>Business description</b>
20	Irving Oil Terminals Inc.	Petroleum bulk stations and terminals
21	Waldo Community Action Partners	Child and youth services
22	Point Lookout Resort	Hotels and motels, except casino hotels
23	Belfast Cooperative Store	All other general merchandise stores
24	Viking Inc.	Other building material dealers
25	McDonalds	Limited-service restaurants

Source: Maine Department of Labor

The medical sector provides a significant amount of employment in low, moderate and high wage positions. Given the forecasted aging of the region's population, this sector is likely to continue growing regardless of the overall condition of the State or national economy. Tourism- related activities also support numerous businesses.

The State's major private sector employers are found in service center communities like Augusta, Bangor and Portland. Many of these employers have multiple locations. Retail tops the list followed by medical services.

<b>Top 25 Private Employers in Maine by Average Monthly Employment (2nd Quarter 2014)</b>				
<b>Rank</b>	<b>Name</b>	<b>Location</b>	<b>Employment Range</b>	<b>Business Description</b>
1	Hannaford Bros Co	Statewide	7,501 to 8,000	Supermarkets and other grocery stores
2	Wal-Mart / Sam's Club	Statewide	7,001 to 7,500	Discount department stores
3	Maine Medical Center	Portland	6,501 to 7,000	General medical and surgical hospitals
4	Bath Iron Works Corporation	Bath	5,001 to 5,500	Ship building and repairing
5	L.L.Bean, Inc.	Statewide	4,001 to 4,500	Mail order houses
6	Eastern Maine Medical Center	Statewide	3,501 to 4,000	General medical and surgical hospitals
7	Maine General Medical Center	Statewide	3,001 to 3,500	General medical and surgical hospitals
8	Central Maine Healthcare Corp	Lewiston	3,001 to 3,500	General medical and surgical hospitals
9	T D Bank N A	Statewide	2,501 to 3,000	Commercial banking
10	Unum Provident	Portland	2,501 to 3,000	Direct life insurance carriers
11	Shaws Supermarkets Inc.	Statewide	2,001 to 2,500	Supermarkets and other grocery stores
12	Webber Hospital Association	Statewide	1,501 to 2,000	General medical and surgical hospitals
13	Mercy Hospital	Portland	1,501 to 2,000	General medical and surgical hospitals

<b>Top 25 Private Employers in Maine by Average Monthly Employment (2nd Quarter 2014)</b>				
<b>Rank</b>	<b>Name</b>	<b>Location</b>	<b>Employment Range</b>	<b>Business Description</b>
14	Home Depot USA Inc.	Statewide	1,501 to 2,000	Home centers
15	Lowes Home Centers LLC	Statewide	1,001 to 1,500	Home centers
16	Verso Paper Corp.*	Statewide	1,001 to 1,500	Paper, except newsprint, mills
17	Goodwill Industries Of Northern N E	Statewide	1,001 to 1,500	Vocational rehabilitation services
18	S D Warren	Statewide	1,001 to 1,500	Paper, except newsprint, mills
19	Circle K	Statewide	1,001 to 1,500	Gasoline stations with convenience stores
20	Pratt & Whitney Aircraft Group	North Berwick	1,001 to 1,500	Aircraft engine and engine parts mfg.
21	St Mary's Regional Medical Center	Lewiston	1,001 to 1,500	General medical and surgical hospitals
22	Rite Aid of Maine Inc.	Statewide	1,001 to 1,500	Pharmacies and drug stores
23	Jackson Laboratory	Bar Harbor	1,001 to 1,500	Research and development in biotechnology
24	Bowdoin College	Brunswick	1,001 to 1,500	Colleges and universities
25	University of New England	Statewide	1,001 to 1,500	Colleges and universities

Source: Maine Department of Labor

Note: \*Closing announced after this ranking occurred.

### **Policies**

1. *To support the type of economic development activity the community desires, reflecting the community's role in the region.*
2. *To make financial commitments, if necessary, to support desired economic development, including needed public improvements.*
3. *To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.*

## Strategies

Economy: Strategies	Responsible Parties	Timeframe
<p>(1) <i>If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community’s economic development director, a regional economic development initiative, or other).</i></p> <ul style="list-style-type: none"> <li>• Appoint the Planning Board to track and evaluate the “State of the Morrill economy” and report to Selectmen on actions that could be taken to encourage Morrill’s business climate and investment.</li> </ul>	<p>Selectmen Planning Board</p>	<p>Mid Term</p>
<p>(2) <i>Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development</i></p> <ul style="list-style-type: none"> <li>• Amend as needed the site plan review ordinance to ensure that performance standards are sufficiently flexible to adapt to changing commercial needs while retaining compatibility with residential neighborhoods and adjacent properties.</li> </ul>	<p>Selectmen, Planning Board, and Town Meeting Vote</p>	<p>Immediate and Ongoing</p>
<p>(3) <i>If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)</i></p> <ul style="list-style-type: none"> <li>• Pursue other grant options.</li> </ul>	<p>Selectmen and Town Meeting Vote</p>	<p>See the Capital Investment Plan for items and timeframes</p>
<p>(4) <i>Participate in any regional economic development planning efforts.</i></p> <ul style="list-style-type: none"> <li>• The town would support economic development by researching community development Block Grants and other grant options.</li> </ul>	<p>Selectmen</p>	<p>Midterm and Ongoing</p>

Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

# HOUSING

## Introduction

This chapter identifies and analyzes housing trends, including tenure, type, age and affordability, and forecasts housing needs for the planning period. Residential uses predominate in Morrill and the property taxes collected fund municipal services and public schools.

## State Goal/ Minimum Policies

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

## Analyses

1. *How many additional housing units (if any), including rental units, will be necessary to accommodate projected population and demographic changes during the planning period?*

As noted in the Population and Demographics Chapter, the State projects that Morrill's population will increase to 950 persons in 2025 and then to 962 in 2030. The Town's average household size has decreased over several decades. In 2013, it was estimated at 2.66 persons down from 2.95 in 1990. With a projected population for planning purposes of up to 1,000 people by the year 2026, about 376 housing units would be needed for occupancy at the current household size. In 2013, the Census estimated there were 313 occupied housing units in Morrill out of 353 total housing units (occupied and vacant). Therefore, up to an additional 87 units would be needed for year-round use by 2026.

The Census estimates that 120 homes were built/located in Town from 1990 to 2013. From 2000 and 2013, the Census indicates that 22 homes were built/located in Town. Town Assessor and Planning Board records indicate that 27 housing units were built/located within Morrill from 2006 through 2015, for an annual average of 2.7. For planning purposes, up to 27 units of new housing is forecast based upon observed trends, for a projected total of 380 total units (occupied and vacant) by the year 2026. Some units currently classified by the Census as vacant could be converted to year-round use, partially offsetting the need for the construction of new units.

In the Census 2013 estimate there were 28 units of renter occupied housing in Morrill, which was 8.9% of the total estimated occupied housing stock. It is possible that rental housing could increase to 9.9% of total occupied housing over the next ten years, and if it does, that would mean out of the 27 additional units of new housing projected, three would be renter occupied, for a new total of 30 renter occupied units.

- 2. Is housing, including rental housing, affordable to those earning the median income in the region? Is housing affordable to those earning 80% of the median income? If not, review local and regional efforts to address issue.*

Affordability data from Maine Housing (also known as the Maine State Housing Authority) for the Belfast LMA Housing Market, which includes Morrill, indicated that in 2013, the median income household could afford 84% of the median home sale price and that 58% of households were unable to afford the median home price. Maine Housing does not have town level affordability data for Morrill.

The American Community Survey of the Census 2013 estimates that about 41 households with a mortgage (24.4% of households with a mortgage) in Morrill pay 30% or more of their monthly income on housing. Paying more than 30% of one's income is generally considered unaffordable. For those without a mortgage in Morrill, 30 households (26.1% of households without a mortgage) pay 30% or more of their income on housing. For Waldo County, 20.1% pay more than 30%, and for the State 17.5% of those without a mortgage pay 30% or more of their income on housing.

For those who rent their home in Morrill, 12 households (54.5% of occupied rental units) pay 30% or more on housing. For Waldo County, that percentage is 53.8% and for the State, it is 52.1%. More than half of all renters in Morrill are paying more for their housing than is generally considered affordable.

Morrill's housing stock in 2013 included 0.6% multi-unit housing, while Waldo County had 9.5% and the State had 19.1%. At 18.1%, the Town had a higher percentage of mobile homes as a proportion of its total housing than Waldo County (15%) and the State (8.9%). By definition, the State considers mobile homes as a form of affordable housing.

The Shoreland Zoning Ordinance, amended in 2014, and the Building Ordinance, amended in 2014, allow single-family dwelling units including mobile homes on individual lots town-wide. Residential multi-units are allowed in most areas with the exception of these shoreland districts: Stream Protection and Resource Protection. The minimum lot area per residential dwelling unit is 1 acre outside of shoreland zoning districts and 40,000 square feet within shoreland zoning districts.

Of those who responded to the question on affordable housing included in the public opinion survey conducted for this comprehensive plan, few saw the lack of affordable housing as a problem.

See the Conditions and Trends section for the number of subsidized units in Town and for a description of regional affordable housing efforts.

- 3. Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community?*

The Census estimated in 2010 that the Town had 18 units of housing for seasonal use, out of 379 total housing units. Morrill had a Census estimated eight seasonal housing units in 2013. However, this figure has a relatively large margin of error, and so is considered to underestimate the actual number of these units. While the Town does not actively monitor occupancy, there has been no observed impact on the community from conversions.

*4. Will additional low and moderate income family, senior, or assisted living housing be necessary to meet projected needs for the community? Will these needs be met locally or regionally?*

A significant portion of the forecasted population change in Morrill will be an increase in older age groups. The demand for housing to accommodate the needs of the elderly will increase. There are just a few subsidized housing units (vouchers) in Town. The construction of additional facilities potentially including assisted living could be used to meet future local demand. At present, more options for elderly housing including assisted living facilities are found in the larger service center communities of nearby Belfast and more distant Bangor. Given the efficiencies of scale required by federal funding agencies for elderly and subsidized housing projects, the location of medical facilities in Belfast, proximity to other social services and shopping amenities, and the existing range of housing stock, it is likely that service center communities will continue to provide the majority of the region's subsidized units.

*5. Are there other major housing issues in the community, such as substandard housing?*

For Morrill the Census recorded that no housing units lacked complete kitchens and none lacked complete plumbing. The Code Enforcement Office/Planning Board records indicate two substandard housing units in which there are current and ongoing violations of life safety codes that endanger occupants. Problems include safety and sewer issues.

*6. How do existing local regulations encourage or discourage the development of affordable/workforce housing?*

Statewide, affordable housing tends to be located on lots of 20,000 square feet or smaller, and/or as part of multi-unit residential development with public water and connections to sewer or community wastewater systems. The Morrill village area has a public water supply. There are no public sewers in Morrill. As noted, the minimum lot area for residential dwellings for Morrill is 1 acre outside of shoreland zoning districts and 40,000 square feet within shoreland zoning districts.

The allowance of mobile homes on individual lots town wide and multi-unit housing in certain areas provides for affordable housing opportunities outside of shoreland areas.

## Conditions and Trends

*Minimum data required to address Analyses:*

1. *The community's Comprehensive Planning Housing Data Set prepared and provided to the community by the Maine State Housing Authority, and the Office, or their designees.*

From 1990 to 2013, the total number of housing units increased by about 51.5% (+120 units) in Morrill, while the Town's year-round population increased by 29.5% (+190 persons) during the same period. The housing increase was due principally to the construction of new year-round units and the decline in average household size. There has been no increase in seasonal housing units 1990 to 2013. However, the 2000 figure of 18 units was 125% greater than the 1990 figure. Due to the margin of error (+/-9) in the 2013 figure, it is estimated that there are closer to 18 units of seasonal housing than the eight that were estimated most recently.

<b>Housing Units in Morrill</b>					
<b>Units by Tenure</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2013</b>	<b>Percent Change</b>
Total Units	233	331	379	353	51.5%
Occupied	218	299	337	313	43.6%
Vacant	15	32	42	40	166.7%
- Vacant, for rent	1	2	2	0	-100.0%
- Vacant, for sale only	0	2	9	8	--
- Vacant, rented or sold, not occupied	0	2	1	4	--
- For seasonal, recreational, occasional use	8	19	18	8	0.0%
- All other vacant	6	7	12	20	233.3%

Sources: US Census 1990, 2000, 2010, American Community Survey 5-year estimate 2009-2013

The increase in the number of housing units has occurred at a faster rate than the growth of population for Waldo County. Total population grew by about 17.6% from 1990 to 2013 countywide, while housing grew by 33.4%. Growth in both year-round and seasonal housing has been notable. Seasonal housing comprised about 16.3% of the County's total housing stock in 2013, with much of that type of housing in coastal communities.

<b>Housing Units in Waldo County</b>					
<b>Units by Tenure</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2013</b>	<b>Percent Change</b>
Total Units	16,181	18,904	21,566	21,579	33.4%
Occupied	12,415	14,726	16,431	16,448	32.5%
Vacant	3,766	4,178	5,135	5,131	36.2%
- Vacant, for rent	190	249	365	158	-16.8%
- Vacant, for sale only	236	216	325	336	42.4%
- Vacant, rented or sold, not occupied	167	137	151	88	-47.3%
- For seasonal, recreational, occasional use	2,719	3,069	3,670	3,523	29.6%
- All other vacant	454	507	624	1,026	126.0%

Sources: US Census 1990, 2000, 2010, American Community Survey 5-year estimate 2009-2013

The average household size has decreased at the Town and County level, as it has statewide and nationally.

<b>Average Household Size</b>		
<b>Year</b>	<b>Morrill</b>	<b>Waldo County</b>
1990	2.95	2.63
2000	2.69	2.43
2010	2.62	2.33
2013 Est.	2.66	2.32
% Change	-9.8%	-11.8%

Source: US Census, American Community Survey 5-year estimates 2009-2013

In 2013, about 81.3% of the Town’s housing stock was composed of single-family units (detached and attached). The County’s housing stock was 75.4% single-family units (attached and detached), while the State’s was 72% (attached and detached). Morrill’s housing stock included 0.6% multi-unit housing, while Waldo County had 9.5% and the State had 19.1%. At 18.1%, the Town had a higher percentage of mobile homes as a proportion of its total housing than Waldo County (15%) and the State (8.9%).

<b>Estimate of Units by Structure Type 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Total Est. Units	353	100%	21,579	100%	721,971	100%
1, detached	285	80.7%	16,084	74.5%	503,153	69.7%
1, attached	2	0.6%	197	0.9%	16,402	2.3%
2	2	0.6%	562	2.6%	37,389	5.2%
3 or 4	0	0.0%	554	2.6%	39,181	5.4%
5 to 9	0	0.0%	556	2.6%	27,728	3.8%
10 to 19	0	0.0%	179	0.8%	12,165	1.7%
20 or more	0	0.0%	203	0.9%	21,798	3.0%
Mobile home	64	18.1%	3,240	15.0%	63,928	8.9%
Boat, RV, van, etc.	0	0.0%	4	0.0%	227	0.0%

Sources: US Census American Community Survey 5-year estimate 2009-2013

According to the US Department of Housing and Urban Development, from 2004 to 2013, 54 housing unit permits were issued in Morrill. All were for units in single-family structures. Permit activity was greatest in 2004 to 2007.

<b>Housing Unit Building Permits Issued in Morrill</b>												
<b>Units</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>Sum</b>	<b>Avg</b>
<b>Total</b>	12	11	9	7	5	4	1	0	4	1	54	5.4
<b>In Single-Family Structures</b>	12	11	9	7	5	4	1	0	4	1	54	5.4
<b>In Multi-Family Structures</b>	0	0	0	0	0	0	0	0	0	0	0	0

Source: US Department of Housing and Urban Development

From 2004 to 2013, 1,146 housing unit permits were issued in Waldo County. About 3.1% of these permits were for multi-family structures. During this period, most building permit activity occurred from 2004-2007; however, most multi-unit permit activity occurred in 2013.

<b>Housing Unit Building Permits Issued in Waldo County</b>												
<b>Units</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>Sum</b>	<b>Avg</b>
<b>Total</b>	196	192	197	130	77	76	65	65	67	81	1,146	114.6
<b>In Single-Family Structures</b>	196	192	191	126	75	76	65	56	67	66	1,110	111
<b>In Multi-Family Structures</b>	0	0	6	4	2	0	0	9	0	15	36	3.6

Source: US Department of Housing and Urban Development

According to Assessor and Planning Board records, between 2006 and 2015, 27 housing units were built or located in Morrill. See the next table for housing types. No multi-family units were constructed during this period. Building activity was stronger earlier in the decade prior to the recession. Over fifty percent of new homes were built in these areas of the Town: Main St., Weymouth Road, Cross Road, and Robinson School House Road. Generally, the remaining development was spread-out town wide.

<b>Morrill Housing Units: 2006-2015</b>				
<b>Year</b>	<b>Stick-built</b>	<b>Modular</b>	<b>Mobile: single and doublewide</b>	<b>All Housing Units</b>
2006	5		1	6
2007	5	1		6
2008	4			4
2009	2		1	3
2010				0
2011				0
2012	3	1	1	5
2013				0
2014	1			1
2015		1	1	2
<b>Total</b>	<b>20</b>	<b>3</b>	<b>4</b>	<b>27</b>
Annual Average	2.0	0.3	0.4	2.7

Source: Town of Morrill, Assessor and Planning Board Records

Planning board records indicate that four subdivisions were approved between 2000 and 2014 creating 13 lots, of which 12 were built upon as of 2014.

About 88.7% of Morrill's housing stock was occupied in 2013, as compared with 76.2% for the County and 76.7% for the State. Note: The Census categorizes seasonal homes as vacant. The homeowner vacancy rate was similar for the Town and County, indicating a small supply of housing for purchase at the town level.

However, Morrill had a 0% rental vacancy rate indicating a lack of available rental housing, as compared with 4.3% for the County and 7.2% for the State.

<b>Estimate of Housing Occupancy 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Total housing units	353	100%	21,579	100%	721,971	100%
Occupied housing units	313	88.7%	16,448	76.2%	553,823	76.7%
Vacant housing units	40	11.3%	5,131	23.8%	168,148	23.3%
Homeowner vacancy rate		2.7%		2.5%		2.3%
Rental vacancy rate		0.0%		4.3%		7.2%

Sources: US Census, American Community Survey 5-year estimate 2009-2013

About 91.1% of occupied housing in Morrill was owner occupied in 2013, as compared with 78.5% in Waldo County and 71.8% for the State. The balance of occupied housing was renter occupied.

<b>Estimate of Housing Tenure 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Occupied housing units	313	100%	16,448	100%	553,823	100%
Owner-occupied	285	91.1%	12,912	78.5%	397,512	71.8%
Renter-occupied	28	8.9%	3,536	21.5%	156,311	28.2%

Sources: US Census, American Community Survey 5-year estimate 2009-2013

About 24.1% of total housing in Morrill was built before 1939. For the County that figure was the same and for the State that figure was 26.4%. Morrill has a relatively younger housing stock than does the State. Substandard housing is more common with older units.

<b>Estimate of Year Structure Built 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Total housing units	353	100%	21,579	100%	721,971	100%
Built 2010 or later	3	0.8%	112	0.5%	3,009	0.4%
Built 2000 to 2009	54	15.3%	3,082	14.3%	84,627	11.7%
Built 1990 to 1999	84	23.8%	3,484	16.1%	87,667	12.1%
Built 1980 to 1989	41	11.6%	3,382	15.7%	109,030	15.1%
Built 1970 to 1979	55	15.6%	3,208	14.9%	103,479	14.3%
Built 1960 to 1969	24	6.8%	1,336	6.2%	52,933	7.3%
Built 1950 to 1959	5	1.4%	1,196	5.5%	54,720	7.6%
Built 1940 to 1949	2	0.6%	576	2.7%	35,835	5.0%
Built 1939 or earlier	85	24.1%	5,203	24.1%	190,671	26.4%

Sources: US Census, American Community Survey 5-year estimate 2009-2013

For Morrill, 1.6% of housing units were estimated to lack complete plumbing and 1.3% lack complete kitchens. The Code Enforcement Officer believes that there are seasonal units/camps that lack such facilities. For Waldo County, 1.6% units lacked complete plumbing and 1.3% lacked complete kitchens. For the State, 0.9% lacked complete plumbing and 1.0% units lacked complete kitchens.

<b>Estimate of Kitchen and Plumbing in Housing Units 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Occupied housing units	313	100%	16,448	100%	553,823	100%
Lacking complete plumbing facilities	0	0.0%	265	1.6%	4,735	0.9%
Lacking complete kitchen facilities	0	0.0%	206	1.3%	5,788	1.0%

Sources: US Census, American Community Survey 5-year estimate 2009-2013

The median income of Morrill residents has increased since 2000 at a greater rate than the County and State. The Town’s median income is higher than that of Waldo County but lower than the State median.

<b>Median Household Income</b>	<b>Morrill</b>	<b>Waldo County</b>	<b>Maine</b>
<b>2000</b>	\$ 34,583	\$33,986	\$37,240
<b>2010</b>	\$ 43,077	\$41,312	\$46,933
<b>2013</b>	\$46,607	\$42,221	\$48,453
<b>Percent Change</b>	34.8%	24.2%	30.1%

Source: US Census, American Community Survey (5-year estimates 2009-2013)

Morrill’s poverty rate is somewhat lower than the rate for Waldo County as a whole. See the Economy Chapter for more information.

<b>Income – Below poverty level, 2013 Est</b>		
<b>Category</b>	<b>Morrill</b>	<b>Waldo County</b>
Total individuals below poverty level	123	6,242
Percent of individuals below poverty level	15.0%	16.4%
Percent of families below poverty level	8.4%	10.9%

Sources: US Census, American Community Survey 5-year estimate 2009-2013

In 2011, the most recent year of data provided by Maine Housing for Morrill, the Town had two subsidized housing units: vouchers. Countywide, there were 706 subsidized units in 2011 and 698 in 2013, of which the largest amount, 362 were designated for senior citizens.

<b>Subsidized Housing Units</b>	<b>Morrill</b>	<b>Waldo County</b>	
<b>Category</b>	<b>2011</b>	<b>2011</b>	<b>2013</b>
Disabled Units	0	5	5
Family Units	0	262	253
Housing Choice Vouchers	2	138	76
Senior Units	0	301	362
Special Needs Units	0	0	2
<b>Total</b>	<b>2</b>	<b>706</b>	<b>698</b>

Source: MaineHousing, Maine State Housing Authority

The median value of occupied homes in Morrill is \$12,400 higher than Waldo County and \$6,100 lower than the State median.

<b>Estimated Value of Owner Occupied Housing 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Owner-occupied units surveyed	285	100%	12,912	100%	397,512	100%
Less than \$50,000	18	6.3%	1,209	9.4%	31,317	7.9%
\$50,000 to \$99,999	49	17.2%	2,156	16.7%	56,971	14.3%
\$100,000 to \$149,999	41	14.4%	2,728	21.1%	66,229	16.7%
\$150,000 to \$199,999	55	19.3%	2,522	19.5%	78,927	19.9%
\$200,000 to \$299,999	91	31.9%	2,464	19.1%	90,655	22.8%
\$300,000 to \$499,999	23	8.1%	1,325	10.3%	52,431	13.2%
\$500,000 to \$999,999	8	2.8%	383	3.0%	16,813	4.2%
\$1,000,000 or more	0	0.0%	125	1.0%	4,169	1.0%
Median (dollars)	\$168,400	(X)	\$156,000	(X)	\$174,500	(X)

Sources: US Census, American Community Survey 5-year estimate 2009-2013

About 41 households with a mortgage (24.4% of all households with a mortgage) in Morrill pay 30% or more of their monthly income on housing. Paying more than 30% of one's income is generally considered unaffordable. For Waldo County, 40.2% of households pay 30% or more, and for the State, 34.2% with a mortgage pay 30% or more of their income on housing.

For those without a mortgage in Morrill, 30 households (26.1% of all households without a mortgage) pay 30% or more of their income on housing. For Waldo County, 20.1% pay more than 30%, and for the State 17.5% of those without a mortgage pay 30% or more of their income on housing.

<b>Estimated Selected Monthly Owner Costs As A Percentage Of Household Income (SMOCAPI) 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	168	100%	7,336	100%	255,746	100%
Less than 20.0 percent	58	34.5%	2,568	35.0%	95,007	37.1%
20.0 to 24.9 percent	32	19.0%	1,053	14.4%	41,800	16.3%
25.0 to 29.9 percent	37	22.0%	770	10.5%	31,575	12.3%
30.0 to 34.9 percent	5	3.0%	629	8.6%	21,453	8.4%
35.0 percent or more	36	21.4%	2,316	31.6%	65,911	25.8%
Not computed	2	(X)	24	(X)	759	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	115	100%	5,489	100%	139,645	100%
Less than 10.0 percent	22	19.1%	1,787	32.6%	47,060	33.7%
10.0 to 14.9 percent	19	16.5%	997	18.2%	28,398	20.3%
15.0 to 19.9 percent	21	18.3%	784	14.3%	19,289	13.8%
20.0 to 24.9 percent	12	10.4%	494	9.0%	12,141	8.7%
25.0 to 29.9 percent	11	9.6%	326	5.9%	8,331	6.0%
30.0 to 34.9 percent	14	12.2%	329	6.0%	5,856	4.2%
35.0 percent or more	16	13.9%	772	14.1%	18,570	13.3%
Not computed	0	(X)	63	(X)	1,362	(X)

Sources: US Census, American Community Survey 5-year estimate 2009-2013

The median rent paid in Morrill is \$144 higher than the median for Waldo County and \$86 higher than for the State median.

The median rent paid in Morrill is \$144 higher than the median for Waldo County and \$86 higher than for the State median.

<b>Estimated Gross Rent 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Occupied units paying rent	22	100%	3,000	100%	144,468	100%
Less than \$200	0	0.0%	212	7.1%	3,773	2.6%
\$200 to \$299	0	0.0%	120	4.0%	9,344	6.5%
\$300 to \$499	0	0.0%	335	11.2%	15,224	10.5%
\$500 to \$749	7	31.8%	1,056	35.2%	41,455	28.7%
\$750 to \$999	13	59.1%	765	25.5%	38,374	26.6%
\$1,000 to \$1,499	2	9.1%	379	12.6%	28,300	19.6%
\$1,500 or more	0	0.0%	133	4.4%	7,998	5.5%
Median (dollars)	\$850	(X)	\$706	(X)	\$764	(X)
No rent paid	6	(X)	536	(X)	11,843	(X)

Sources: US Census, American Community Survey 5-year estimate 2009-2013

For those who rent their home in Morrill, 12 households (54.5% of occupied rental units) pay 30% or more on housing. For Waldo County, that figure is 53.8% and for the State, it is 52.1%. More than half of all renters in Morrill are paying more for their housing than is generally considered affordable.

<b>Estimated Gross Rent as a Percentage of Household Income (GRAPI) 2013</b>						
<b>Category</b>	<b>Morrill</b>		<b>Waldo County</b>		<b>Maine</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Occupied units paying rent (excluding units where GRAPI cannot be computed)	22	100%	2,992	100%	142,602	100%
Less than 15.0 percent	2	9.1%	206	6.9%	14,945	10.5%
15.0 to 19.9 percent	0	0.0%	362	12.1%	17,115	12.0%
20.0 to 24.9 percent	5	22.7%	337	11.3%	17,248	12.1%
25.0 to 29.9 percent	3	13.6%	477	15.9%	18,883	13.2%
30.0 to 34.9 percent	0	0.0%	285	9.5%	14,030	9.8%
35.0 percent or more	12	54.5%	1,325	44.3%	60,381	42.3%
Not computed	6	(X)	544	(X)	13,709	(X)

Sources: US Census, American Community Survey 5-year estimate 2009-2013

In the Belfast Labor Market Area Housing Market, which includes Morrill, the median income earner could afford about 84% of the median home sale price. For Waldo County, that figure was 89% and for the State, it was 97%. The next table also shows the income needed to afford recent home sale prices, and home prices that are affordable for recent income figures. Home sale prices are for units sold through the multiple-listing service. These sales do not include homes and lands sold directly by the owner without the use of a real estate agent, which tend to fetch lower prices and are often sold or given to relatives. Town level data

for Morrill was not available from MaineHousing, Maine State Housing Authority.

<b>Homeownership Affordability Index in 2013</b>						
Area	Affordability Index	Median Home Sale Price	Median Income	Income needed to afford median home price	Home price affordable at median income	Households unable to afford median home price
Belfast LMA Housing Market	0.84	\$150,000	\$37,314	\$44,296	\$126,356	6,798 (58.0%)
Waldo County	0.89	\$150,000	\$39,133	\$44,008	\$133,384	9,150 (55.4%)
Maine	0.97	\$169,900	\$47,728	\$49,034	\$165,374	292,965 (52.3%)

Source: Maine Housing, Maine State Housing Authority

Notes:

- The Homeownership Affordability Index is the ratio of Home Price Affordable at Median Income to Median Home Price. An index of less than 1 means the area is generally unaffordable - i.e., a household earning area median income could not cover the payment on a median priced home (30 year mortgage, taxes and insurance) using no more than 28% of gross income.
- The Belfast LMA Housing Market includes these municipalities: Belfast, Belmont, Brooks, Freedom, Islesboro, Jackson, Knox, Liberty, Monroe, Montville, Morrill, Northport, Searsport, Stockton Springs, Swanville, Thorndike, Unity, and Waldo.

In 2013, the median income earner in the Belfast Labor Market Area Housing Market, which includes Morrill, could afford about 71% of the median rent for a two-bedroom unit with utilities. For Waldo County, that figure was 72% and for the State, it was 90%. The next table also shows rents that are affordable for recent income figures. The data suggests the possibility of overcrowding by low income families in small apartments at the labor market and county level. Town level renter affordability data for Morrill was not available from Maine State Housing Authority.

<b>Renter Affordability Index in 2013</b>						
Area	Affordability Index	Avg. 2 BR rent w/utilities	Renter Household Median Income	Income needed to afford avg. 2 BR rent	2 BR rent affordable to median income	Households unable to avg. 2 BR rent
Belfast LMA Housing Market	0.71	\$851	\$24,039	\$34,053	\$601	1,822 (64.3%)
Waldo County	0.72	\$851	\$24,512	\$34,053	\$613	2,271 (64.1%)
Maine	0.90	\$826	\$29,841	\$33,028	\$746	87,379 (54.5%)

Source: MaineHousing, Maine State Housing Authority

Notes:

- The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 2-Bedroom Rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment (including utilities) using no more than 30% of gross income.
- The Belfast LMA Housing Market includes these municipalities: Belfast, Belmont, Brooks, Freedom, Islesboro, Jackson, Knox, Liberty, Monroe, Montville, Morrill, Northport, Searsport, Stockton Springs, Swanville, Thorndike, Unity, and Waldo.

Information on Morrill homeowner and rental households earning up to 80% of the Household Area Median Income was not available from MaineHousing, Maine State Housing Authority.

*2. Information on existing local and regional affordable/workforce housing coalitions or similar efforts.*

Local and regional agencies operate programs to assist Morrill residents. Through State and federal grants, private foundations and donations, Waldo Community Action Partners operates the Head Start program, WIC (Women, Infants and Children) nutrition programs, as well as job training and retraining programs, family development and case management programs for low- income residents.

Waldo Community Action Partners also provides several energy and housing programs in Waldo County. These include the Home Energy Assistance Program (HEAP/Wx), Low Income Home Energy Assistance Program (LiHEAP), Department of Energy (DOE/Wx), Central Heating Improvement Program (CHIP), Home Repair Network, Neighborhood Stabilization Program (NSP), among other programs. The types and amounts of assistance provided to Morrill residents are shown in the next table for the most recent year available.

<b>Waldo Community Action Partners Services provided to Morrill residents from October 1, 2013 to September 30, 2014</b>				
<b>Program Services Provided</b>	<b>Number Served</b>		<b>Dollar Value of Service</b>	
Transportation	14,805	Vehicle Miles	Operating	\$40,795.00
			Inkind	\$5,700.00
	31	Individuals	<b>Total</b>	<b>\$46,495.00</b>
Home Energy Assistance (HEAP)	33	Households	Operating	\$2,821.00
	69	Individuals	Benefit Amount	\$28,022.00
			<b>Total</b>	<b>\$30,843.00</b>
Energy Crisis Intervention (ECIP)	2	Households	Benefit Amount	\$784.00
	13	Individuals	<b>Total</b>	<b>\$784.00</b>
Head Start and Child Nutrition	0	Households	Operating	--
	0	Individuals	Inkind	--
			<b>Total</b>	--
Weatherization	0	Households	Operating	--
	0	Individuals	Benefit Amount	--
			<b>Total</b>	--
Home Repair	0	Households	Operating	--
	0	Individuals	Loan Amount	--
			<b>Total</b>	--
Donated Commodities (TEFAP and FEMA)	18	Households	Operating	\$163.00
	46	Individuals	Food Value	\$3,533.00
		(monthly, not annually)	<b>Total</b>	<b>\$2,295.00</b>
Central Heating Improvement (CHIP)	0	Households	Benefit Amount	--
	0	Individuals	Operating	--
			<b>Total</b>	--
Early Head Start	1	Households	Operating	\$12,468.00
	1	Individuals	Inkind	\$1,215.00
			<b>Total</b>	<b>\$13,683.00</b>

Source: Waldo Community Action Partners

MaineHousing, also known as the Maine State Housing Authority, are the housing agents for tenant and/or project based rental assistance, providing Housing Choice Vouchers (Section 8 Housing) which includes subsidized rents for qualifying families. Families contribute between 30% and 39% of their income toward rent. Housing must meet Housing and Urban Development quality standards and Fair Market Rent guidelines. Income-eligible individuals who are handicapped, disabled or 62 years of age or older or income-eligible families of two or more persons.

Waldo County Home Healthcare is a state licensed and Medicare certified home care agency serving the residents of Waldo and parts of Knox Counties. The agency provides in-home nursing, therapies, social worker, aide services, Hospice care and telehealth monitoring. This agency is a division of Waldo County Hospital and works

closely with community facilities and physicians to coordinate care.

3. *A summary of local regulations that affect the development of affordable/workforce housing.*

The Shoreland Zoning Ordinance, amended in 2014, and the Building Ordinance, amended in 2014, allow single-family dwelling units including mobile homes on individual lots town-wide. Residential multi-units are allowed in most areas with the exception of these shoreland districts: Stream Protection and Resource Protection. Residential multi-units are also regulated under the Site Plan Review Ordinance, amended in 2014.

<b>Morrill Land Use Dimensional Standards</b>					
<b>Area</b>	<b>Minimum lot area per dwelling unit</b>	<b>Minimum Lot width</b>	<b>Front setback minimum</b>	<b>Side / Rear setback minimum</b>	<b>Minimum shore frontage per dwelling unit</b>
Shoreland Zoning Districts	40,000 square feet per residential dwelling unit*	200 feet	100 feet, horizontal distance, from the normal high-water line	--	150 feet
Town-wide, excluding Shoreland Zoning Districts, with exceptions for existing non-conformance	1 acre (43,560 square feet)	100 feet	50 feet from road centerline	25 feet	Not Applicable

Sources: Town of Morrill Shoreland Zoning Ordinance and Building Ordinance

Notes: \*Governmental, Institutional, Commercial or Industrial minimum lot area per principal structure within the Shoreland Zone is 60,000square feet. Public and Private Recreational Facilities within the Shoreland Zone Adjacent minimum lot area is 40,000 square feet.

Affordable housing tends to be located on lots of 20,000 square feet or smaller, and/or as part of multi-unit residential development with public water and connections to sewer or community wastewater systems. Given the lack of town sewer in Morrill, multi-unit affordable housing opportunities have been limited. However, individual mobile homes and modest modular homes on small lots outside of shoreland areas have provided affordable housing. Individual mobile homes are allowed in all areas. As noted above, Morrill has a smaller proportion of multi-units than Waldo County, but proportionally more mobile homes.

Of those who responded to the public survey question on whether town ordinances should encourage certain types of housing if population growth occurs, support was expressed as follows: 86% in favor of Single Family home, 29% in favor of multi-family, 11% in favor of subsidized housing projects, while 59% were in favor of Housing for the

Elderly. 81% favored home based businesses. Only 20% were in favor of amending zoning beyond shoreland.

**Policies**

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

**Strategies**

<b>Housing: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<i>(1) Maintain, enact or amend land use regulations as needed.</i>	Planning Board, Selectmen, and Town Meeting Vote	Immediate
<i>(2) Maintain, enact or amend ordinances as necessary.</i>	Planning Board, Selectmen, Town Meeting Vote	Immediate
<p><i>(3) Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.</i></p> <ul style="list-style-type: none"> <li>• Assign Planning Board to review affordable housing needs and to work with the state and regional housing authorities to seek information to be better able to work with our young people and elderly and less fortunate and to see if there are programs to meet both their housing needs.</li> </ul>	Selectmen may appoint a committee	Midterm
<p><i>(4) Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).</i></p> <ul style="list-style-type: none"> <li>• Currently all areas are open to mobile home parks should one be feasible.</li> </ul>	Planning Board, Selectmen and Town Meeting Vote	Long Term
<p><i>(5) Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</i></p> <ul style="list-style-type: none"> <li>• To meet housing needs of the elderly, the Town will encourage participation in programs, grants and projects, within the Town or the region to insure sufficient affordable housing options for its elderly citizens</li> </ul>	Selectmen and Town Clerk	Immediate and Ongoing

Housing: Strategies	Responsible Parties	Timeframe
<p>(6) <i>Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.</i></p> <ul style="list-style-type: none"> <li>The Town will continue to encourage affordable housing opportunities by continuing to allow a mixture of housing types, including cluster/conservation subdivisions, multi-units, and accessory (in-law) apartments.</li> </ul>	Planning Board Selectmen, and Town Meeting Vote	Midterm and Long Term

Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

## RECREATION

### Introduction

The natural resources of Morrill and the region provide numerous recreational opportunities like hiking, hunting, horseback riding, snowmobiling, cross-country skiing, fishing and boating. Open space includes athletic fields, farms, forestlands, wetlands, ponds, rivers and coastal waters, as described in these chapters of this plan: Agricultural and Forest Resources, Marine Resources, Natural Resources and Water Resources. The recommendations of this chapter seek to preserve and improve recreational opportunities.

### State Goal

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

### Analyses

To generate minimum analyses to address state goals, Conditions and Trends data has been incorporated into the responses to the following questions.

- 1. Will existing recreational facilities and programs in the community and region accommodate projected growth or changes in age groups in your community?*

Overall, the existing recreational facilities and programs will meet anticipated needs over the ten year planning period of this plan. There are a few public recreational programs, including seasonal activities for children in the spring with a Farm Team(s). There is a ballfield and playground equipment behind the Gladys Weymouth School in the village. With permission, those grounds can be used whenever school is not in session. The Morrill Baptist Church has a gym, which can be used publicly with permission. Anyone seeking to use the school facilities needs to contact the school office. Anyone seeking to use the Church gym needs to call the church office for information.

There are four picnic tables built by Gary DeSautells located in four different locations: at the back of the Village Cemetery, at the Smith House, at the Fire Station, and beside the Morrill Baptist Church. Parking facilities are nearby, but bathroom facilities are not.

Fresh water bodies of Cross Pond and Smiths Mill Pond each have public access in Morrill, but these areas need to be clearly marked. The access to Smiths Mill Pond is granted by the owners, David and Dalene Dutton, with the stipulation that people using the area clean up after themselves. Access to Quantabacook Pond is best accomplished by using the Searsmont outlet for that purpose.

There are existing recreational facilities in nearby towns. This list includes:

- Camden Hills State Park in Camden and Lincolnville
- City Park and Heritage Park in Belfast
- Fort Knox State Historic Site in Prospect
- Fort Point (Fort Pownal) State Park in Stockton Springs
- Frye Mountain State Game Management Area in Knox and Montville,
  - with a small portion in Morrill
- Lake St. George State Park in Liberty
- Moose Point State Park in Searsport
- Penobscot Narrows Observatory in Prospect
- Ruffingham Meadow State Game Management Area in Searsmont
- Swan Lake State Park in Swanville

There are A.T.V. and snowmobile trails throughout the town and into neighboring towns, which are maintained by the local Snowmobile Club and the Maine State Wardens. These trails are marked on the map included in this plan.

The following regional land trusts, which could be contacted to determine their individual uses for recreation:

- Coastal Mountains Land Trust: [www.coastalmountains.org](http://www.coastalmountains.org)
- Forest Society of Maine: [www.fsmaine.org/](http://www.fsmaine.org/)
- Friends of Unity Wetlands: [www.friendsofunitywetlands.org/](http://www.friendsofunitywetlands.org/)
- Maine Audubon: [www.maineaudubon.org/](http://www.maineaudubon.org/)
- Maine Coast Heritage Trust (active in region): [www.mcht.org/](http://www.mcht.org/)
- Maine Farmland Trust (active in region): [www.maineFarmlandtrust.org/](http://www.maineFarmlandtrust.org/)
- New England Forestry Foundation, Inc.: [www.newenglandforestry.org/](http://www.newenglandforestry.org/)
- Small Woodland Owners Association of Maine: [www.swoam.com/](http://www.swoam.com/)
- The Nature Conservancy of Maine Development Associates:  
[www.nature.org/wherewework/northamerica/states/maine/](http://www.nature.org/wherewework/northamerica/states/maine/)

2. *Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable?*

The public access to Cross Pond needs to be clearly marked. There is an informal agreement between the Duttons and those who wish to access the Smiths Mill Pond and this “good neighbor” policy could also include a sign designating the area of access.

It might also be helpful to have hiking areas along the snowmobile trails and/or A.T.V. trails marked for hiking. This hiking might be limited to times when the trails would not be heavily traveled by machinery primarily intended for their use. There are no sidewalks, except for a very short piece on one side of the bridge on the Route 131, the east side. With an aging population, sidewalks would be helpful for those who might enjoy hiking.

- 3. Are important tracts of open space commonly used for recreation publicly-owned or otherwise permanently conserved?*

The use of watercrafts on ponds is allowed. The use of trails on land for snowmobiles, A.T.V.'s and hiking etc is allowed through both voluntary informal agreements with private landowners and on some trails through permanent conservation for recreation purposes. Permanently conserved land does not indicate land trust ownership for recreational purposes.

- 4. Does the community 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?*

Morrill does not have any mechanisms in place at this time for partnering with land trusts or acquiring open spaces and accessing sites, either outright or through conservation easements.

- 5. Does the public have access to each of the community's significant water bodies?*

Yes, there are access points to Smiths Mill Pond, Cross Pond, and Quantabacook Lake.

- 6. Are recreational trails in the community adequately maintained? Are there use conflicts on these trails?*

Trails are maintained by the Snowmobile Club (private) and the Maine State Wardens. These trails connect with trails outside of Morrill's physical boundaries, which are also maintained locally. At the present time, there are no conflicts on these trails.

- 7. Is traditional access to private lands being restricted?*

Traditional access applies to hunting and/or hiking privileges granted to the public by landowners who may post their land, but have given consent by word of mouth to those who might request to hunt or hike on their land. There are no publicized restrictions for use of private lands.

A map is included with this plan with areas marked to assist those who may be looking for trails, in the town of Morrill, in which to recreate.

### ***Condition and Trends***

*Minimum data required to address Analyses:*

- 1. The community's Comprehensive Planning Recreation Data Set prepared and provided to the community by the Department of Conservation, and the Office, or their designees.*

See the responses in the Analyses Section above.

- 2. A description of important public and private active recreation programs, land and water recreation areas (including hunting and fishing areas), and facilities in the community and region, including regional recreational opportunities as appropriate, and identification of unmet needs.*

See the responses in the Analyses Section above: #1.

- 3. An inventory of any fresh or salt-water bodies in the community determined locally to have inadequate public access.*

See the responses in the Analyses Section above: #1 and #5.

- 4. A description of local and regional trail systems, trail management organizations, and conservation organizations that provide trails for all-terrain vehicles, snowmobiling, skiing, mountain biking, or hiking*

See the responses in the Analyses Section above: #1 and #6.

- 5. A map or list of important publicly-used open spaces and their associated facilities, such as parking and toilet facilities.*

See the map titled Tri-Town Snow Riders at the end of this chapter. It can also be found at Town Office.

**Policies**

1. To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.
2. To preserve open space for recreational use as appropriate.
3. To 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**

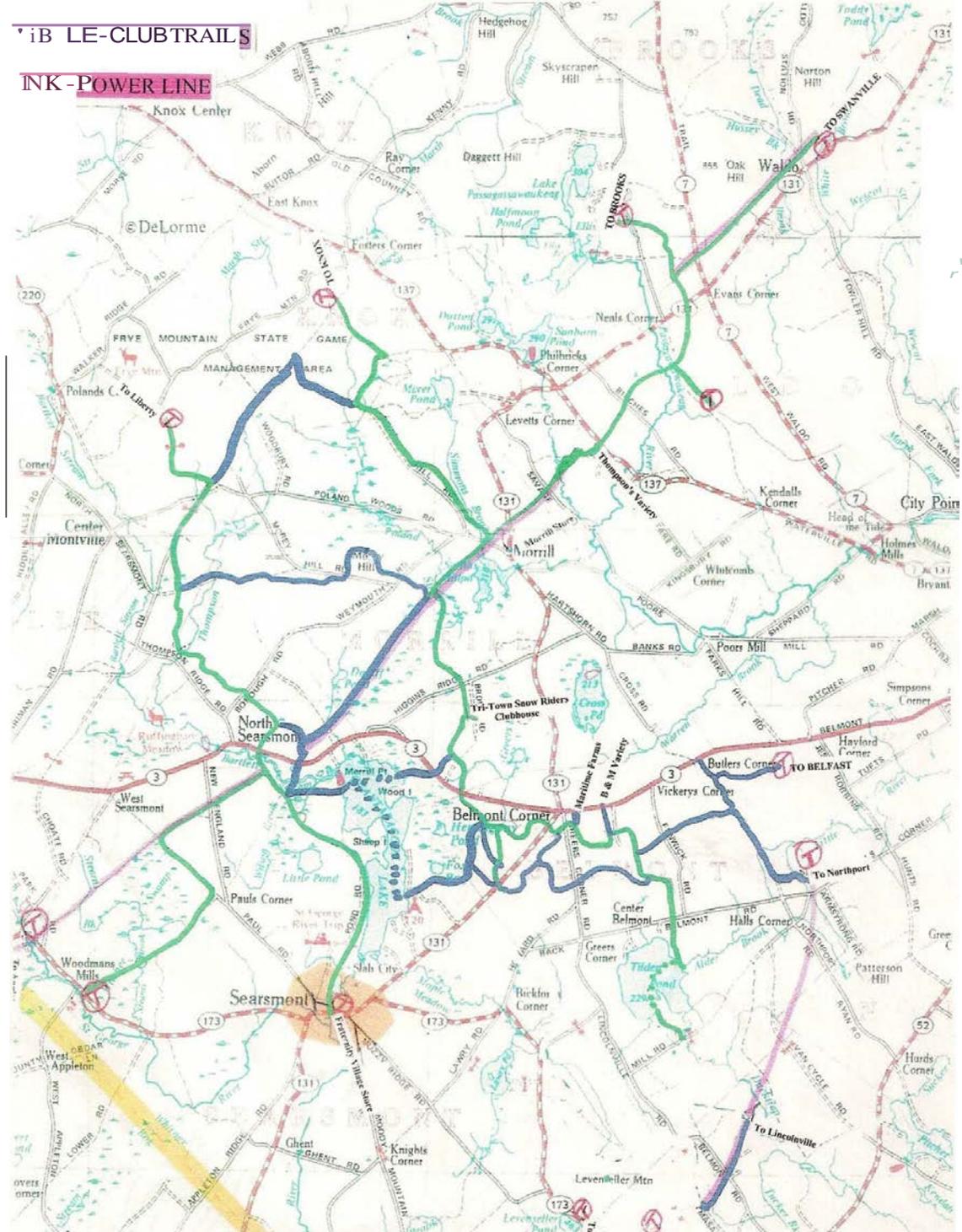
Recreation: Strategies	Responsible Parties	Timeframe
<p>(1) Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.</p> <ol style="list-style-type: none"> <li>a. Recent survey findings indicate there is little dissatisfaction with recreational opportunities in Morrill.</li> <li>b. ATV riders develop and maintain their own trails.</li> <li>c. The Snowmobile trails are developed and maintained by those who use them.</li> <li>d. Access to the bodies of water in Morrill adequately meet the needs of those who use them, but they do need to be clearly marked as indicated.</li> <li>e. A nature trail is being developed along the access to Cross Pond. The Selectmen are overseeing this project. The tract of land begins on the Cross Road and extends to the Pond in a tract of land, which is approximately 10 feet wide.</li> <li>f. With the aging population, more sidewalks would make walking easier and safer for those who enjoy walking.</li> <li>g. There is a small piece of land at the back of the Village Cemetery, which could be cleared of small brush and made into an area where people could sit or have a picnic. There would have to be some leveling of the land, but a study would have to be completed before any changes could be made as it is very close to Smiths Mill Pond.</li> <li>h. It would be to our town’s advantage to keep walkability and access to physical activity a priority.</li> </ol>	<p>Selectmen and Town Vote</p>	<p>Immediate and Ongoing</p>

<b>Recreation: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<p>(2) <i>Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses (walking and hiking). Connect with regional trail systems where possible.</i></p> <p>a. See the attached map for a list of trails for motorized use.</p> <p>b. The map also shows where Morrill’s trails connect with neighboring towns’ trails.</p>	Selectmen	Midterm
<p>(3) <i>Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.</i></p> <ul style="list-style-type: none"> <li>• There is no land trust that protects open spaces or recreational land in Morrill currently. However, there may be opportunities to negotiate with private landowners to protect open space in the future with land trusts in the region or other entities.</li> </ul>	Selectmen	Long Term
<p>(4) <i>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. §159-A.</i></p>	Selectmen	Immediate and Ongoing

Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

# TRI-TOWN SNOW RIDERS BROWN ROAD MORRILL, MAINE

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IRE...N-MUNICIPAL TRAILS



# TRANSPORTATION

## Introduction

This chapter details the current condition and use of Morrill's road network and available transportation options. The format of this chapter follows the State Comprehensive Plan Review Criteria Rule. State required provisions are italicized.

### A. State Goal

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

### B. Analyses

1. *What are the transportation system concerns in the community and region?  
What, if any, plans exist to address these concerns?*

The Town is concerned that all roadways be well engineered and built to last. Substandard design or construction will result in higher costs to taxpayers and/or subdivision associations for repair. Road damage from flooding, adverse weather conditions and from use, especially heavy trucking activity, requires that roads be built to appropriate standards, including sufficient sub-bases, drainage systems and grading. While this may cost more upfront, in the long term it will reduce costs for the taxpayers, residents, and business owners, all of whom depend on the road network

Maine DOT records one road with high crash locations where eight or more crashes have been reported within a three-year period in Morrill: North Main St. Local concern has also been expressed for these road segments/intersections: The Weymouth Road/Route 131 Intersection in front of the General Store and School Entrance.

No roads have been posted with weight restrictions seasonally in recent years.

There are no intersections with inadequate lighting for motorists and pedestrians.

Speeding is of concern on Route 3 and in Morrill Village. The use of traffic calming strategies in road design could decrease the amount of enforcement needed to reduce speeding. The Waldo County Sheriff's Department oversees law enforcement in Morrill.

The following improvements would increase safety for motorists and pedestrians: school signs, enhanced navigation signs, street signs, and warning signs for better visibility for drivers and for emergency response.

2. *Are conflicts caused by multiple road uses, such as a major state or U.S. route that*

*passes through the community or its downtown and serves as a local service road as well?*

Route 3 and Route 131 handle both through-traffic and local traffic. All other roads in Town serve local residents predominantly, with little through-traffic. See the Transportation Network Map for traffic volumes. Different uses can create conflicts, especially in regards to speed. The enforcement of posted speeds and adequate road design are crucial to counteract these conflicts and the hazards they can create.

*3. To what extent do sidewalks connect residential areas with schools, neighborhood shopping areas, and other daily destinations?*

Morrill has just a few short sidewalks in the Village that are in poor condition. The remainder of the Town does not have sidewalks.

*4. How are walking and bicycling integrated into the community's transportation network (including access to schools, parks, and other community destinations)?*

Pedestrians and bicyclists use roadway shoulders, which are narrow in many places, or use the travel lanes where there are no shoulders. Heavier vehicular volumes in summer and speeding (year-round) threaten the safety of pedestrians and bicyclists. The addition of sidewalks or multi-use paths in certain areas as noted in the strategies section of this chapter could improve this situation, but would require spending public funds and the cooperation of private landowners. Off-road walking trails are found on Cross Pond Easement and ATV trails from Frye Mountain to the Morrill Store. (See the Recreation map for connections for trails outside town.)

*5. How do state and regional transportation plans relate to your community?*

The 2010-2011 'Connecting Maine' Statewide Long-Range Transportation Plan 2008-2035 provides overall goals for the maintenance and improvement of the state transportation system to meet the needs of residents and businesses. These goals agree generally with this comprehensive plan. There are no Morrill specific projects or impacts included in the Long Range Maine DOT plan. In general, the lack of adequate funding to preserve and enhance the state transportation network will continue to affect Morrill along with many other Maine communities. Morrill should contact Maine DOT directly and through strategic planning processes for adequate transportation investments in the Town and the region.

The Maine DOT Work Plan for Calendar Years 2016-2017-2018 includes one project for Morrill: Highway Light Capital Paving (ID 024006.00), Main Street. This work is part of the Searsmont Area 2017 LCP, which covers roads in 19 municipalities.

The 2009 Midcoast Route 3 Corridor Management Plan (Belfast to Liberty) made

these suggestions for Morrill:

- Fully reconstruct Route 131 due to poor road surface and road base condition.
- Frost heave remediation at the Morrill/Searsmont town line on Route 3 eastbound.
- Corridor wide: evaluate and prioritize segments of Route 3 (stretches of higher speeds, curved roadway, and scenic gateways to village areas) for which safety and mobility could be maintained or improved with increased access management, in consultation with property owners, municipal and state officials.

*6. What is the community's current and approximate future budget for road maintenance and improvement?*

The Urban-Rural Initiative Program payments to Morrill for fiscal year 2015 it was \$24,332, in 2014 was \$26,528. In fiscal year 2013, it was \$25,828, and in 2012, it was \$26,500. The funds have been used for preparation for repaving.

In 2014, Maine DOT maintenance in Morrill included:

- 0.50 Shoulder Miles of Sweeping
- 3.00 Drainage Structures Installed or Replaced
- Bridge(s) Sealed
- 5.00 Ton(s) of Cold Patch Applied
- 2,805.00 Linear Feet of Backhoe Ditching
- 831.00 Linear Feet of Brush Removed
- Drainage Structures Cleaned
- 10.00 Miles of Striping Applied
- 16.48 Shoulder Miles of Mowing

In 2015, Maine DOT maintenance in Morrill included:

- 16.48 Shoulder Miles of Mowing
- 18.84 Shoulder Miles of Sweeping
- 675.00 Linear Feet of Shoulder Rebuilt
- 16.44 Shoulder Miles of Herbicide Applied
- 200.00 Linear Feet of Brush Removed
- Ton(s) of Cold Patch Applied
- 5.00 Trees Removed
- 35.00 Miles of Striping Applied

In 2013, Completed Capital Projects (PIN 019143.00) Searsmont, Morrill, Belmont, Route 3 Highway Resurfacing: Beginning 0.44 of a mile easterly of the Montville town line and extending easterly 5.21 miles.

Future municipal funding for road improvement and maintenance for Morrill are estimated at \$91,840.95 for paving one mile of Weymouth Road for 2014 though fourteen remaining miles need to be planned for in the future.

Road maintenance is an ongoing effort and municipal budgets are often stretched as the cost of such maintenance increases much faster than the costs of other goods and services, due principally to the expense of petroleum and petroleum-based products like asphalt. The state and federal match for roadwork has always been important and has become even more crucial to maintain safe roadways.

*7. Are there parking issues in the community? If so what are they?*

Parking is adequate for current and projected future uses town wide, and at public gathering areas with the exception of the Community Hall. Municipal parking lot locations and capacity are noted in C.6. Additional parking would be useful in these areas: Community Hall.

*8. If there are parking standards, do they discourage development in village or downtown areas?*

There are no Parking Standards. The Site Plan Review Ordinance has generalized Parking and Circulation standards without specific numerical requirements. These standards do not push development out of the village.

*9. Do available transit services meet the current and foreseeable needs of community residents? If transit services are not adequate, how will the community address the needs?*

Morrill and the region lack alternative transportation options in comparison with more densely developed areas, and so residents are largely dependent on their privately owned vehicles for daily trips to work, stores and elsewhere. Busses bring children to and from public schools. See C.8. for a description of current public transportation services.

*10. If the community hosts a transportation terminal, such as an airport, passenger rail station, or ferry terminal, how does it connect to other transportation modes (e.g. automobile, pedestrian, bicycle, transit)?*

Morrill does not host a transportation terminal.

*11. If the community hosts or abuts any public airports, what coordination has been undertaken to ensure that required airspace is protected now and in the future? How does the community coordinate with the owner(s) of private airports?*

There are no airports within Morrill. The Belfast airport is about five miles from the

Morrill town line, so development within Morrill would not interfere with that airport's operations or airspace.

*12. If you are a coastal community are land-side or water-side transportation facilities needed? How will the community address these needs?*

Morrill is not a coastal community.

*13. Does the community have local access management or traffic permitting measures in place?*

The Site Plan Review Ordinance has generalized Vehicular Access standards without specific numerical requirements for sight distances. The Building Ordinance requires that driveways have a turnaround to prevent vehicles backing into roads. The Subdivision Ordinance has Access Control and Traffic Impact standards differentiated based upon the class of road, with specific numerical requirements for sight distances based upon posted speeds. Generally, new driveways or entrances have not resulted in increased crashes in Morrill.

State access management rules apply to state and state aid roads outside of urban compact areas. Morrill has no urban compact areas. The Town believes that these state rules have had no impact on the town of Morrill.

*14. Do the local road design standards support the community's desired land use pattern?*

The Subdivision Ordinance differentiates among Low Volume Accesses, Medium Volume Accesses, and High Volume Accesses, with special case standards for right turns only, to provide flexibility for development depending upon its size, which is based upon estimated trip generation. This flexibility allows for narrower roads for smaller-scale development consistent with the existing rural patterns of development.

Street Design Standards are also differentiated by these categories: arterial, collector, minor, private rights-of-way, and industrial/commercial. Subdivisions generating more than 200 trips per day require at least two connections to existing public streets. The Planning Board can require easements at the end of dead end streets to provide for pedestrian paths to the next street or for future continuation of the road where future subdivision is possible. Open space conservation options are included in this ordinance. Since 2000, three subdivisions have been built and have supported the community's desired land use patterns.

*15. Do the local road design standards support bicycle and pedestrian transportation?*

Sidewalks are not required in subdivisions; however, sidewalk design standards are included in the Subdivision Ordinance. As noted above, in the Subdivision Ordinance, the Planning Board can require easements at the end of dead end streets to

provide for pedestrian paths to the next street, which would also benefit cyclists. The Site Plan Review Ordinance has generalized Parking and Circulation standards without specific numerical requirements.

*16. Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a network of local streets? Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead-ends resulting in compact and efficient subdivision designs?*

Since 2000, Morrill has had no subdivisions that resulted in the creation of a new roadway; one was located on an existing dead-end road, while none had more than one connection to existing roadways. Open space conservation options are included in the Subdivision Ordinance, and if used would tend to encourage shorter dead-ends resulting in compact and efficient subdivision design.

### **C. Conditions and Trends**

*Minimum data required to address state goals:*

*1. The community's Comprehensive Planning Transportation Data Set prepared and provided to the community by the Department of Transportation, and the Office, or their designees.*

Note: This data set has been incorporated and updated in the Transportation Network Map, and in the text that follows.

See the Transportation Network Map for factored annual average daily traffic volumes at key points on roadways in Morrill in 2015. The major roads accessing Morrill are Route 3 and Route 131. Route 3 has the highest average daily volumes in Town, ranging from 4,459 vehicles near the Belmont town line to 4,662 vehicles near the Searsmont town line. Daily volumes on Route 131 range from 1,229 vehicles near the Waldo town line, 2,036 vehicles in the village area, and 1,293 vehicles near the Belmont town line. Weymouth has an average daily volume of 957 vehicles northwest of the Route 131 intersection and 384 vehicles near the Searsmont town line. Poors Mill Rd has an average daily volume of 926 vehicles near the Waldo town line. Higgins Hill Rd has an average daily volume of 564 vehicles near the Greer Rd intersection. Private passenger vehicles comprise most of the volumes on Morrill roadways. Heavy trucks use Route 3 to haul products between Augusta, Belfast and points northeast. All consumer goods for sale in Morrill are trucked into the Town, and Morrill businesses depend upon the road network to truck most of their goods out of the Town.

See the Transportation Network Map for high crash locations (HCL), where eight or more crashes have occurred within this three-year period: 2012-2015. North Main Street from the Center Street intersection to the Waldo town line is a high crash location.

See the Transportation Network Map for the level of service (LOS) of state and local roads. LOS is a measure of congestion and delay. Route 3 is rated with a LOS of B. Route 131 has a LOS of A for most of its length in Town, with the exception of the village area where it has an LOS of B. All town roads are rated with a LOS of A. These ratings indicate that roadways within Morrill have not reached their maximum capacities and that delays are infrequent.

*2. Location and overall condition of roads, bridges, sidewalks, and bicycle facilities, including any identified deficiencies or concerns.*

The Transportation Network Map shows the locations of roads and bridges. Road deficiencies include currently paved roads needing re-paving. No bridge deficiencies are identified, but one bridge needs to be tested. Proposed pedestrian improvements to address safety concerns are noted in the implementation strategies section.

According to Maine DOT, Morrill has 1.34 miles of State Highway (Route 3), 7.83 miles of State Aid Highways (Route 131, Higgins Hill Rd and Poors Mills Rd), and 15.79 miles of town roads, for a total of 24.96 miles of public roadways. About 95% of town roads are paved.

Named private subdivision roads and lanes (often, shared driveways listed with E-911) in addition to public roads shown in the next table. The State and town roads are vitally important as they allow residents to commute to work, school, stores, and around the Town and the region. The overall condition (poor, fair, good, or excellent) of roadways is noted.

**Morrill Roadway Inventory**

<b>Roadway</b>	<b>Owned/Maintained</b>	<b>Surface</b>	<b>Condition</b>	<b>Length (mi)</b>
<b>Augusta Rd (Route 3)</b>	State	Paved		1.34
Brown Rd	Town	Paved	Fair	0.64
Captain Cushman Rd	Town	Unpaved	Fair	1.0
Center St	Town	Paved	Good	0.1
Cooper Rd	Discontinued	Unpaved		0.2
Cross Rd	Town	Paved	Good	1.27
Cross Rd Ext	Private	Unpaved		0.13
Doliff Ln	Private	Unpaved		
Doolan Rd	Private	Unpaved		
Fair Winds Ln	Private (Ferris)	Unpaved		
Frye Mountain Rd	Private	Unpaved		0.19
Greer Rd	Town	Paved	Poor	
Hartshorn Rd	Town	Paved	Fair	0.5
Higgins Hill Rd	State Aid	Paved	Good	2.3
Hurds Dr	Private	Unpaved		
Mill Stream Ln	Private	Unpaved		

Roadway	Owned/Maintained	Surface	Condition	Length (mi)
Morey Hill Rd	Town	Paved	Fair	2.2
<b>North Main St (Route 131)</b>	State Aid	Paved	Fair	
Patten Ln	Private	Unpaved		
Place Ln	Private	Unpaved		0.13
Poland Woods Rd	Town	Paved	Fair	2.3
Pond Ln	Private	Unpaved		
Poors Mills Rd	State Aid	Paved	Fair	1.0
Rawley Point Rd	Private	Unpaved		
Robinson Schoolhouse Rd	Town	Paved	Good	1.5
Rowe Hill Rd	Town	Paved	Good	1.1
<b>South Main St (Route 131)</b>	State Aid	Paved	Fair	
Thomas Rd	Town	Unpaved		0.50
Warren Ln	Private	Unpaved		
Weymouth Rd	Town	Paved		3.2
White Oak Ln	Private	Unpaved		

Morrill's four public bridges are noted in the next table.

#### Morrill Bridge Inventory

Name (DOT Inventory #)	Road	Owned	Built	Length	Federal Sufficiency Rating
Paul (5296)	Weymouth Rd	Town	1949	17 ft	66.5
Poland (5468)	Poland Woods Rd	Town	1952	17 ft	73.2
Thomas (2843)	Augusta Rd (Route 3)	State	1930	17 ft	76.6
Village (5744)	South Main St (Route 131)	State	1959	14 ft	NA

Source: Maine DOT, bridge inspections October 2012

3. *Identify potential on and off-road connections that would provide bicycle and pedestrian connections to neighborhoods, schools, waterfronts and other activity centers.*

Off-road walking trails are found on Cross Pond Easement and ATV trails from Frye Mountain to the Morrill Store. (See the Recreation map for connections for trails outside town.)

4. *Identify major traffic (including pedestrian) generators, such as schools, large businesses, public gathering areas/activities, etc. and related hours of their operations.*

<b>Major Traffic Generators</b>	<b>Hours of Operation</b>
Morrill Store	6:00 to 9:00 PM
Morrill Church Sept-April	Wed 5:30am to 8:30 PM
Morrill Church	Sun 9:00am to 12:00pm

<b>Major Events/Activities</b>	<b>Dates</b>
Town Meeting	Mid-March 8:00 AM to 3:00
Fire Station Auction	First Sat in Aug 10:00-

5. *Identify policies and standards for the design, construction and maintenance of public and private roads.*

As noted, the Subdivision Ordinance differentiates among Low Volume Accesses, Medium Volume Accesses, and High Volume Accesses to provide flexibility for development depending upon its size, which is based upon estimated trip generation. Street Design Standards are also differentiated by these categories: Arterial, Collector, Minor, Private Rights-of-Way, and Industrial/Commercial. This allows for narrower roads for smaller-scale development in keeping with the existing rural patterns of development, and which can reduce construction and maintenance costs.

Any private roads petitioned for acceptance to the Town as public roads are subject to a Town Meeting vote. Since 2000, no formerly private subdivision roads have been accepted as public roads through Town Meeting vote.

6. *List and locate municipal parking areas including capacity, and usage.*

<b>Municipal Parking Lots Name/Location</b>	<b>Spaces</b>	<b>Condition</b>	<b>Usage</b>
Town Office	20	Good	Customers /Employees
Community Building	8	Fair	Townpeople

7. *Identify airports within or adjacent to the community and describe applicable airport zoning and airspace protection ordinances your community has in place.*

There are no airports within Morrill. The Belfast airport is about five miles from the Morrill town line, so development within Morrill would not interfere with that airport’s operations or airspace. The Town Cell Tower Ordinance regulates the height and illumination of cell towers, which must also meet FCC requirements.

8. *Identify bus and van services.*

Mid-Coast Public Transportation (MCPT): a program of Waldo Community Action Partners provides a variety of curb-to-curb transportation services by bus, van and automobile.

Limited flex-route service is available to Morrill residents. Twice monthly trips are made from Belfast to Augusta with stops in Belmont, Morrill, Searsmont, Montville, Liberty and Palermo with a fare of \$3.25 each way. The service is open to the general public regardless of income, age or disability. All rides require two businesses days advance notice to schedule.

MCPT provides transportation to low income individuals and families for grocery shopping, personal business, medical appointments, etc. This service requires an application process. MCPT provides transportation for Maine-Care members to eligible medical appointments through the Mid-Coast Connector, Maine Care Broker, Region 5.

Concord Coach (Trailways) offers daily service on their Maine Coastal Route between Orono and Logan Airport. In addition to Belfast, other key stops include Bangor, Rockland, Portland and Boston.

The frequency of scheduled bus service is insufficient for most individuals to be able to use on a regular basis, as would be necessary for commuting to work daily. The dispersed location of residents and of workplaces inhibits public transportation generally. There are, however, key locations within Morrill, and in other communities, that could benefit from bus services. These areas include the village. Strategies to address this need are presented in the strategies section of this chapter.

9. *Identify existing and proposed marine and rail terminals within your community including potential expansions.*

None. Morrill is not a coastal community. The Town has no rail terminals. None are proposed.

10. *If coastal communities identify public ferry service and private boat transportation support facilities (may be covered under Marine Resources with cross reference) including related water-side (docks/piers/wharves) and land- side (parking) facilities.*

Morrill is not a coastal community.

**Policies**

1. *To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.*
2. *To safely and efficiently preserve or improve the transportation system.*
3. *To 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. *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. *To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.*

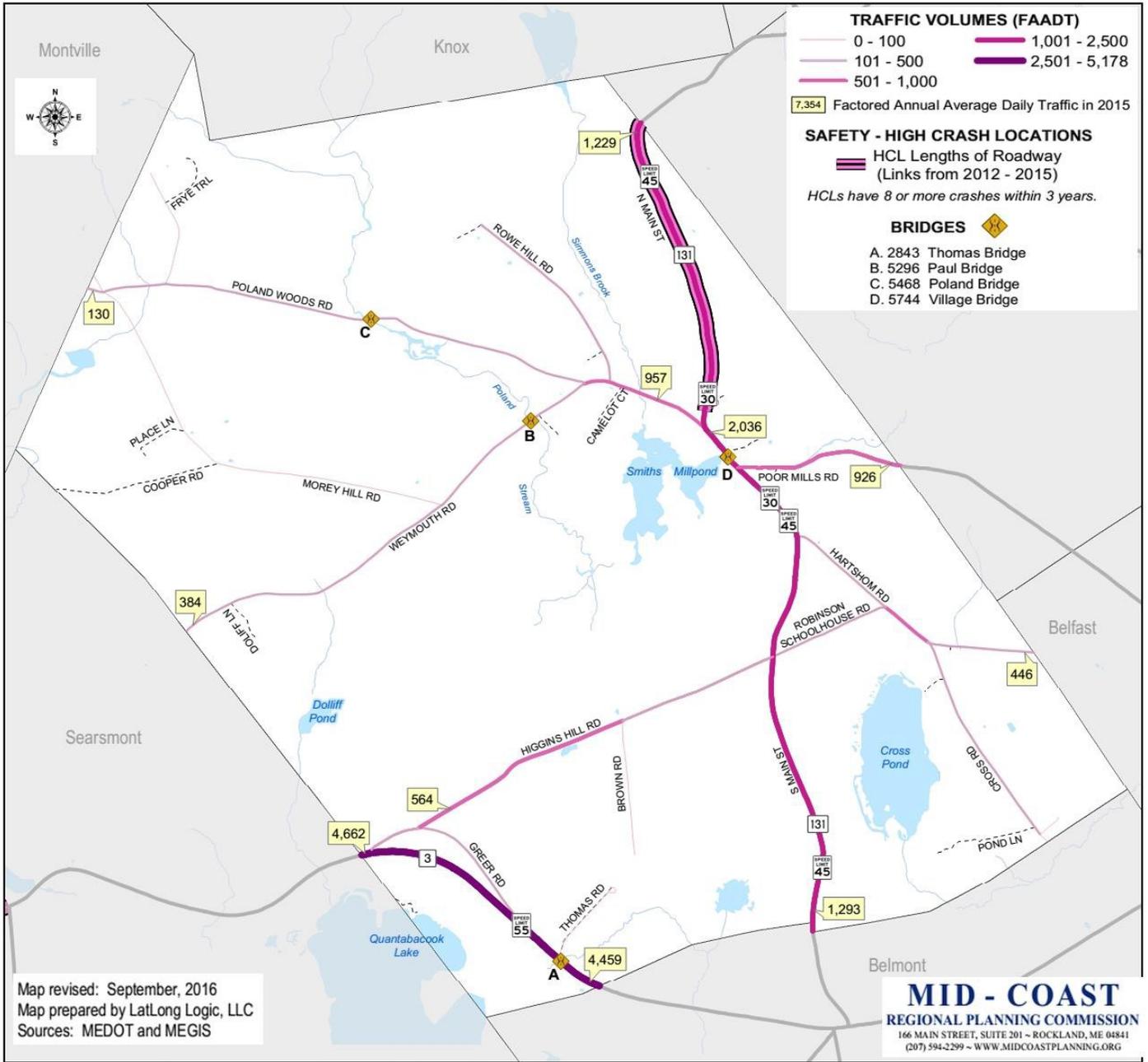
**Strategies**

<b>Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<i>1. Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community’s transportation network.</i>	Selectmen	By March 2017
<i>2. Initiate or actively participate in regional and state transportation and land use planning efforts.</i>	Selectmen	Ongoing
<i>3. Enact or amend local ordinances as appropriate to address or avoid conflicts with:</i> <i>a) Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A.73)</i> <i>b) State access management regulations pursuant to 23 M.R.S.A. 704: To maintain and improve traffic flows, and improve safety, future land use ordinance provisions should be in harmony with access management performance standards set in current state regulations for state and state aid roadways.</i> <i>c) State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. 704-A.</i>	Selectmen, Planning Board, Town Meeting Vote	Ongoing
<i>4. Enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.</i>	Selectmen, Planning Board, Town Meeting Vote	Ongoing
<i>5. Work with the Maine DOT to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.</i>	Selectmen	Ongoing

Strategies	Responsible Parties	Timeframe
6. Elderly and Disabled Transit Options: Work with Waldo Community Action Partners: Waldo County Transportation Office and other providers to meet the needs of elderly and disabled residents, who lack their own transportation, by providing carpools, van/jitney, to stores and services in Belfast, Unity and other service centers.	Selectmen	Ongoing
7. Pedestrians and Bicycles: To promote pedestrian and bicycle safe options, the Town will welcome opportunities to create multi-use, walking and bicycle paths throughout the Town. Through public participation the Town will prioritize potential projects, and then seek CDBG infrastructure funds, Maine DOT funds, and other funds, to create new paths	Selectmen, Planning Board, Town Meeting Vote	Long Term
8. Impact Fee: Investigate, and implement if warranted, an impact fee system that applies to all new development that affects traffic use of the Town's major road corridors to assist in providing funds to upgrade these roads. (Currently none are anticipated.)	Selectmen and Town Meeting Vote	N/A or Long Term
9. Inspect the Village Bridge (5744) South Main Street (Route 131) to ensure that it is safe for continued vehicular and pedestrian use.	Maine DOT	Immediately

Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

# Transportation Network



## PUBLIC FACILITIES AND SERVICES

### Introduction

This chapter identifies and analyzes the public facilities and public services of Morrill. Recommendations are made to improve the performance of these town facilities and services. A list of future needs and estimated expenditures is contained in the Capital Investment Plan.

### A. State Goal

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

### B. Analyses

*1. Are municipal services adequate to meeting changes in population and demographics?*

Municipal Services appear adequate for small growth percentage in Morrill. In general, the Town has the capacity to provide basic and necessary municipal services to its citizens over the ten-year planning period. However, the Town should anticipate an increased demand for services for its growing elderly population, which could include a need for assisted living facilities. At this time, most of this type of housing is located in Belfast. Due to development constraints in Morrill such as a lack of sewers to handle larger-scale multi-unit housing, this limitation on housing will most likely continue in the foreseeable future. See the Housing Chapter for more information.

*2. Has the community partnered with neighboring communities to share services, reduce costs and/or improve services? In what ways?*

Ambulance services are contracted with the City of Belfast. Morrill contracts with Moore's Septic for sewage. The fire department partners with all neighboring towns. EMT services are contracted. Additionally:

- Public education is provided through RSU #71 encompassing Belfast, Belmont, Morrill, Searsmont and Swanville.
- Regional emergency and disaster planning through the Waldo County Emergency Management Agency.
- Tri-Town snowmobile club for recreation/trail maintenance.
- Waldo Community Action Partners for social services for low-income persons.

*3. If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future?*

There is no public sewer system in Morrill.

*4. If the community has a public water system are any public water supply expansions anticipated?*

Morrill Village Water District supplies water to 57 homes in the village area. The District has two artisan wells. Within the next ten years, there will be a need to do a rate increase since there hasn't been one in over ten years. There are no plans for expansion of this system.

*5. If the town does not have a public sewer or water system, is this preventing the community from accommodating current and projected growth?*

No. The lack of a public sewer system or public water system has and will continue to inhibit large-scale or higher density growth town-wide. However, demand for this type of development has not been expressed. Projected growth is modest based upon observed trends and assumes that sewer will remain unavailable for Town during the ten-year planning period of this plan. The Town can accommodate the growth anticipated, predominantly residential in the form of mostly single-family detached housing units. If multi-unit development were sought, sewer or a community wastewater system would likely be needed, especially if such growth were to occur within shoreland areas.

*6. Are existing storm water management facilities adequately maintained? What improvements are needed? How might future development affect the existing system?*

There is one storm drain in the intersection of Weymouth Road and Route 131 in the village. There is no plan for future development that would indicate this needs expansion. Town-wide, ongoing maintenance of ditches, culverts and catch basins are necessary for these systems to continue to function properly. The areas where needed improvements might be required generally fall along the state maintained roads. Any future private land development should include an analysis of potential drainage changes and the impact on neighboring properties, as required in state regulations and municipal ordinances.

*7. How do residents dispose of septic tank waste? Are there issues or concerns regarding septic tank waste?*

Morrill has a contract with Moore's septic to handle septic disposal for town buildings. Otherwise, the public is responsible for their own systems and the town adheres to state regulations but has no particular ordinance relating to Septic tank waste.

*8. Is school construction or expansion anticipated during the planning period? Are there opportunities to promote new residential development around existing and proposed schools?*

The tri-town has been on a state list for a new school building for the past 15 years. There is no expected construction within the next 10 years. There is little to no opportunity for new residential development around the existing school. The school is in poor repair with an estimated \$4,000,000.00 needed to do proper maintenance.

*9. Is the community's emergency response system adequate? Are improvements needed?*

Morrill uses the 911 system through the Waldo County sheriff's department. There are no problems known or suggested improvements made at this time.

*10. Is the Solid Waste Management system meeting current needs? Is the community reducing the reliance on waste disposal and increasing recycling opportunities? Are improvements needed to meet future demand?*

Morrill contracts with Pinkerton for solid waste disposal to remove trash and recyclables including weekly curbside pickup/or collection of trash at homes and Monthly pick up of recyclables. The community is just beginning to track the recycling with the intent of increasing every year. The system appears very adequate. It is anticipated that the current arrangement will be able to handle projected growth during the ten-year planning period.

*11. Are Improvements needed in telecommunications and energy infrastructure?*

Morrill has Fairpoint Classic available for internet and phone. No grants are available at this time to be able to utilize Time Warner or other cable options. We have access to DSL through Fairpoint and we are potentially eligible for a grant to get cable services. DSL service is still much slower at Fairpoint than with some other providers. CMP upgraded the poles and lines through the town in 2014.

*12. Are local and regional health care facilities and public health and social service programs adequate to meet the needs of the community?*

The local hospital is Waldo County General Hospital in Belfast and we have access to several clinics in Liberty, Brooks, Lincolnville and Stockton Springs. The local hospital is merged with Maine Health and currently is in the process of updating technology through full use of EPIC. Seacoast has a new building for health and dental services in Waldo County. Waldo Community Action Partners is the primary agency to provide available social services in the area. Hospitals also provide social services assistance for clients.

*13. Will other public facilities, such as town offices, libraries, and cemeteries accommodate projected growth?*

The **Town Office** is anticipated to stay the same. It is located at 44 Weymouth Road. The building is a renovated garage space. It has a rough cement floor and the space offers no private offices for meeting with citizens or any meeting or conference room. On the positive side, the building has air conditioners, and heats relatively easily with Propane Monitor Heaters. A reserve is maintained to continue to upgrade the technology for the staff. Currently we have seven computer stations that are networked to a server with off-site back-up as well as printers and one leased copier. This has allowed the town to create its own town book each year.

The Town of Morrill owns its own **Fire Station** and several trucks. Currently the fire chief is Patrick Scribner and the Deputy Chief is David Wight. The fire department has grown to twenty three active volunteers bringing us to the second largest department in Waldo County. Currently the building houses four vehicles: 1986 Ford 8000 cab-over attack truck with a 3208 diesel, a

Hale 1000/1000 pump and tank capacity, 1990 Ford conventional attack truck with a 7.8 Ford Diesel, a Hale 1250/1000 pump and tank capacity, 1979 GMC Brigadier with a Detroit diesel, a Hale 1000/2500 pump and tank capacity and a 1993 Utility truck that is an International 4700 with an ambulance body that acts as a utility truck for a variety of needs. Currently the department has a priority to fix two dry hydrants that have piping cracks. The Fire Department would like to have a formal lease agreement for Mill Pond access.

The **Town Garage** is attached to the town office and the town manages its own vehicles to provide ditching, road maintenance and plowing and sanding. The building is heated which allows for truck maintenance during the winter months. Currently the building is not large enough to keep all town equipment under cover, but there is no plan to modify the building in the near future.

Morrill is holding a reserve to help pay for cemetery land as we are running out of space. The spaces are currently being marked so that we will be able to accurately determine how many spaces we have available. Due to the limited space, the remaining plots are being held for Town of Morrill citizens or citizens who may have moved away from Morrill but still have family ties to the town.

We have a small library of donated books in the town office. Currently there is a low demand and we have weeded them out recently to help manage our limited space. We are in need of additional shelving.

*14. To what extent are investments in facility improvements directed to growth areas?*

Most public facilities are located within the village area, which is a designated growth area and so funding for their improvement will benefit growth areas. Plans for investments in facility improvements include the following: reserve accounts for Computer Equipment, Fire Building and equipment, highway, garage and equipment, office building, cemetery land, comprehensive plan reserve, roads and ways reserve, salt shed reserve, and tax map reserves. There has been no real growth in the past five years.

*15. Does the community have a street tree program?*

Morrill does not have a street tree program.

**C. Conditions & Trends**

*1. location of facilities and service areas (mapped as appropriate);*

See the map titled Public Facilities and Services.

The town owns a garage/town office space, a fire station, and a Community Center. The school in the village is the property of the RSU. The town owns nine vehicles and the latest model is 2003.

2. *general physical condition of facilities and equipment;*

The overall condition of public buildings and vehicles is good to poor.

3. *capacity and anticipated demand during the planning period;*

There is no anticipated additional demand during the planning period.

4. *identification of who owns/manages the systems;*

The water system is Morrill Village Water District. This is a quasi-municipal system with a board of trustees, a treasurer, and a secretary. The town owns all other systems. The fire department is a department of the town. The town does its own roadwork with the exception of paving, which is contracted

For (2) through (4) see also the **Analyses** section above and additional responses below.

5. *estimated costs of needed capital improvements to public facilities; and*

See the Capital Investment Plan.

6. *the following information related to each of these public facilities and services:*

a) *Sewerage and/or Water Supply – Identify number and types of users, and percent of households served*

There is no town sewer system. The water system has 57 households. This includes the Town Office, the Fire Department, the Community Hall, the School, and the General Store. This is approximately 16% of the households in town. With the exception of this system, all other residents and businesses depend upon private wells for drinking water.

<b>Morrill Public Water Systems</b>		
Name	ID-Type	Source
Morrill Village Water District	ME0091040 Community System	Number of Wells: 2 Population: 138
		300-foot depth bedrock well - CENTER ST- 1995 6-inch diameter pipe
		220-foot depth bedrock well - MAIN ST 6-inch diameter pipe

Source: Maine Department of Health and Human Services

b) *Septage- Identify any community policies or regulations regarding septage collection and disposal.*

The Septage is handled by the individual homeowner. The town contracts for its septage with Moore's Septic. There are no regulations beyond the building ordinance. The Town follows State regulations regarding septage collection and disposal from municipal facilities. The Town enforces the State Plumbing Code regarding subsurface waste systems.

- c) *Solid Waste- Describe the community's solid waste management system. Identify types and amounts of municipal solid waste for the past five years.*

The Solid Waste service is contracted by the town as noted above. The following records were available:

- 2013- 7 Tons 250 msw 45 recycling
- 2012- 5.47 Tons 248 msw 36 recycling
- 2011-5.26 Tons 265 msw 30 recycling
- 2010-4.75 Tons 176.80 msw 14 recycling
- 2007- 239.19 msw 19.19 recycling

Municipal Solid Waste expenses in Morrill have been increasing as they have statewide.

- d) *Storm water Management-Identify combined sewer overflows. For Municipal Separate Storm water System (MS4) communities, describe plan and status of the major goals of the MS4 requirements.*

Morrill has no combined sewer overflows. The Town is not an MS4 community.

- e) *Power and Communications-Availability of 3-phase power, Internet (including broadband), and cable within the community.*

Central Maine thinks we have a partial three-way power access that is disputed within the town. According to CMP the three-way runs from Belfast Road and goes through Main St until the Community Center.

DSL Internet is available through Fairpoint.

There is no cable available in the community.

- f) *Emergency Response System-Average call response times for fire, police, and emergency/rescue.*

Included in an appendix is the listing from the Sheriff's department of the call response times for fire, police and emergency rescue.

- g) *Education-Identify school administrative unit. Include primary/secondary school system reenrollment for the most recent year information is available and for the ten (10) years after the anticipated adoption of the plan.*

Currently Morrill is a member of the RSU #71 district. The average attendance is in the neighborhood 1,500 children. Morrill students comprise approximately 125 of this number. The first year of RSU #71 is 2015-2016. See historical enrollments in the appendix.

Enrollment projections for the next ten years for Morrill resident students are not available from RSU 71. In the study completed before the formation of RSU #71 Charles Lawton provided a projection that is in the appendix. Trends from the past decade suggest continued declining enrollments. However, given the relatively small size of total enrollment, fluctuations of total enrollment based upon the economy and housing market are probable. Regionally, current facilities have capacity for growth but shifts in school use by grade may be required. The municipal membership of RSU 71 may change over the next decade as communities decide whether to remain or form new districts to meet the needs of their residents.

*h) Health Care-Describe major health care facilities (hospitals, clinics) and other providers serving the community. Identify public health and social services supported by the community through municipal subsidy.*

There are no health care facilities in Morrill. The major health care facilities are Waldo County General Hospital and several surrounding clinics in Brooks, Liberty, Stockton, and Lincolnville. Pen Bay Hospital is in Rockport and both Waldo and Pen Bay are members of Maine Health out of Portland. Seaport family practice also operates out of Belfast and is a member of PCHC out of Bangor.

Social Services that are customarily supported through municipal funding are as follows: Spectrum Generations, Waldo Community Action Partners, Waldo County YMCA, Broadreach Family Services, Belfast Area Children's Center, New Hope for Women, Mid - Maine Community Action, Crossroads for Calvary Food Pantry, and Game Loft.

*i) Municipal Government Facilities and Services-Describe facilities and staffing for municipal administrative, enforcement, and public works operations.*

Morrill's municipal office is located at 44 Weymouth Road. It is a part of the garage and has a cement floor. There are no private offices. The staff who work there on staggered schedules to be available to the public are the clerk, deputy clerk, tax collector, treasurer, Accounts Manager, and First Selectmen. Morrill relies on the Waldo County Sheriff's department for police services. The Town uses the Belfast Ambulance for emergency services and we have a volunteer fire department for fire services at 52 Weymouth Road. We have a fire chief and a deputy fire chief. All others are volunteers.

Public works is managed by the Second Selectmen and the Third Selectmen. All three of the selectmen are currently road commissioners. We currently have 10 part time drivers.

Morrill is governed by the Town Meeting/Selectmen form of government.

The Town Office is open parts of three days a week for clerk services and parts of four days for other services.

Elected officials include:

1. Selectmen/ Overseer of the Poor/Board of Assessors (3 members)
2. Fire Chief/Fire Warden
3. Moderator for Town Meetings
4. School Board Members
5. Planning Board Members
6. Town Clerk/State Agent/Election Warden (Pursuant to state law the office of the Town Clerk is responsible for maintaining the official records of the Town: the supervision of state and municipal elections; the recording of vital statistics (birth, death, and marriage); and the issuing of all permits and licenses as required by state law.
7. Treasurer
8. Road Commissioners

The Selectmen appoint officials including:

1. Bookkeeper/Dep Treasurer
2. Code Enforcement/ Plumbing Officer
3. Emergency Management Director
4. Health Officer
5. Registrar of Voters
6. Board of Appeals Members
7. Animal Control Officer

## Municipal Buildings and Land

Town-owned facilities are listed with their size, location, condition, and capacity/anticipated needs shown in the next table.

Town-owned Facility	Size	Location	General Condition	Sufficient Capacity	Anticipated Needs
Fire Department Building	3,188 square-foot building on 6 acres	52 Weymouth Road.	Good	No	More training space needed
Town Office/Garage	504 square-foot for Office and 3120 square feet of Garage on 3 acres	44 Weymouth Road	Fair	No	Garage needs vehicle space Office needs private offices
Morrill Village Cemetery	8 acres		Good	No	
Sand and Salt Shed	2,160 square-foot building on above acreage for Office	44 Weymouth Road	Good	Yes	Routine Maintenance
Closed Landfill	n/a	n/a			
Community Hall	1,596 square feet and on 3 acres	4 North Main St.	Good	No	Limited parking and interior space

See the map titled Public Facilities and Services for the locations of town-owned and non-municipal community facilities that are open to the public.

*j) Street Tree Program-Describe the community's street tree program.*

The community has no street tree program.

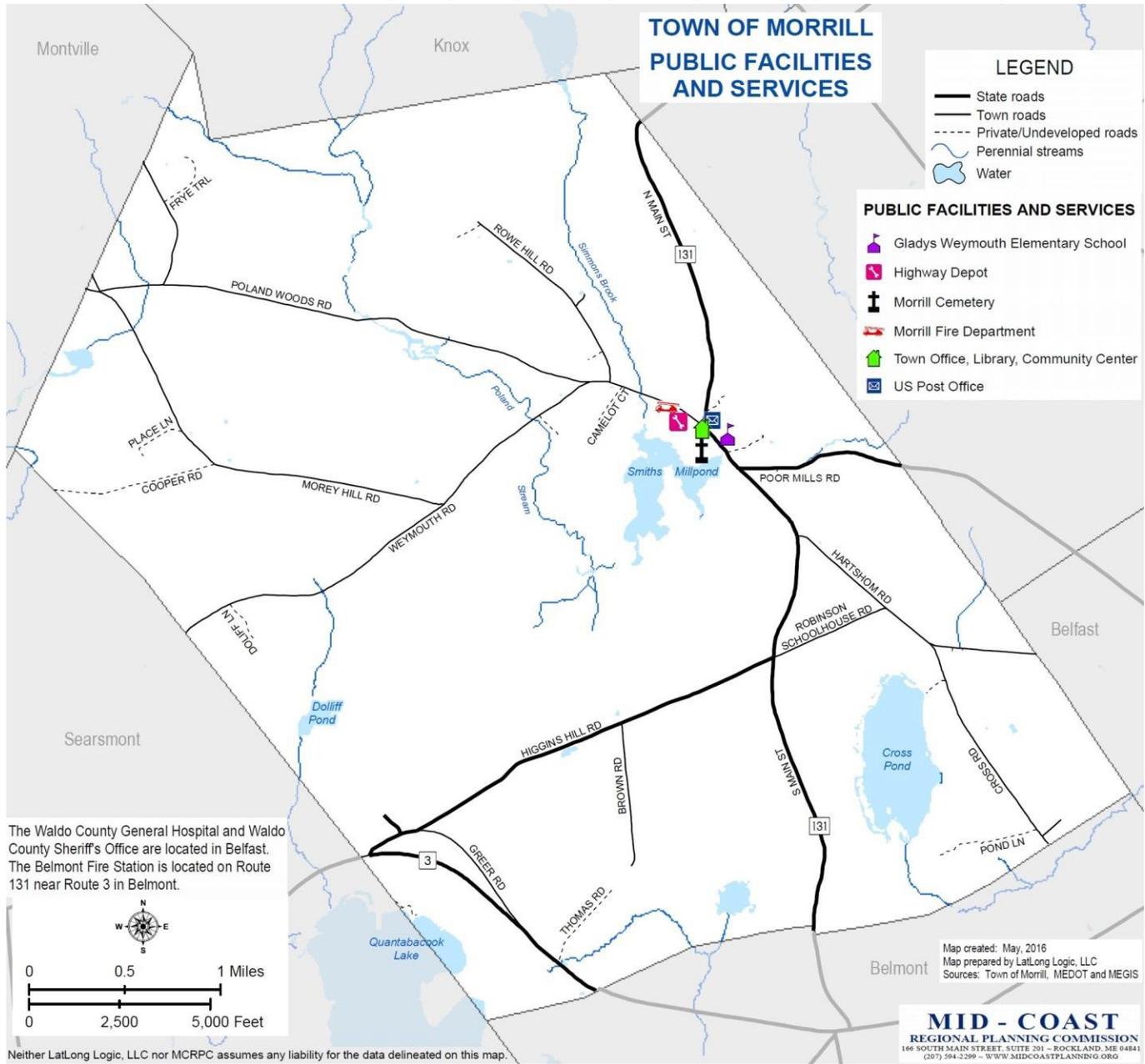
**Policies**

1. *To efficiently meet identified public facility and service needs.*
2. *To 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: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
<p><i>(1) Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.</i></p>	<p>See the Capital Investment Plan for specific strategies, responsibilities, and timeframes.</p> <p>Ideally, Morrill would have a town office that has private office space for general assistance and some other services. The open office is difficult to work on the phones when the public is present and needing services like registrations, etc.</p> <p>The town garage would either reclaim its entire building and the town office would be relocated in order to provide garage space for town vehicles.</p> <p>If funding were available, Morrill would purchase a truck at least every four years to assure that the plowing and sanding is available with a backup in emergencies. Morrill would further complete our paving over a shorter time frame than ten years so that roads would not fall so far into disrepair and stay that way for so long.</p> <p>Morrill will look into the development of a senior housing complex. See the Housing Chapter.</p> <p>Morrill will look to repair our sidewalks. See the Transportation Chapter.</p>	
<p><i>(2) Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.</i></p>	<p>See the Future Land Use Plan, which shows the village area (where most improvements are sought) as the designated growth area.</p>	
<p><i>(3) Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.</i></p>	<p>There is no local sewer.</p> <p>Water service has no planned expansion.</p>	
<p><i>(4) If public water supply expansion is anticipated, identify and protect suitable sources.</i></p>	<p>None anticipated.</p>	
<p><i>(5) Explore options for regional delivery of local services.</i></p>	<p>See the Regional Coordination Plan.</p>	

# PUBLIC FACILITIES AND SERVICES



Neither LatLong Logic, LLC nor MCRPC assumes any liability for the data delineated on this map.

# REGIONAL COORDINATION PROGRAM

## Introduction

Comprehensive planning recognizes the importance of regional cooperation and coordination. The land uses in one community can impact another community, particularly when that land use is located near the boundaries of the town. The Town of Montville borders Morrill to the northwest. The Town of Knox borders Morrill to the north (including Mixer Pond). The Town of Waldo borders Morrill to the northeast. The City of Belfast borders Morrill to the east. The Town of Belmont borders Morrill to the south. The Town of Searsmont borders Morrill to the southwest (including Quantabacook Lake). Morrill and its residents are dependent upon the region, especially the service center communities of Belfast and Searsport, for commercial goods and services, medical services and employment opportunities. Although more distant, some Morrill residents work and shop in Augusta, Rockland, Waterville and Bangor.

For safety, security, environmental and economic reasons including cost savings, Morrill should coordinate and cooperate with federal, state, county, regional and local municipal governments and organizations as much as possible.

## State Requirement

*Pursuant to 30-A M.R.S.A. §4326(4), a regional coordination program must be pursued with other communities to manage shared resources and facilities, including but not limited to lakes, rivers, aquifers, and transportation facilities. The plan must identify any shared resources and facilities, describe any conflicts with neighboring communities' policies and strategies pertaining to shared resources and facilities and describe what approaches the community will take to coordinate management of shared resource and facilities. In addition, the plan must include a summary of regional coordination efforts from all applicable topic areas.*

## Municipal Comprehensive Plans and Ordinances

The neighboring communities have comprehensive plans as shown in the following table.

<b>Community</b>	<b>Comprehensive Plan Adoption/Amendment Date</b>	<b>Consistent with State Law</b>
Belfast	1997, 2009	Expired
Belmont	1993	Expired
Knox	1992	No
Montville	1991	No
Searsmont	2003, 2013	Yes
Waldo	1994	Expired

The surrounding communities have adopted ordinances including shoreland zoning, subdivision, site plan review provisions, and floodplain management, among other ordinance provisions. Belfast has the most extensive ordinances, with zoning beyond shoreland zones. Belmont and Searsmont also have zoning beyond shoreland zones.

See the Existing Land Use Chapter and Future Land Use Plan.

### **Summary of Current Regional Coordination**

The following is a list of inter-municipal and regional efforts in which Morrill participates:

- Ambulance services contracted with Belfast
- EMT Services contracted
- Septic services contracted with Moores Septic system
- Snowmobile Maintenance is done by Tri-town Snowmobile Club
- Waldo Community Action Partners provides assistance with low-income families in a wide variety of needs including Transportation.
- Waldo County Emergency Management Agency provides regional emergency and disaster planning.

For more information, please see the Public Facilities and Services Chapter.

### **Regionally Provided Public Services**

As noted above, key public services are provided on a regional basis. Police service is furnished by Waldo County. The Fire Department and Ambulance/EMS participate in regional mutual aid programs. Medical service is primarily provided by the Waldo County General Hospital in Belfast and Pen Bay Hospital in Rockport as well as clinics in Stockton, Brooks, Liberty, and Searsport. These are all a part of Maine Health. Seaport Family Practice provides services in Belfast as well. Maine General Health in Augusta also provides medical care. Public education is provided through RSU #71., which serves all of Waldo County municipalities. See the Public Facilities and Services Chapter.

### **Regional Transportation**

State Routes 3 and 131 traverse Morrill, linking points east, west and north and south. Daily bus service is offered through Waldo Community Action Partners and Concord Trailways, to Bangor, Boston, and points in between. The Belfast Municipal Airport provides general aviation. Most residents depend upon private vehicles to get to work and to shop since public transportation is insufficient. See the Transportation Chapter for more information.

### **Shared Natural Resources**

Morrill shares these waterbodies with principally residential and recreational uses: Mixer Pond with Knox, Quantabacook Lake with Searsmont. All surrounding communities have shoreland zoning ordinances in effect. An effort to coordinate shoreland zoning further, beyond state requirements might be warranted to enhance shared natural resources that support the local economy and protect the health of residents and of wildlife. See the Water Resources Chapter and Land Use Chapter.

Most residents depend upon wells for drinking water and some groundwater resources. Accordingly, cooperation on the review of any large-scale development proposals that could affect this resource should be shared between Morrill and neighboring communities. See the Water Resources Chapter and Land Use Chapter.

### **Regional Economy**

Many Morrill residents depend upon the regional economy for their livelihoods. The service center of Belfast meets some of the needs of residents that are not provided within the Town itself. Morrill shares with other towns within commuting distance the effects of regional economic activities. See the Economy Chapter for more information.

### **Regional Policies from the other chapters of this comprehensive plan**

- *To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.* See the Water Resources Chapter.
- *To coordinate the community's land use strategies with other local and regional land use planning efforts.* See the Land Use Chapter, Future Land Use Plan.
- *To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.* See the Natural Resources Chapter.
- *To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.* See the Economy Chapter.
- *To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.* See the Housing Chapter.
- *To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.* See the Transportation Chapter.
- *To coordinate the community's land use strategies with other local and regional land use planning efforts.* See the Land Use Chapter, Future Land Use Plan.

**Regional Strategies from the other chapters of this comprehensive plan**

<b>Regional: Strategies</b>	<b>Responsible Parties</b>	<b>Timeframe</b>
(1) <i>Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.</i>	See the Water Resources Chapter for specific strategies, responsibilities, and timeframes.	
(2) <i>Initiate and/or participate in inter-local and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.</i>	See the Natural Resources Chapter for specific strategies, responsibilities, and timeframes.	
(3) <i>Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.</i>	See the Agriculture and Forest Resources Chapter for specific strategies, responsibilities, and timeframes.	
(4) <i>Support implementation of local and regional harbor and bay management plans.</i>	Not applicable.	
(5) <i>If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community’s economic development director, a regional economic development initiative, or other) and Participate in any regional economic development planning efforts.</i>	See the Economy Chapter for specific strategies, responsibilities, and timeframes.	
(6) <i>Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition and Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</i>	See the Housing Chapter for specific strategies, responsibilities, and timeframes.	
(7) <i>Initiate or actively participate in regional and state transportation efforts</i>	See the Transportation Chapter for specific strategies, responsibilities, and timeframes.	
(8) <i>Explore options for regional delivery of local services.</i>	See the Public Facilities and Services Chapter for specific strategies, responsibilities, and timeframes.	

## FISCAL CAPACITY

### Introduction

Municipalities must be able to determine the expenditures necessary to provide basic services and the impact that this spending will have on townspeople. The primary funding source for municipal government is property tax revenue. Although the priorities of the Town may change from one election year to another, stable municipal finances are always a fundamental responsibility of Town government. It is important for Morrill to handle diligently all yearly expenditures while at the same time plan for the Town's long-term objectives. As is the case with any business, the physical assets of Morrill must be properly maintained through capital reserve accounts to protect the Town's continued economic health.

### State Goal

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

### Analyses

*1. How will future capital investments identified in the plan be funded?*

Capital investments will continue to be funded through capital reserve funds supported by property tax revenues town-wide, intergovernmental revenues (State aid), grants and loans from federal, State and private sources, and from municipal bonds.

*2. If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds?*

The Community may borrow to complete road paving. The community has sufficient borrowing capacity. In fiscal year 2015, total municipal debt was well below the statutory limits as set forth in Title 30-A M.R.S.A. Section 5702.

*3. Have efforts been made by the community to participate in or explore sharing capital investments with neighboring communities? If so, what efforts have been made?*

As noted in the Public Facilities and Services Chapter and the Regional Coordination Program Chapter, the Town does cooperate with neighboring communities, multi-community quasi-municipal organizations, and with Waldo County in the provision of services (public education, police protection, fire department, emergency medical services, and municipal solid waste management). Sharing of municipal capital investments has not occurred.

**Conditions and Trends**

*Minimum data required to address Analyses:*

*1. Identify community revenues and expenditures by category for the last five (5) years and explain trends.*

Total municipal revenues rose 42% over the last five years. The Fund Balance increased by 46.6%. Property taxes increased 42%, comprising 56.5% of total revenues in both 2011 and in 2015. Excise taxes increased 33.6%, comprising 7.9% of total revenues in 2011 and 7.4% in 2015. Intergovernmental revenue (State aid) increased 19.9% overall, combining the four subcategories (\$78,155 in 2011 and \$93,671 in 2015), comprising 5.6% of total revenues in 2011 and 4.7% in 2015. Revenues from charges for services decreased 4.2%.

<b>Town of Morrill Revenues By Fiscal Year</b>							
<b>Category</b>	<b>12/31/2015</b>	<b>12/31/2014</b>	<b>12/31/2013</b>	<b>1/31/2013</b>	<b>1/31/2012</b>	<b>1/31/2011</b>	<b>Change</b>
Fund Balance	566,492	508,118	502,120	453,894	430,914	386,500	46.6%
Property Taxes	1,129,440	1,050,503	847,674	909,662	834,160	795,135	42.0%
Excise Taxes	148,545	132,896	120,037	124,005	122,700	111,196	33.6%
Intergovernmental:							
Revenue Sharing	40,782	33,808	37,640	44,930	40,551	37,620	8.4%
LRAP	24,456	25,430	26,178	26,164	26,036	25,646	-4.6%
Homestead	24,649	18,499	21,855	18,537	20,951	10,201	141.6%
Other	3,784	3,697	2,709	2,183	2,510	4,688	-19.3%
Dump Stickers	15,094	15,060	11,075	12,568	13,072	14,580	3.5%
Charges for Services	5,282	7,118	4,868	5,379	4,050	5,512	-4.2%
Interest/Costs - Liens	8,521	7,860	5,536	4,845	6,848	6,607	29.0%
Other Income/Donations	5,322	2,051	9,301	8,875	19,425	4,382	21.5%
Transfers Fr. other funds	5,000	4,000	4,000	16,079	25,130	4,198	19.1%
<b>Total</b>	<b>1,997,367</b>	<b>1,809,040</b>	<b>1,592,993</b>	<b>1,627,121</b>	<b>1,546,347</b>	<b>1,406,265</b>	<b>42.0%</b>

Source: Morrill Town Reports – Annual Audits

Note: Percentages are rounded.

Total expenditures increased 36.1% over the last five years. The largest expense, education (over which municipal government has no control) increased 52% from 2011 to 2015, comprising 52.9% of total expenditures in 2011 and 59.1% of total expenditures in 2015. General government decreased 14.8% over the same period, comprising 14.5% of total expenditures in 2011 and 9.1% in 2015. Protection (police and fire) increased 10.3% over the period, comprising 3.7% in 2011 and 3.0% in 2015. County/Jail Tax increased 5.4% over the period, comprising 10.3% of total expenditures in 2011 and 7.9% in 2015. Public Works increased 2.3% over the same period, comprising 8.5% of total expenditures in 2011 and 6.4% in 2015.

<b>Town of Morrill Expenditures By Fiscal Year</b>							
<b>Category</b>	<b>12/31/2015</b>	<b>12/31/2014</b>	<b>12/31/2013</b>	<b>1/31/2013</b>	<b>1/31/2012</b>	<b>1/31/2011</b>	<b>Change</b>
General Government	120,752	123,129	121,645	152,903	153,794	141,658	-14.8%
Protection	40,092	38,642	35,004	37,138	40,900	36,346	10.3%
Health/Sanitation	40,165	39,797	36,365	35,023	39,154	35,084	14.5%
Public works	84,625	87,951	88,357	90,508	105,538	82,739	2.3%
Social Services	7,751	9,787	8,334	8,655	12,506	7,670	1.1%
County/Jail Tax	105,523	111,807	114,090	107,648	9,305	100,095	5.4%
Education	784,983	746,903	622,181	615,778	574,269	516,293	52.0%
Unclassified	22,168	22,662	21,499	29,013	48,073	25,266	-12.3%
Transfer to other funds	121,856	61,870	37,400	45,120	20,000	30,200	303.5%
<b>Total</b>	<b>1,327,915</b>	<b>1,242,548</b>	<b>1,084,875</b>	<b>1,121,786</b>	<b>1,087,539</b>	<b>975,350</b>	<b>36.1%</b>
Fund Balance	649,452	566,492	508,118	505,335	458,808	430,914	50.7%

Source: Morrill Town Reports – Annual Audits

Note: Percentages are rounded.

*2. Describe means of funding capital items (reserve funds, bonding, etc.) and identify any outside funding sources.*

Capital investments are funded through capital reserve project funds supported by property tax revenues town-wide, intergovernmental revenues (State aid), grants and loans from federal and State sources, and from municipal bonds. The Town does not have tax increment financing districts. There are no outside funding sources. The Town attempts to keep reserve funds for capital purchases. The next two tables show the current balances:

<b>Town of Morrill Reserve Funds</b>			
<b>Voted 2015</b>	<b>Account Name</b>	<b>Current Balance</b>	<b>Recommended</b>
	Office Bldg.	12,957.83	
	FD Bldg.	14,681.02	
5,000	FD Equip	18,225.70	5,000
	Road Equip	56,141.82	
	Tax Maps	9,241.84	
	Computer Equip	4,083.43	
	Comp Plan	2,930.24	
	Salt Shed	5,017.62	
2,000	Community Ctr.	10,707.15	
2,000	Cemetery Land	10,608.67	
88,400	NEW-Paving	16,185.71	75,000
\$97,400	<b>Sub Total</b>	<b>\$160,781.03</b>	\$80,000

Source: Town of Morrill

<b>Morrill Cemetery Fund 2015</b>	
Cross Trust	807.89
Cemetery Trust	22,319.80
Perpetual Care	36,093.04
<b>Total</b>	<b>59,220.73</b>
<b>Investments</b>	<b>\$16,524.53</b>

Source: Town of Morrill

3. Identify local and state valuations and local mil rates for the last five (5) years.

The total local valuation of Morrill increased 2.1% in the most recent five-year period for which this information is available. The mil rate increased 34.3% from 2011 to 2015. The State valuation of the Town decreased 5% in the last five years.

<b>Year</b>	<b>Mil Rate</b>	<b>Local Valuation</b>			<b>Certified Ratio</b>	<b>State Valuation</b>
		<b>Land</b>	<b>Building</b>	<b>Total</b>		
2011	16.9	13,946,200	35,472,800	49,419,000	85	65,750,000
2012	18.8	13,678,200	35,364,100	49,042,300	85	66,950,000
2013	17.7	13,286,600	35,745,700	49,032,300	85	66,950,000
2014	20.7	14,113,200	35,719,900	49,833,100	85	64,900,000
2015	22.7	14,789,500	35,652,600	50,442,100	85	62,450,000
<b>Change</b>	<b>34.3%</b>	<b>6.0%</b>	<b>0.5%</b>	<b>2.1%</b>	<b>0.0%</b>	<b>-5.0%</b>

Source: Town of Morrill

Note: Percentages are rounded.

*4. How does total municipal debt (including shares of county, school and utility) compare with the statutory and Maine Bond Bank recommended limits on such debt?*

Title 30-A M.R.S.A. Section 5702 contains a limitation on the amount of debt that municipalities may incur. A municipality cannot issue debt (for purposes other than school, storm or sanitary sewer, energy facility or for municipal airports) that would exceed 7.5% of the municipality's last full State valuation. The statute contains additional limits for school, storm or sanitary sewer, energy facility and for municipal airports. There is an overall debt limit for all types of debt of 15% of the municipality's last full State valuation. The Town has not exceeded the statutory limit. In 2015, the state valuation for Morrill is \$62,450,000 and the State limit is 15% which is over \$9,000,000. The School debt at the end of 2015 was \$446,439.00 and the current bond is \$500,000, so the total indebtedness is less than one million dollars.

Note: The Maine Bond Bank has no set policy on the amount of total debt a municipality can or should have outstanding other than to be sure that the municipality is in compliance with the provisions of Maine law regarding limitations on local debt. The Maine Bond Bank looks at outstanding debt, both direct and contingent, from such perspectives as debt per capita, percentage of operating budget to debt service, and total debt among other factors.

***Policies***

*Minimum policies required to address state goals:*

- 1. To finance existing and future facilities and services in a cost effective manner.*

See the Capital Investment Plan.

- 2. To explore grants available to assist in the funding of capital investments within the community.*

Note: State grants are severely limited currently, especially for small, rural communities like Morrill.

- 3. To reduce Maine's tax burden by staying within LD 1 spending limitations.*

Note: Increasing education costs in Waldo County make this very difficult if not impossible some years.

***Strategies***

*Minimum strategies required to address state goals:*

- 1. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.*

See the Capital Investment Plan and the Regional Coordination Program Chapter.

## CAPITAL INVESTMENT PLAN

### Purpose and Definition

The purpose of a capital investment plan (CIP) is to establish a framework for financing needed capital investments. A CIP guides budgeting and expenditures of tax revenues and identifies needs for which alternative sources of funding such as loans, grants or gifts will be sought.

Capital investments include the repair, renewal, replacement or purchase of capital items. Capital investments differ from operating expenses or consumables. The expense of consumables is ordinarily budgeted as operations. Capital investments generally have the following characteristics: they are relatively expensive (typically having an acquisition cost of \$5,000 or more); they usually do not recur annually; they last for several years (often having a useful life of three or more years); and they result in fixed assets. Capital items can include equipment and machinery, buildings, real property, utilities and long-term contracts and are often funded through the establishment of financial reserves.

Capital investments are prioritized each year in the budget process based on the availability of funds and the political will of the community. A complete CIP describes expected yearly investment and allows for both changes in priorities and reduction of available funds. The CIP is intended to prevent a large capital investment from occurring in a single fiscal year. The unexpected purchase of a sizeable investment can overburden the tax rate and cause large fluctuations in tax bills from year to year. The annual provision for eventual replacement of capital investments depends on the useful life of the capital investments. It is important that capital investments be financially accounted for each fiscal year, minimizing later expenses.

For the purposes of this plan, the total costs have been recognized with an indication of the expected period for each item that is desired based upon priority ratings. Each year any necessary changes will be made to the CIP and it will be included in the annual budget. Each year the Budget Committee will review the funding requests and make a recommendation for Selectmen review.

*The comprehensive plan must include a capital investment plan that:*

- (1) Identifies and summarizes anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identifies which are municipal growth-related capital investments;*
- (2) Establishes general funding priorities among the community capital investments; and*
- (3) Identifies potential funding sources and funding mechanisms.*

For (1) through (3), see the next table titled Morrill Capital Investment Plan Summary 2016-2026.

## Priority Rankings

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

- A. Immediate need. A capital investment rated in this category would typically remedy a danger to public health, safety and welfare.*
- B. Necessary, to be accomplished within two to five years. A capital investment rated in this category would typically correct deficiencies in an existing facility or service.*
- C. Future investment or replacement, to be accomplished within five to ten years. A capital investment rated in this category would be desirable but is of no urgency.*
- D. Desirable, but not necessarily feasible within the ten year period of this Comprehensive Plan.*

Projects referenced in this Comprehensive Plan and existing reserve accounts are the basis for this capital investment plan and have been incorporated into the table below. As well, State and federal mandates necessitating some of these projects have been noted in the table.

<b>Morrill Capital Investment Plan Summary 2016-2026</b>					
<b>Comprehensive Plan Chapter/Town Dept.</b>	<b>Anticipated Item and Need</b>	<b>Estimated Cost</b>	<b>Priority</b>	<b>Responsible Parties</b>	<b>Possible Funding Sources</b>
Public Works	10 miles of Town Road repaving for safety.	\$825,000.00	B	Selectmen, Town Vote	Grants/Taxes
Public Facilities	Add to Fire House	\$50,000.00	D	Selectmen, Town Vote	Donations/Taxes
Public Facilities	Add/Renovation of Town Office and Garage	\$100,000.00	D	Selectmen, Town Vote	Grants/Taxes
Fire Department	Replacement of Vehicles	\$120,000	C	Selectmen, Town Vote	Taxes
Public Works	Replacement of Vehicles	\$80,000	C	Selectmen, Town Vote	Taxes
GIS Mapping	Tax Parcel Mapping	\$10,000	D	Selectmen	Taxes

**Morrill Capital Investment Plan Summary 2016-2026**

<b>Comprehensive Plan Chapter/Town Dept.</b>	<b>Anticipated Item and Need</b>	<b>Estimated Cost</b>	<b>Priority</b>	<b>Responsible Parties</b>	<b>Possible Funding Sources</b>
Cemetery Land	2025	\$30,000	D	Selectmen, Town Vote	Donations/Taxes
Gen Government	Computer Upgrades	\$4,000	B	Selectmen,	Donations/Taxes
Gen Government	Comp plan Publish Town Re-valuation	\$3,000 \$50,000.00	B C	Planning Board , Selectmen, town legislature	Donations/Taxes

**Replacement Vehicle Breakdown**

<b>Town Dept.</b>	<b>Vehicle</b>	<b>Estimated Cost</b>	<b>Replacement Year</b>
Fire Dept.			
	1996 Ford	\$25,000	2020
	1990 Ford L8000	\$35,000	2027
	1979 GMC Tanker	\$50,000	2020
	1993 International Utility Truck	\$10,000	2027
		<b>\$120,000 Total</b>	
Public Works			
	2003 John Deer Backhoe	\$20,000	2025
	1988 Bush-hog Tractor	\$30,000	2025
	1994 Chevy Dump Truck	\$15,000	2018
	1990 Ford L8000	\$15,000	2021
		<b>\$80,000 Total</b>	

## EXISTING LAND USE

### Introduction

This chapter summarizes existing development in Morrill, trends observed, current regulations and an estimate of the amount of land needed to accommodate growth for the ten-year planning period. Information from the other chapters of this comprehensive plan has been incorporated in the analyses of this chapter. For land use recommendations, see the Future Land Use Plan.

#### A. State Goal

*None required.*

#### B. Analyses

- 1. Is most of the recent development occurring: lot by lot; in subdivisions; or in planned developments? Is recent development consistent with the community's vision?*

As noted in the Housing Chapter, the Census indicates that 120 homes were built in Town from 1990 to 2013. From 2000 and 2013, the Census indicates that 22 homes were built/located in Town. Town Assessor and Planning Board records indicate that 27 housing units were built/located within Morrill from 2006 through 2015, for an annual average of 2.7. Construction since 2004 has occurred throughout the Town mostly for residential development on single-family lots. Over fifty percent of new homes were built in these areas of the Town: Main St., Weymouth Road, Cross Road, and Robinson School House Road. Generally, the remaining development was spread-out town wide. Planning board records indicate that four subdivisions were approved between 2000 and 2014 creating 13 lots, of which 12 were built upon as of 2014.

Modest growth is likely to continue in these areas, and throughout the community following recent and longer-term trends. There is some commercial and residential space for the projected development over the next ten years. Care should be taken to steer growth away from the more rural and forested areas and instead into areas with access to existing infrastructure, roads and services, in line with the community vision.

- 2. What regulatory and non-regulatory measures would help promote development of a character, and in locations that are consistent with the community's vision?*

The Shoreland Zoning Ordinance, amended in 2014, and the Building Ordinance, amended in 2014, allow single-family dwelling units including mobile homes on individual lots town-wide. Residential multi-units are allowed in most areas with the exception of these shoreland districts: Stream Protection and Resource Protection. The minimum lot area per dwelling unit is 1 acre outside of shoreland zoning districts and 40,000 square feet per residential dwelling unit within shoreland zoning districts.

Shoreland Zoning has somewhat reduced the pressure on environmentally sensitive areas,

and along with limitations in uses and other restrictions in Resource Protection areas to protect the natural resources that define the rural qualities of Morrill in accordance with the community's vision. See the Natural Resources Chapter and the Water Resources Chapter.

Non-regulatory measures for protection of rural areas include the voluntary use of conservation easements by landowners, and participation in state current use tax program for farming and forestry activities. See the Agricultural and Forest Resources Chapter.

Non-regulatory measures to encourage development in more suitable areas, around the traditional areas of settlement, including municipal investment in infrastructure improvements might be worth pursuing where economically feasible and in line with town voter approval. See the Housing Chapter, Economy Chapter and Public Facilities and Services Chapter.

*3. Is the community's administrative capacity adequate to manage its land use regulation program, including planning board and code enforcement officer?*

With the limited projected growth, the present administrative capacity seems adequate. The Code Enforcement Officer has handled the limited pace of growth and the Town Office staff has been able to assist residents on issues in a timely manner.

The Town supports its Code Enforcement Officer and provides him with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer continues to be certified in accordance with 30-A M.R.S.A. Section 4451.

*4. Are floodplains adequately identified and protected? Does the community participate in the National Flood Insurance Program? If not, should it? If so, is the floodplain management ordinance up to date and consistently enforced? Is the floodplain management ordinance consistent with state and federal standards?*

The Town enacted an amended Floodplain Management Ordinance in 2015. It meets Federal and State standards and is enforced locally. Recent changes to the National Floodplain Management Program and floodplain maps have been incorporated into the local ordinance under the timeframe set by FEMA. The Town participates in the National Flood Insurance Program.

### **C. Conditions and Trends**

*Minimum data required to address Analyses:*

- 1. An existing land use map, by land use classification (such as mixed-use, residential, commercial, institutional, industrial, agricultural, commercial forests, marine, park/recreational, conserved, and undeveloped land).*

See the maps titled Land Cover and Current Land Use.

2. *A summary of current lot dimensional standards.*

See the response to (4) below.

3. *A description or map identifying the location of lots and primary structures created within the last ten years. Include residential, institutional, commercial, and industrial development.*

According to Assessor and Planning Board records, between 2006 and 2015, 27 housing units were built or located in Morrill. Twenty were stick-built. Three were modular and four were mobile homes. No multi-family units were constructed during this period. Building activity was stronger earlier in the decade prior to the recession. Over fifty percent of new homes were built in these areas of the Town: Main St., Weymouth Road, Cross Road, and Robinson School House Road. Generally, the remaining development was spread-out town wide. Planning board records indicate that four subdivisions were approved between 2000 and 2014 creating 13 lots, of which 12 were built upon as of 2014.

4. *Provide a brief description of existing land use regulations and other tools utilized to manage land use, including shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances.*

Morrill's current land use ordinances reflect the recommendations of the prior comprehensive plan, which was adopted by voters in 1991. The Shoreland Zoning Ordinance, amended in 2014, and the Building Ordinance, amended in 2016, allow single-family dwelling units including mobile homes on individual lots town-wide. Residential multi-units are allowed in most areas with the exception of these shoreland districts: Stream Protection and Resource Protection. Residential multi-units are also regulated under the Site Plan Review Ordinance, amended in 2014. The minimum lot area per dwelling unit is 1 acre outside of shoreland areas and 40,000 square feet per residential dwelling unit within shoreland zoning districts. Mobile home parks are allowed. Mixed uses are allowed in most districts, and are subject to dimensional standards, and for some uses, site plan review standards as well.

**Morrill Land Use Dimensional Standards**

<b>Area</b>	<b>Minimum lot area per dwelling unit</b>	<b>Minimum Lot width</b>	<b>Front setback minimum</b>	<b>Side / Rear setback minimum</b>	<b>Minimum shore frontage per</b>
Shoreland Zoning Districts	40,000 square feet per residential dwelling unit*	200 feet	100 feet, horizontal distance, from the normal high-water line	--	150 feet
Town-wide, excluding Shoreland Zoning Districts, with exceptions for existing non-conformance	1 acre (43,560 square feet)	100 feet	50 feet from road centerline	25 feet	Not Applicable

Sources: Town of Morrill Shoreland Zoning Ordinance and Building Ordinance  
 Notes: \*Governmental, Institutional, Commercial or Industrial minimum lot area per principal structure within the Shoreland Zone is 60,000square feet.  
 Public and Private Recreational Facilities within the Shoreland Zone  
 Adjacent minimum lot area is 40,000 square feet.

Town wide, shoreland zoning provides protection around waterbodies and wetlands limiting impervious surfaces and certain uses within setbacks and districts. Impervious surface percentage maximums, as set in shoreland zoning provisions, can be effective in reducing the amount of runoff into waterbodies. In especially sensitive areas, resource protection designations limit or prohibit development. Stormwater management/drainage for erosion and sediment control are noted in the Site Plan Review Ordinance, Shoreland Zoning Ordinance, and in the Subdivision Ordinance. These standards can promote retention of stormwater on the property to minimize runoff off-site. It is believed that these provisions are effective overall.

The Subdivision Ordinance, most recently amended in 2014, regulates subdivision development following state review criteria requirements. It includes provisions for the reservation of between five and ten percent of the subdivision in order to provide for recreational needs of the occupants of the subdivision or to maintain the scenic or natural beauty of the area (Sec 11.2.2).

The Site Plan Review Ordinance regulates new and altered commercial, retail, industrial, institutional and multiple family dwellings consisting of three or more attached units, and related accessory structures. It does not regulate home occupations, detached single and two-family dwellings, their accessory structures or agricultural land and forestry management practices.

Agricultural and forestry uses are allowed town-wide except in the resource protection districts of the shoreland zone, which typically includes wetland areas.

As noted above, the Town amended its Floodplain Management Ordinance in 2015. It meets Federal and State standards and is enforced locally. Recent changes to the National Floodplain Management Program and floodplain maps have been incorporated into the local ordinance under the timeframe set by FEMA. The Town participates in the National Flood Insurance Program.

5. *Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least ten (10) years into the future.*

As described in the Housing Chapter, the Census records that 120 homes were built in Town from 1990 to 2013. From 2000 and 2013, the Census indicates that 22 homes were built/located in Town. Town Assessor and Planning Board records indicate that 27 housing units were built/located within Morrill from 2006 through 2015, for an annual average of 2.7. For planning purposes, up to 27 units of new housing is forecast based upon observed trends, for a projected total of 380 total units (occupied and vacant) by the year 2026. Those 27 units would require at least 27 acres, based upon the minimum lot size outside of shoreland areas.

If this development occurred within conventional subdivisions, approximately an additional 4 acres would be needed for new roads and related infrastructure. If development were permitted for cluster/conservation subdivisions it could occur on smaller lots, reducing the developed area for an increase in conserved land. See the Future Land Use Plan Chapter for ordinance amendment recommendations.

Institutional, commercial, or industrial development has been limited in Morrill since 2000. Small-scale non-residential uses have occurred, often on lots previously used for other commercial or residential purposes, especially along Routes 131 and 3. It is anticipated that similar conversions will continue, and that there is enough land with road frontage on state roads, which can handle increased development. See the Future Land Use Plan and map titled Future Land Use for the identified growth areas.

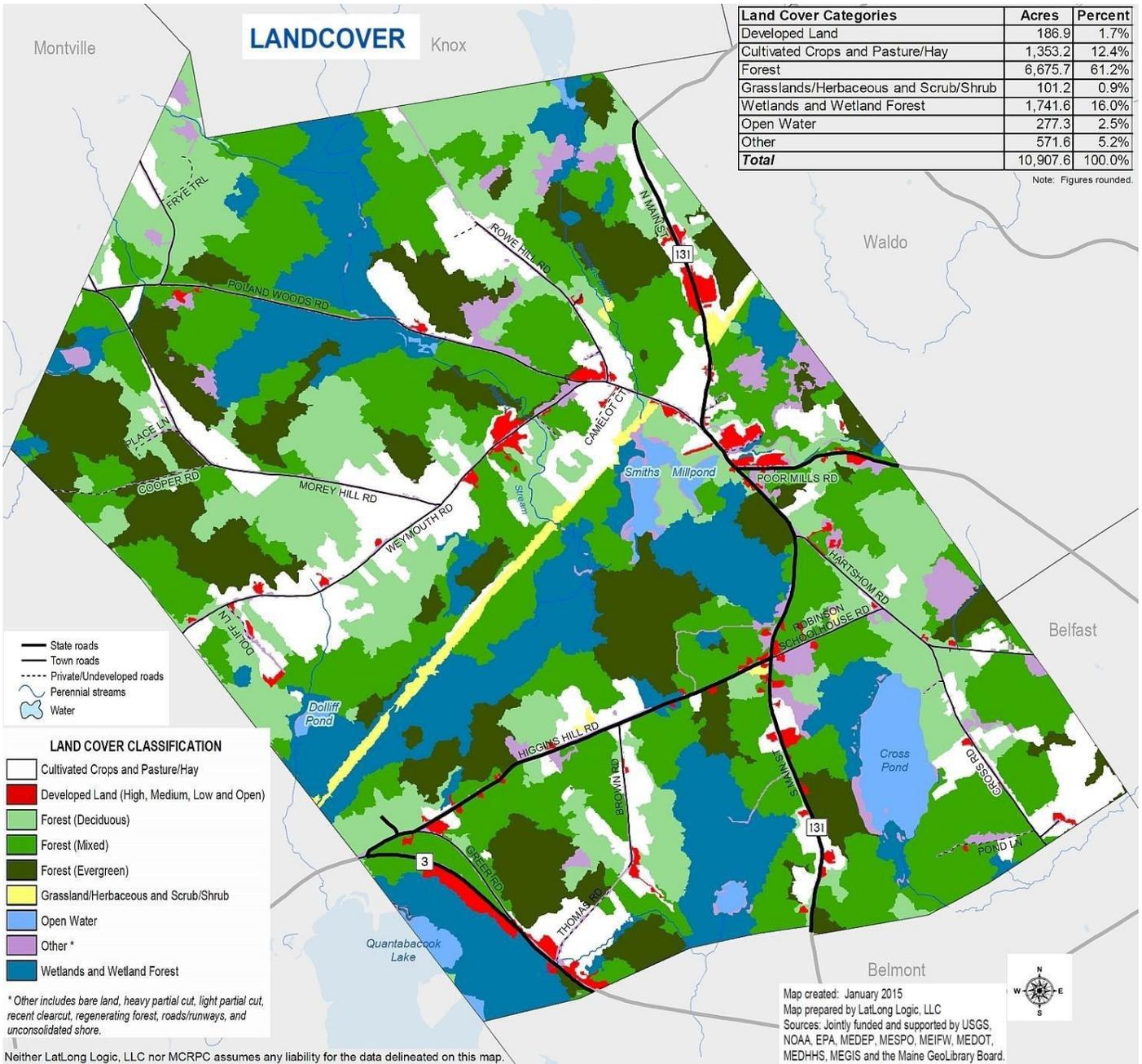
**D. Policies**

*None Required.* See the Future Land Use Plan.

**E. Strategies**

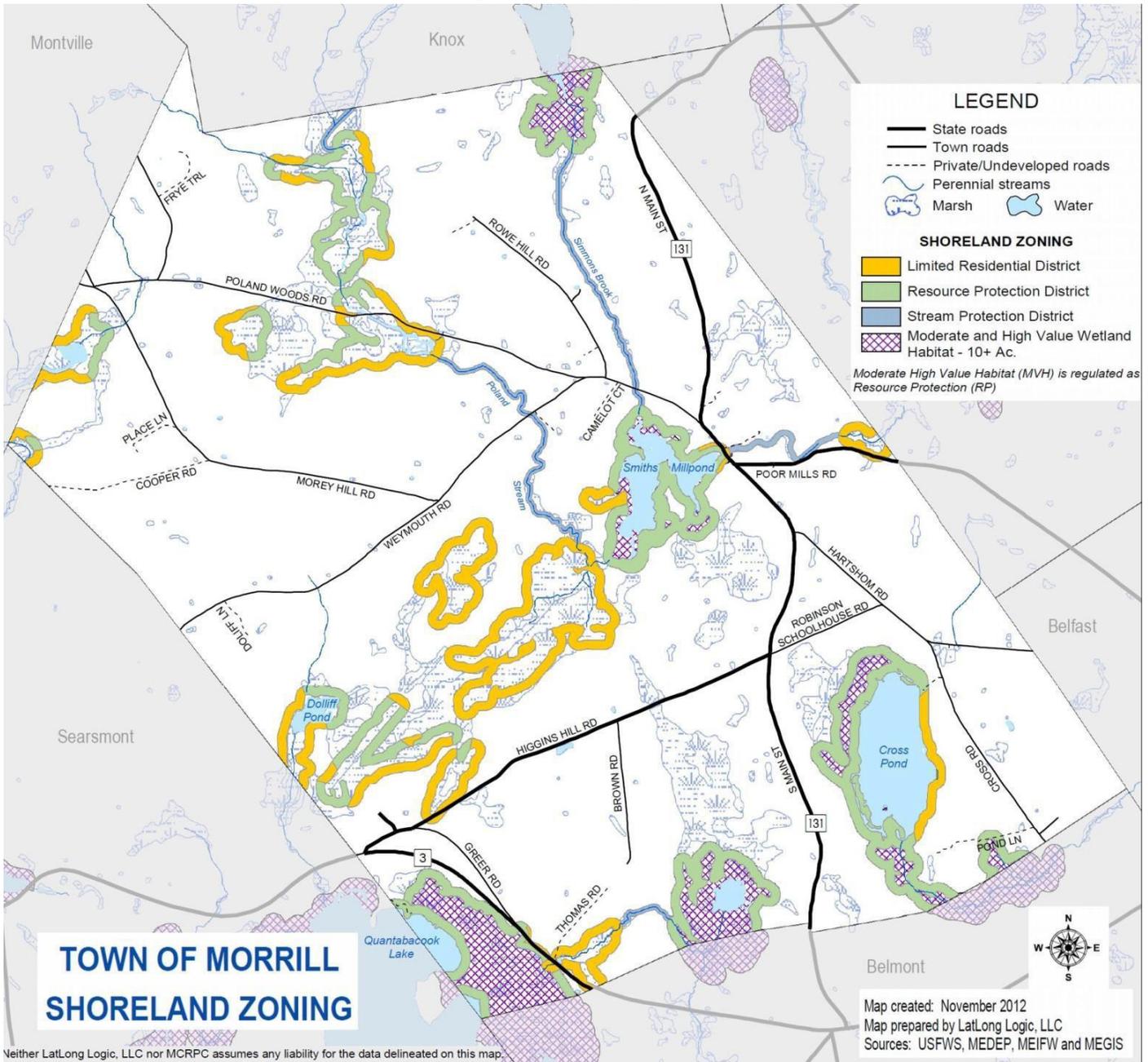
*None required.* See the Future Land Use Plan

# Land Cover



Sources: USGS, NOAA, EPA, Maine DEP, Maine IFW, and Maine DOT

## Current Land Use



Source: Town of Morrill  
 Note: Morrill has only shoreland zoning

# FUTURE LAND USE PLAN

## Introduction

This proposed land use plan has been formed by considering the historical development of the community and the current natural resource constraints in order to best accommodate future growth. The goal of this chapter is to encourage the types of development and conservation that residents support. The recommendations and implementation strategies described here have been shaped by the inventory, analysis and policies developed in each chapter of this Comprehensive Plan and by public comments and the public survey. Consideration has been given both to existing land use patterns and to the expected future land use needs. This Comprehensive Plan is not a land use ordinance, but it can serve as the legal foundation of current and future land use ordinances.

## 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.*

The State definitions of land based upon predominant uses are shown in the next tables along with the current corresponding Morrill areas and districts. Recommendations for the Future Land Use Plan are included in these tables.

<b>Future Land Use: Current Area Designations and Future Land Use Recommendations</b>	
<b>State Definitions</b>	<b>Morrill Current Areas, Shoreland Zones (SZ) and Future Land Use Plan Recommendations</b>
<p><b>Growth Area:</b> <i>an area that is designated in a community's comprehensive plan as suitable for orderly residential, commercial, or industrial development, or any combinations of those types of development and related infrastructure, and into which most development projected over 10 years is directed.</i></p>	<ul style="list-style-type: none"> <li>● <b>Village Area</b> The Village is a mixed-use district. It is served by public water. It comprises the principal growth area as recommended in this Comprehensive Plan, totaling about 121.5 acres, which will allow for forecasted development over the planning period. The growth area excludes shoreland zones. The current minimum lot size of 1 acre is recommended to remain the same. In order to encourage affordable housing options, additional recommendations are listed in the strategies section.</li> </ul>

<b>Future Land Use: Current Area Designations and Future Land Use Recommendations</b>	
<b>State Definitions</b>	<b>Morrill Current Areas, Shoreland Zones (SZ) and Future Land Use Plan Recommendations</b>
<p><b>Critical rural area:</b> means a rural area that is specifically identified and designated by a community's comprehensive plan as deserving maximum protection from development to preserve natural resources and related economic activities that may include, but are not limited to, significant farmland, forest land or mineral resources; high-value wildlife or fisheries habitat; scenic areas; public water supplies; scarce or especially vulnerable natural resources; and open lands functionally necessary to support a vibrant rural economy.</p>	<ul style="list-style-type: none"> <li>• Critical Habitats</li> <li>• Currently Conserved Areas</li> <li>• Shoreland Zones</li> <li>• Steep slopes (15% and greater)</li> <li>• SZ Resource Protection for Moderate and High Value Freshwater Wetlands</li> <li>• Wetlands</li> </ul> <p>These are sensitive rural areas that are regulated in town land use ordinances to protect environmental quality, especially water quality. Those ordinance standards are recommended to continue, with consideration of additional standards as listed in the strategies section, and the further use of voluntary conservation easements.</p>
<p><b>Rural area:</b> a geographic area that is identified and designated in a community's comprehensive plan as an area that is deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat, and scenic lands, and away from which most development projected over 10 years is diverted.</p>	<ul style="list-style-type: none"> <li>• Town-wide excluding Village Area and Critical Rural Areas</li> </ul> <p>These rural areas outside of the village serve a mixture of uses at lower densities than seen in the village. Ordinance standards are recommended to continue in this plan at the same density levels, with consideration of additional standards as listed in the strategies section.</p>
<p><b>Transitional area:</b> an area that is designated in a community's comprehensive plan as suitable for a share of projected residential, commercial, or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area.</p>	None

Note: Currently conserved lands (parks, reserves, easements) constitute critical rural land use types.

### **Required Elements for the Future Land Use Plan**

See the map titled Future Land Use at the end of this chapter for the suggested location of growth, rural critical areas, and rural areas. It is based upon the Summary Natural Constraints map, which shows natural constraints to development identified in this plan including wetlands, steep slopes and habitats. Growth and rural areas are defined in the Future Land Use tables

above. See the Strategies section below for additional recommendations of this Future Land Use Plan.

## **Analyses of Future Land Uses**

### *1. Does the future land use plan align and/or conflict with the community's vision statement?*

The future land use plan aligns with the community vision statement. Namely, the vision statement calls for maintaining the Town as it is, a safe and quiet community in which to raise a family or retire. This sentiment is embraced in the recommendations and implementation strategies of the future land use plan. While most residents seek not to expand zoning beyond shoreland zoning, there is a desire to reduce environmental pollution, and to carefully consider and plan development of suitable available land for single-family residential homes, non-polluting and home based businesses, and perhaps a retirement community. Accordingly, this future land use plan makes recommendations that seek to encourage these uses through both regulatory and non-regulatory measures.

### *2. Is the configuration of the growth areas shaped by natural opportunities and/or constraints (i.e. the physical suitability or unsuitability of land for development)? The location of public facilities? The transportation network?*

Yes, the growth areas take into account existing infrastructure (roads, sewer, electricity), historic patterns of development of the village area (mixed uses of civic, commercial, residential and religious) for the growth anticipated over the next ten-year planning period, as well as the location of public facilities, and the transportation network.

### *3. How does the future land use plan relate to recent development trends?*

This future land use plan considers the historical and recent development trends and suggests review and amendments to municipal ordinances to provide for the orderly continuation of development in a manner that protect natural resources and enhances the village.

### *4. Given current regulations, development trends and population projections, estimate how many new residential units and how much commercial, institutional and/or industrial development will likely occur in the planning period? Where is this development likely to go?*

As noted in the Population and Demographics Chapter, the State projects that Morrill's population will increase to 950 persons in 2025 and then to 962 in 2030. In 2015, the estimated population was 878. In previous decades, the growth rate was higher: 27.3% in the 1980s, 20.2% in the 1990s, and 14.2% in the first decade of the 2000s. Accordingly, the Town's population has been increasing at a decelerating rate. The slowing of growth will allow the Town the time to better plan for future development, and will limit pressure on local government to expand services.

As described in the Housing Chapter, the Census records that 120 homes were built in Town from 1990 to 2013. From 2000 and 2013, the Census indicates that 22 homes were built/located

in Town. Town Assessor and Planning Board records indicate that 27 housing units were built/located within Morrill from 2006 through 2015, for an annual average of 2.7. For planning purposes, up to 27 units of new housing is forecast based upon observed trends, for a projected total of 380 total units (occupied and vacant) by the year 2026. Those 27 units would require at least 27 acres, based upon the current minimum lot size outside of shoreland areas. If this development occurred within conventional subdivisions, approximately an additional 4 acres would be needed for new roads and related infrastructure. If development were permitted for cluster/conservation subdivisions it could occur on smaller lots, reducing the developed area for an increase in conserved land. The proposed growth areas have 121.5 acres, which will allow for the development forecasted, with adequate space to allow for different configurations of development based upon the preferences of the property owners. See the map titled Future Land Use.

Institutional, commercial, or industrial development has been limited in Morrill since 2000. Small-scale non-residential uses have occurred, often on lots previously used for other commercial or residential purposes, especially along Route 131. It is anticipated that similar conversions could continue, and that there is enough land for the planning period with road frontage on state roads that can handle increased development within or near the designated growth area.

It is projected that commercial growth will be minimal. As noted in the Economy Chapter, according Maine Department of Labor, four new businesses were located in Morrill from 2003 to 2013, for 18 firms in total, employing 120 people. These figures do not fully account for sole proprietors and other home businesses. Morrill businesses employed 57 more people at the end of this ten-year period. These businesses created little commercial construction. Most were home businesses with minimum or no commercial impact. It is projected that future growth will be similar in scale and not require major changes to the land use ordinance. However, adopting improved design standards could increase the acceptability of new businesses especially when located near existing residences.

Land use ordinances should be amended to better protect environmentally sensitive areas and provide for additional affordable housing opportunities as described in the Housing Chapter. Some additional residential rental housing could occur with the introduction of more flexible standards for accessory apartments, in-law apartments (see the Housing Chapter). Such options would assist lower income and elderly residents stay in Town. Currently, affordable rental housing is largely found in neighboring Belfast.

*5. How can critical natural resources and important natural resources be effectively protected from future development impact?*

Shoreland Zoning protects critical natural resources. Most of the Town's critical natural resources are located in the shoreland areas. The strategies section of this plan recommends continuation and enhancement of these zones and districts. As well, this plan suggests the use of conservation easements, cluster/conservation subdivisions and low impact development standards among other recommendations that would protect critical natural resources. See the strategies section below.

**Policies**

1. *To coordinate the community's land use strategies with other local and regional land use planning efforts.*
2. *To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.*
3. *To support the level of financial commitment necessary to provide needed infrastructure in growth areas.*
4. *To establish efficient permitting procedures, especially in growth areas.*
5. *To protect critical rural and critical waterfront areas from the impacts of development.*

**Strategies**

The Comprehensive Plan and its Future Land Use Plan are not a land use ordinance, but they can serve as a legal foundation of current and future land use ordinance and strategies for issues that will influence growth within the Town in a manner consistent with public opinion as expressed in public meetings and the results of the --- Morrill Comprehensive Plan survey. Note: The italicized strategies are the state minimum required. Land Use related strategies from the other chapters of this Comprehensive Plan are repeated in these tables.

Regular text is supplemental, meant to support the required strategies provided by the State (italicized).

Strategies	Responsible Parties	Timeframe
<i>(1) Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.</i>	See the strategies below	See timeframes below
<p><i>(2) Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:</i></p> <ol style="list-style-type: none"> <li><i>a. Clearly define the desired scale, intensity, and location of future development;</i></li> <li><i>b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and</i></li> <li><i>c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.</i></li> <li><i>d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.</i></li> </ol>	See Future Land Use Plan Table and narrative above and the strategies below	See timeframes below
<i>(3) Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.</i>	Selectmen and Town Meeting Vote, See the Capital Investment Plan	Long Term

Strategies	Responsible Parties	Timeframe
(4) <i>Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</i>	Planning Board and Selectmen	Midterm
(5) <i>Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.</i>	Selectmen	Immediate
(6) <i>Track new development in the community by type and location.</i>	Planning Board and Code Enforcement Officer	Immediate and Ongoing
(7) <i>Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.</i>	Selectmen, and Town Meeting Vote	Long Term
(8) <i>Periodically (at least every five years) evaluate implementation of the plan</i>	Planning Board and Code Enforcement Officer	Midterm
(9) Conservation Easements: Encourage the voluntary use of conservation easements for environmentally sensitive properties with critical habitats or scenic and recreational value to the community.	Selectmen and Planning Board	Immediate and Ongoing
(10) Floodplain Management: Amend the Floodplain Management Ordinance, as needed to meet new federal requirements. Consider potential impact of climate change on land use options and ordinances.	Planning Board, Selectmen, and Town Meeting Vote	Immediate
(11) Land Use Ordinance, Site Plan Review: Amend as needed site plan review provisions to protect residential uses from new and expanded commercial uses with harmonious design and year-round buffering, given the mixed-use development pattern that exists and is likely to continue in much of the Town.	Planning Board, Selectmen, and Town Meeting Vote	Long Term

Strategies	Responsible Parties	Timeframe
<p>(12) Land Use Ordinance: From Agricultural and Forest Resources Chapter: <i>Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.</i></p> <ul style="list-style-type: none"> <li>The Town should review the potential of conservation subdivision regulations in sensitive areas. To preserve open spaces, forestland, and farm fields and should consult with Maine Forest Service District Forester and Soil and Water Conservation District staff when developing these regulations.</li> </ul> <p>AND</p> <p><i>Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.</i></p>	<p>Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote</p>	<p>Immediate and Midterm</p>
<p>(13) Land Use Ordinance: From Economy Chapter: <i>Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development</i></p> <ul style="list-style-type: none"> <li>Amend as needed the site plan review ordinance to ensure that performance standards are sufficiently flexible to adapt to changing commercial needs while retaining compatibility with residential neighborhoods and adjacent properties.</li> </ul>	<p>Selectmen, Planning Board, , and Town Meeting Vote</p>	<p>Immediate and Ongoing</p>
<p>(14) Land Use Ordinance: From Housing Chapter: <i>Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.</i></p> <p>AND</p> <p><i>Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas and to promote conservation/cluster affordable housing in such areas, subject to site suitability.</i></p>	<p>Planning Board, Selectmen, and Town Meeting Vote</p>	<p>Immediate</p>
<p>(15) Land Use Ordinance: From Natural Resources Chapter: <i>Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.</i></p>	<p>Selectmen, Planning Board, and Town Meeting Vote</p>	<p>Immediate and Ongoing</p>

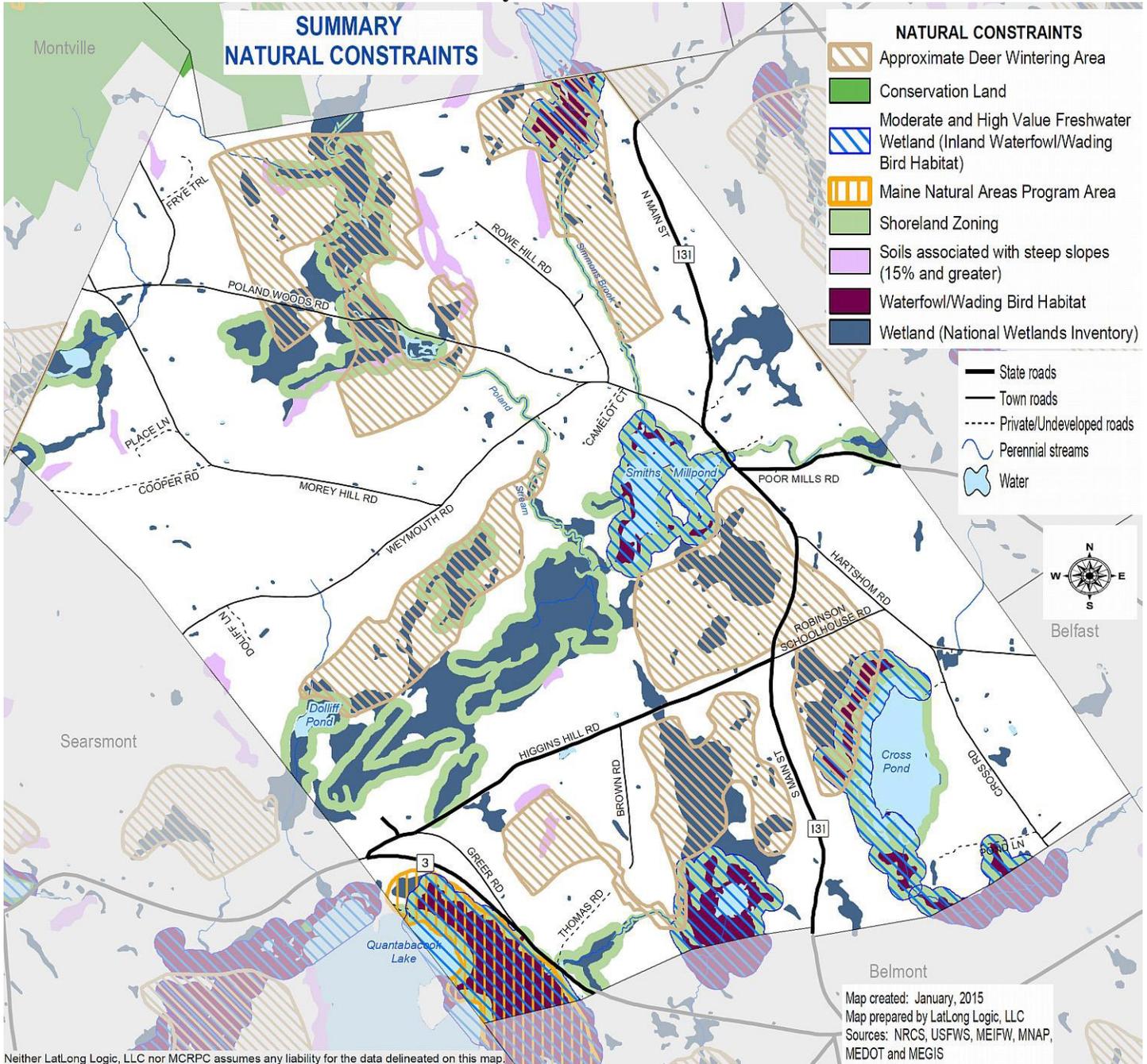
Strategies	Responsible Parties	Timeframe
<p>(16) Land Use Ordinance: From Transportation Chapter: <i>Enact or amend local ordinances as appropriate to address or avoid conflicts with:</i></p> <ul style="list-style-type: none"> <li>a) <i>Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A.73)</i></li> <li>b) <i>State access management regulations pursuant to 23 M.R.S.A. 704: To maintain and improve traffic flows, and improve safety, future land use ordinance provisions should be in harmony with access management performance standards set in current state regulations for state and state aid roadways.</i></li> <li>c) <i>State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. 704-A.</i></li> </ul>	<p>Selectmen, Planning Board, and Town Meeting Vote</p>	<p>Midterm</p>
<p>(17) Land Use Ordinance: From Water Resources Chapter: <i>Adopt or amend local land use ordinances as applicable to incorporate storm water runoff performance standards consistent with:</i></p> <ul style="list-style-type: none"> <li>a) <i>Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).</i></li> <li>b) <i>Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</i></li> <li>c) <i>Maine Pollution Discharge Elimination System Stormwater Program.</i></li> </ul> <p>AND</p> <p><i>Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.</i></p>	<p>Selectmen, Planning Board, Code Enforcement Officer, and Town Meeting Vote</p>	<p>Midterm</p>
<p>(18) Shoreland Zoning Ordinance: Amend the Shoreland Zoning Ordinance, as needed, to meet State requirements.</p>	<p>Planning Board, , Selectmen, and Town Meeting Vote</p>	<p>Long Term</p>
<p>(19) Subdivision Ordinance: Amend subdivision criteria to meet current State requirements in Title 30-A, M.R.S.A. Section 4404.</p>	<p>Planning Board, , Selectmen, and Town Meeting Vote</p>	<p>Midterm</p>
<p>(20) Subdivision Ordinance: From Natural Resources Chapter: <i>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.</i></p>	<p>Planning Board, Code Enforcement Officer, and Town Meeting Vote</p>	<p>Midterm</p>

Strategies	Responsible Parties	Timeframe
(21) Subdivision Ordinance: From Transportation Chapter: <i>Enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.</i>	Selectmen, Planning Board, and Town Meeting Vote	Midterm

Note: Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. Immediate is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, Midterm for strategies to be addressed within five years, and Long Term for strategies to be addressed within ten years. In addition, Ongoing is used for regularly recurring activities.

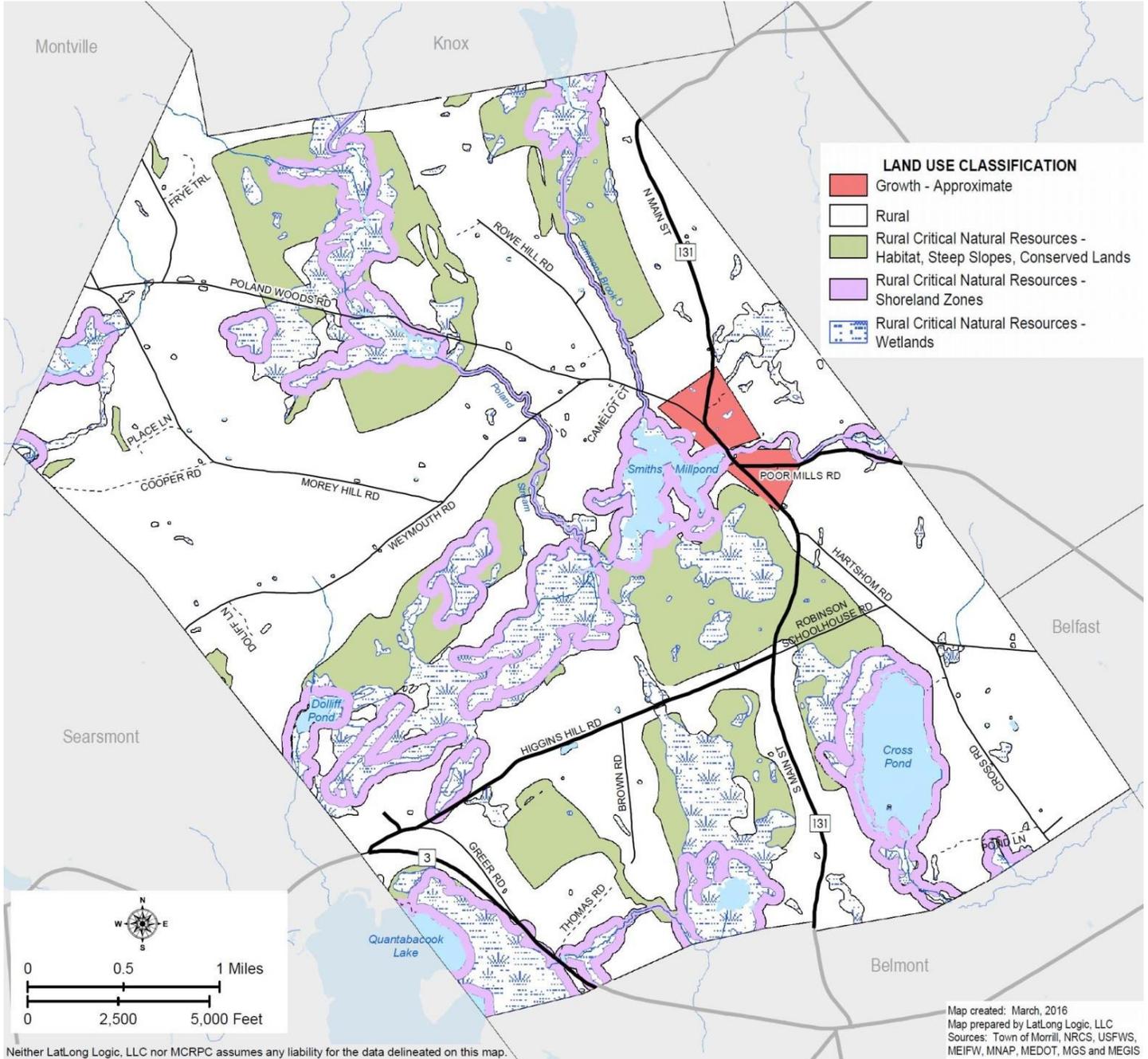
As the Planning Board is responsible for current permit reviews, it might be useful for the Selectmen to appoint members to a committee to review and write ordinance amendments, consulting with Town officials, the Planning Board, and the public. The Selectmen can revise ordinance amendments and place them on the Town warrant for vote at Town Meeting.

# Summary Natural Constraints



Neither LatLong Logic, LLC nor MCRPC assumes any liability for the data delineated on this map.

## Future Land Use



## **SURVEY RESULTS**

Of the sixty-five people who participated in the survey of public opinion in the fall of 2012, the following lists the percentages of those who favored development in the following areas:

- Single Family Homes 86%
- Multi-Family Homes 29%
- Subsidized Housing 11%
- Projects for the Elderly 59%
- Mobile Home Parks 14%
- Light Industry 63%
- Retail Shopping 40%
- Business Professional Buildings 51%
- Home Based Business 81%

It is interesting that the preferences noted are in keeping with the current mix of buildings. It is apparent that there is less than enthusiasm for any type of multi-family or subsidized housing. It is noted that projects for the elderly have support and interestingly they would most likely have some type of subsidy in order to be viable. Home Based business is popular and apparently growing.

In terms of the future of Morrill for the next ten years, the overriding concern was to maintain the rural character of the town and preserve the natural resources.

Issues that were noted in anecdotal fashion were the need to repair and pave roads, with much of that work being done in the spring of 2016. Other issues noted safer walking paths on road side and less expensive schools. A town park would be welcomed.