

TOWN OF WHITNEYVILLE

# COMPREHENSIVE PLAN

2011



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## A. INTRODUCTION

Welcome to the Whitneyville Comprehensive Plan.

This plan is a vision and goal for the town to help plan for the future of our community. The Comprehensive Plan Committee feels that the policies and goals outline in the Comprehensive Plan will encourage development in Whitneyville that is consistent with the nature of our rural community and help to promote redevelopment of our village.

The goal of municipal comprehensive planning is to protect home rule, promote the types development that residents want, preserve the resources that residents value, support the local economy, and suggest costs savings for municipal facilities and services. This comprehensive plan was developed through the efforts of Whitneyville residents. It brings together information from federal, state and local sources and presents suggestions for the town to consider based on the existing inventory of resources and trends in local and regional development.

*The comprehensive plan is not an ordinance. Its suggestions are advisory and non-binding. Any ordinances the town would like residents to consider must be voted on separately.*

The town is not obligated to implement any of the policies listed in the plan. Any ordinances that are developed will not take effect until voted on by the townspeople at a Town Meeting. The only constraint with respect to a future zoning ordinance is that it must be consistent with the plan (not including shoreland zoning). That does not mean that the town must enact zoning. It only means that if the town enacts zoning in the future it must be consistent with the plan.

This Comprehensive Plan is the product of many hours with a diverse group of individuals. The Comprehensive Plan Committee is composed of a cross section of Whitneyville's population. In developing the plan, the committee and consultant received assistance and input from town committees and the public at large. The Committee wishes to express their appreciation for this assistance.

### **Organization of the Comprehensive Plan**

The Town of Whitneyville's Comprehensive Plan is divided into 12 chapters – including this introduction – each addressing a specific subject. A summary of each chapter is included below.

For each chapter, the Comprehensive Plan recommends goals that are consistent with Whitneyville's Community Vision Statement (see *Appendix A*), existing state policies and responses to the community survey. Recommended policies and strategies are included at the end of each chapter. A complete list of goals, policies and strategies recommended by the Comprehensive Plan Committee is included as *Appendix D. Plan Implementation*.

### **Chapter B. Historic & Archaeological Resources**

Whitneyville's history is closely tied to its natural resources and its location on the Machias River. For a hundred years beginning in the mid-19<sup>th</sup> century, Whitneyville was a small but prosperous mill town. Local lumber mills profited from the availability of hydro-power and annual river drives – the last of which occurred in 1972. Although the historical and

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archaeological resources of Whitneyville have not been fully surveyed, they include several Native American sites; and numerous historical structures, notably concentrated in village.

**Goal:** *Whitneyville will preserve its cultural, historic and archeological resources for future generations.*

### Chapter C. Population

The year round population in Whitneyville was 220 in 2010. This is a 16% decrease since 2000. However, with such a small population size the decisions of a few families to move in to or out of town can affect the percentage rate of growth. Overall, Whitneyville's population has been relatively stable at around 250 people for the past century.

A map of population density based on the 2000 Census shows that most Whitneyville residents live "in town" – the traditional village area along Route 1A – with a small cluster of residents along Route 192. Most residents work or attend school in the neighboring service center community of Machias.

Since 1990, Whitneyville has experienced an increase in median age and a decrease in number of school age children. School enrollment figures show that the decrease in school ages children continued over the first decade of this century. Over the next 20 years, a continued increase in our elder population is anticipated. Over the past 30 years, demand for new housing in Whitneyville been driven by decreasing household size rather than population growth.

**Goal:** *Whitneyville will use complete and current information about its population when making administrative and policy decisions.*

### Chapter D. Public Facilities & Services

Existing public facilities in Whitneyville have been well cared for. With continued maintenance, existing facilities and services are projected to be adequate for the needs of Whitneyville's projected population over the next 20 years. Whitneyville pro-actively coordinates with neighboring communities to provide municipal services in the most efficient and cost effective manner. Maintenance of Whitneyville's public facilities also benefits from the dedicated service of citizen volunteers. Capital investment needs are detailed in the Capital Improvement Plan, see *Chapter K. Fiscal Capacity*.

**Goal:** *Whitneyville will plan for, finance and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adaptation and implementation of a capital improvement program.*

### Chapter E. Recreation

There are a variety of outdoor recreational opportunities in Whitneyville including a community baseball field and basketball court, public access to the Machias River, and multi-use trails. The

## A. INTRODUCTION

Hillgrove Community Center hosts indoor recreational activities and community events. Additional recreational opportunities are available in the neighboring community of Machias. Recreational facilities and activities in Whitneyville benefit from the dedicated support of volunteers and private citizens. Facilities are – for the most part – well maintained; and with continued care should continue to serve to communities needs over the planning period.

**Goal:** *Whitneyville will maintain existing facilities & expand recreational access for its citizens.*

### **Chapter F. Natural Resources**

Surface waters in Whitneyville include the Machias River, a number of streams and ponds and one great pond, Six Mile Lake. Overall, the water quality in Whitneyville’s surface waters and aquifers is high. Threats to water quality in Six Mile Lake include poorly designed and malfunctioning septic systems and non-point source pollution from access roads and driveways. In order to maintain the high level of water quality presently observed, the town should adopt stormwater run-off performance standards and water quality protection practices for the construction and maintenance of public roads. Whitneyville has relatively expansive groundwater resources, but no public water supplies.

Whitneyville’s waters and forests support a wide variety of wildlife. Critical natural resources in Whitneyville include habitat for endangered Atlantic salmon, inland wading bird and waterfowl habitat, deer wintering areas and a bog ecosystem identified by the Maine Natural Areas Program. Natural resources in Whitneyville are protected through a variety of federal, state and municipal regulations and through public and private land conservation efforts. Existing regulatory and non-regulatory protections are largely sufficient to protect critical natural resources in Whitneyville.

**Goal:** *Whitneyville will protect and preserve the natural resources on which its economy and quality of life depend.*

### **Chapter G. Agricultural and Forestry Resources**

Blueberries, wreath production and timber harvesting are the major agricultural and forestry uses in Washington County. These uses are all present in Whitneyville and support a significant number of jobs in the local economy.

Whitneyville also has a number of smaller scale agricultural producers. Small farms in Whitneyville and surrounding communities are supported by a local farmers market and community supported agriculture (CSA) programs. The extent of soils rated as prime farmland in Whitneyville is limited, but soils rated as highly productive for forestry uses are extensive throughout the community.

**Goal:** *Whitneyville will preserve the agricultural and forestry resources that support its rural economy.*

## A. INTRODUCTION

### **Chapter H. *Economy & Employment***

Whitneyville is a small rural community. There is a growing cluster of manufacturing and industrial businesses along Route 1, however most Whitneyville residents work in nearby communities especially Machias. As result, trends in regional employment have a significant impact on Whitneyville's economy.

Whitneyville's economic development goals include encouraging further development of larger scale businesses in the parts of town where they already occur. The Town would also like to see redevelopment within the village. The Town is working with regional economic development partners to address these and other issues.

**Goal:** *Promote an economic climate that increases job opportunities and the overall well being of Whitneyville.*

### **Chapter I. *Housing***

Housing in Whitneyville is dominated by single family houses. It includes a mix of owner-occupied and rental units. Mobile homes make up a higher percentage of Whitneyville's housing stock as compared with neighboring communities.

Overall, there appears to be an adequate supply of affordable housing in Whitneyville. Affordable housing is defined as not costing more than 30% of household income. The most significant housing issue in Whitneyville is substandard housing. This issue is largely related to the age of Whitneyville's housing stock (32% of units were built prior to 1939).

**Goal:** *Whitneyville will encourage affordable, decent housing options for its residents.*

### **Chapter J. *Transportation***

There just under 10 miles of public roads in Whitneyville. This includes 1.4 miles of State highway, 5.2 miles of state aid roads, and just over 3 miles of town roads. The Town's E911 database lists an additional 3 miles of privately-owned residential roads and 9 miles of private unpaved roads, which are mostly woods roads.

Traffic is general generally light throughout Whitneyville. Major traffic flows are limited to the state highway. US Highway 1 carries the highest volume with an average annual daily traffic load of around 4,200 vehicles. Virtually all vehicle traffic on US Highway 1 is through-traffic. Route 1A and Route 192 each carry an average annual daily traffic load of approximately 1,000 vehicles. Traffic volume is slightly higher volume in the village resulting from local traffic. Although the traffic volume is lower than on Route 1, the local impact of traffic on Route 1A and Route 19 is greater because these roads pass through residential areas.

**Goal:** *Whitneyville will encourage, promote and develop efficient and safe transportation facilities that will accommodate our town's anticipated growth and economic development.*

## A. INTRODUCTION

### **Chapter K. Fiscal Capacity**

Between 2006 and 2010, Whitneyville's municipal expenses have varied between \$360,000 and \$600,000. The great source of annual volatility in the Town's budget are education costs, which have declined over the last five years from around \$475,000 in 2006 to just over \$200,000 in 2010. Core municipal expenses over the last five years have varied between \$120,000 and \$160,000. The single largest source of municipal revenue in Whitneyville is intergovernmental revenue, most of which is directed toward education. The amount of money raised through property taxes has declines slightly, from 197,000 in 2006 to 189,000 in 2010.

The Town of Whitneyville anticipates modest growth in the property tax base over of the next few years, with additional revenue coming from taxes on new commercial development and business equipment. However, the Town has not conducted a revaluation in over 10 years. The current municipal valuation is less than 70% of the state valuation. The Town should conduct a revaluation.

Whitneyville has laid out a modest Capital Improvement Plan at the end of this Chapter. The Capital Improvement Plan reflects the Town fiscal constraints and summarizes anticipated capital expenses over the planning period. Capital investments in Whitneyville are financed through general taxation, the use of capital reserve accounts and by pursuing state and federal grants. To date, the Town of Whitneyville has remained within LD1 spending limits.

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

### **Chapter L. Land Use**

Over the last ten years, Whitneyville has experienced limited residential growth and only one major new commercial development: a manufacturing facility along Route 1. A major concern of the Town of Whitneyville is encouraging redevelopment within the traditional village area in a manner that is consistent with the existing pattern of development while preserving the rural character of our community. Whitneyville currently has limited land use controls, most notably including Shoreland Zoning. The Future Land Use Plan recommends developing a locally written zoning ordinance to provide the Planning Board with appropriate review standards for new development.

**Goal:** *To encourage growth and development in appropriate areas of Whitneyville while protecting the Town's character and making efficient use of public services.*

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#### **Map Disclaimer:**

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

## **B. HISTORIC AND ARCHAEOLOGICAL RESOURCES**

The purpose of this section is to:

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

### **FINDINGS**

Whitneyville's history is closely tied to its natural resources and its location on the Machias River. For a hundred years beginning in the mid-19<sup>th</sup> century, Whitneyville was a small but prosperous mill town. Local lumber mills profited from the availability of hydro-power and annual river drives – the last of which occurred in 1972. Although the historical and archaeological resources of Whitneyville have not been fully surveyed, they include several Native American sites; and numerous historical structures concentrated in village.

#### **Prehistory**

Near the end of the last ice age, the present location of the Town of Whitneyville lay beneath the submerged edge of a retreating ice sheet. Moraines – or ridges of till, sand and gravel formed along the ice sheet's edge – are visible features of the landscape. In particular, the section of Route 1 in the southern part of Whitneyville sits on a prominent moraine that formed in shallow marine water as part of the Pineo Ridge Moraine system (Borns, 2006).

#### **Early settlement**

The first residents of eastern Maine were ancestors of the Passamaquoddy who moved into the areas 6,000 to 10,000 years ago following the retreat of the ice sheet. Early residents almost certainly lived near the present site of Whitneyville along the Machias River, which served both as a major transportation route and had abundant fish runs.

Samuel Champlain was among the first Europeans to visit the Machias Valley in the 1600's. Significant European settlement, though, did not occur in the area until the middle of the 18<sup>th</sup> century. Early European residents made their living fishing, farming, and harvesting lumbering along the Machias River. At the time of the American Revolution and during the first years of the Republic, the area that is now Whitneyville was part of the Town of Machias.

#### **Incorporation & Construction of the Railroad**

Whitneyville incorporated as a town in 1845. The community is named in honor of Colonel Joseph Whitney, an entrepreneur who built a dam across the main course of the river in Whitneyville and erected saw mills to take advantage of the annual lumber drives that carried lumber down the Machias River each spring.

In 1839 John Palmer and Cornelius Sullivan built a narrow gauge railroad to carry lumber products from Whitneyville to the port in Machiasport. This was only the second railroad built in the state of Maine. "The Pheonix", the first steam locomotive used on this line, was shipped to Whitneyville from Boston. A second locomotive, "The Lion," was purchased three years later.

## **CHAPTER B: HISTORIC & ARCHAEOLOGICAL RESOURCES**

Currently housed at the Maine State Museum in Augusta, it is one of the earliest extant steam locomotives in America.

### **Mill Town**

Whitneyville's population peaked in 1860 at 579 residents. However, the town continued as a prosperous mill town through the first half of the 20<sup>th</sup> century. A new school house – currently the Whitneyville Library – was built in 1868 to replace an earlier schoolhouse that had been destroyed by fire. The Whitneyville Congregational Church was constructed in 1869 and 1870. At the time, Whitneyville had 2 churches, a post office, a library, a school house, town hall and a general store. Many older residents recall the distinctive sound made by walking on the wooden sidewalks that once lined Main Street.

The Washington County Railroad (later the Calais Branch) connected Whitneyville by rail to Calais and Bangor in 1898. Passenger service continued until 1957; and freight service until 1984.

### **End of the River Drives**

Whitneyville's population hit an all time low of 155 residents in 1970. The last river drive occurred the following year in 1971. New EPA-regulations prohibited logs being run down the river. With the increased cost of transporting logs overland, the era of lumber mills in Whitneyville came to an end.

### **Recent History**

Whitneyville's population has remained stable at around 250 people since 1980. The 1980's saw the closure of Whitneyville's grade school, which now serves as the Hillgrove Community Center. Timber harvests continue to play a role in the local economy, but most residents now find work in the neighboring community of Machias, where many services are located.

### **References:**

Town of Whitneyville Comprehensive Plan, 1980.

Borns, Harold, et al. 2006. "Maine's Ice Age Trail Down East: Map and Guide." University of Maine and the National Science Foundation.

## **ARCHAEOLOGICAL RESOURCES**

Pre-historical archaeological sites include all sites that contain artifacts from before the first written records. In Whitneyville, these included all sites prior to the mid-1700's. All prehistoric archaeological sites in Milbridge are associated with Native American communities that lived in the area prior to European settlement. Maine Historic Preservation Commission (MHPC) notes that "prehistoric sites include camp or village locations, rock quarries and work shops, and petroglyphs or rock carvings"

As of March 2011, only one pre-historical archaeological site in Whitneyville has been identified (along the Machias River, upstream from the Canal Road boat launch). According to MHPC

## **CHAPTER B: HISTORIC & ARCHAEOLOGICAL RESOURCES**

limited professional archaeological surveys have been conducted along Route 1 in Whitneyville. MHPC recommends that further survey work occur along the banks of the Machias River.

### **Historic Archaeological Sites**

Historic archaeological sites are sites that include significant archaeological artifacts from the time period after written records began. According to MHPC, historic archaeological sites “may include cellar holes from houses, foundations for farm buildings, mills, wharves and boat yards, as well as shipwrecks.”

There are currently no identified historic archaeological sites known in Whitneyville.

### **HISTORIC BUILDINGS AND PLACES**

The Maine Historic Preservation Commission maintains an inventory of important sites including buildings or sites on the National Registry of Historic Places. There is currently only one structure in Whitneyville listed on the National Register: Whitneyville Congregational Church. The Church was constructed by William Bowker in 1869 and 1870. The church’s congregation maintains the historic structure.

A second structure of local historic significance is the former Whitneyville School House, now the Whitneyville Public Library. The two-and-one-half story structure was built in a Greek Revival-style in 1868. A bell was added later the same year. The building was established as a free library in 1966. Due to exterior renovations, the structure is not eligible for listing on the national Register of Historic Places.

### **Historic Patterns of Development**

Historic patterns of development encode important information about the development of communities and community life. In Whitneyville, the village center with its concentration of 19<sup>th</sup> century homes contributes to the feel of the community and its sense of place.

Whitneyville is fortunate to have a significant number of historic homes located in the village. Although the mill buildings no longer remain, the historical pattern of residential development is clearly evident.

### **Preservation of Historic & Archaeological Resources in Whitneyville**

The primary mechanisms for historical preservation in Whitneyville are public investment in historic properties and municipal support of privately-led historic preservation efforts. Whitneyville has an active Historical Society and the Town has undertaken efforts to preserve its historic schoolhouse, which currently houses the Whitneyville Public Library. The Town is also supportive of efforts to maintain the historic Whitneyville Congregational Church.

Nevertheless, a number of historic properties have fallen into disrepair or been destroyed since 1980. Most notably affected are historic properties related to Whitneyville lumber industry, which have all but disappeared. Whitneyville’s original Town Hall was also destroyed nearly 20 years ago.

## CHAPTER B: HISTORIC & ARCHAEOLOGICAL RESOURCES

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

The Town should also amend its subdivision ordinances to ensure that historical and archaeological resources are not inadvertently lost. Land use provisions that would accomplish this goal include a requirement for subdivision or non-residential property developers to look for and identify any historical and archaeological resources, and to take appropriate measures to protect those resources, including but not limited to, modification of proposed site design, construction timing, and/or extent of excavation.

### RECOMMENDED POLICIES & STRATEGIES

Given the importance of preserving Whitneyville’s historic and archaeological resources for the benefit of future generations, the town has developed the following policies and implementation strategies.

<b>Goal:</b> Whitneyville will preserve its cultural, historic and archeological resources for future generations.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will protect to the greatest extent practicable the significant historic and archaeological resources in the community.	For sites with identified potential for historical and archeological resources, require subdivision or non-residential property developers to look for and identify any historical and archaeological resources, and to take appropriate measures to protect those resources, including but not limited to, modification of proposed site design, construction timing, and/or extent of excavation.	Selectmen; Planning Board	Short-term (1-3 years)
	Amend the Town’s land use ordinance to require that the planning board incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Selectmen; Planning Board	Short-term (1-3 years)
	Work with the Whitneyville Historical Society and the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community’s historic and archaeological resources.	Selectmen; Planning Board	Medium Term (3-5 years)

## C. POPULATION

The purpose of this section is to:

1. Describe the population and household characteristics of the Town of Whitneyville and compare them with similar changes and patterns occurring in the region and the State;
2. Determine how population trends will influence the future demand for housing, land, and community facilities; and
3. Predict, for the next ten years, the size and significant characteristics of the population of Whitneyville, and compare these with similar projections for the region, and the State.

## FINDINGS

The year round population in Whitneyville was 220 in 2010. This is a 16% decrease since 2000. However, with such a small population size the decisions of a few families to move in to or out of town can affect the percentage rate of growth. Overall, Whitneyville's population has been relatively stable at around 250 people for the past century.

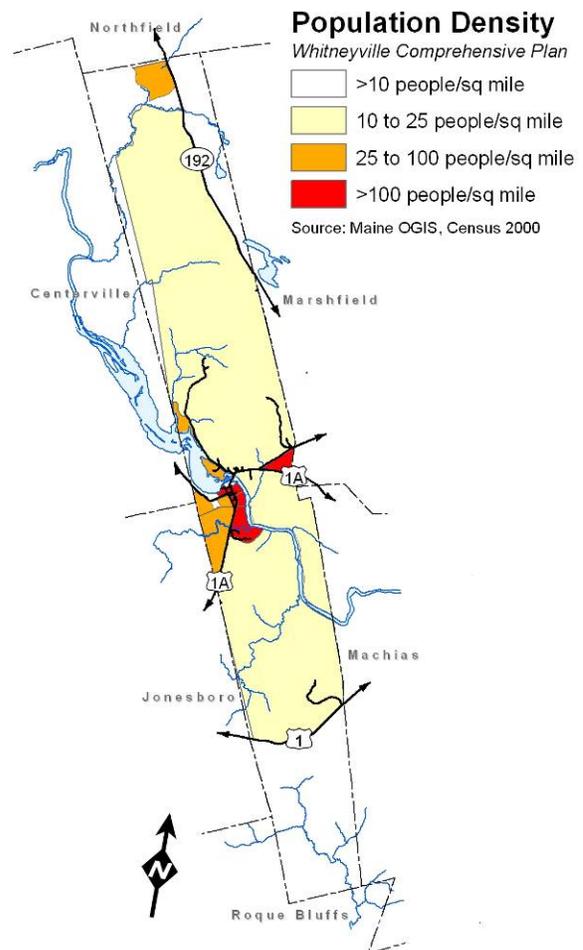
A map of population density based on the 2000 Census shows that most Whitneyville residents live "in town" – the traditional village area along Route 1A – with a small cluster of residents along Route 192. Most residents work or attend school in the neighboring service center community of Machias.

Since 1990, Whitneyville has experienced an increase in median age and a decrease in number of school age children. School enrollment figures show that the decrease in school ages children continued over the first decade of this century. Over the next 20 years, a continued increase in our elder population is anticipated.

Over the past 30 years, demand for new housing in Whitneyville has been driven by decreasing household size rather than population growth.

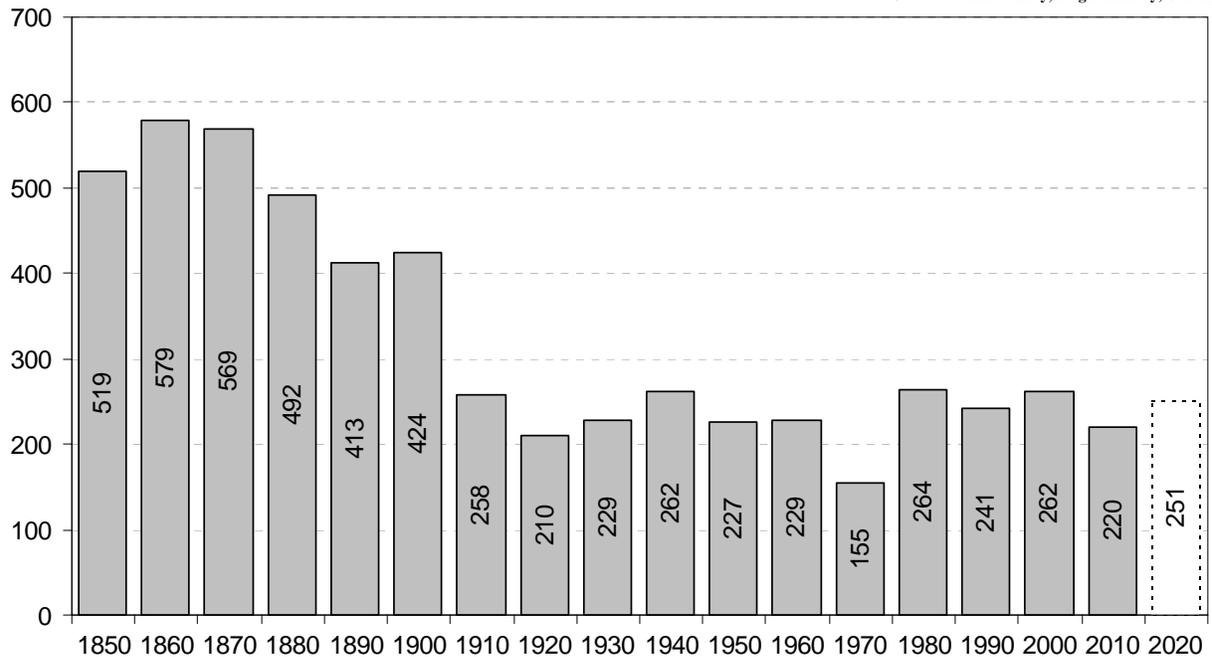
### Population Change

Over the next ten to twenty years, the overall population of Whitneyville is expected to remain about the same.



**Historic Population, 1850 to 2010**

Source: Frank Wihbey, Folger Library, UMaine



**Regional population trends**

During the decade that ended in 2010, Maine as a whole saw a 4% increase in population. At the same time Washington County experienced a population decline of 7%. The loss of population countywide is part of an overall trend that saw movement of residents from rural counties in eastern and northern Maine to more affluent counties in central and southern Maine.

Regional population trends within Washington County tell a more complex story, though. Service center communities – such as Machias and Calais – lost population in both the 1990’s and 2000’s. At the same time, smaller rural communities included both population ‘winners’ and population ‘losers.’ In the 1990’s Whitneyville – like many other communities neighboring service centers – was a population ‘winner.’ The population increased from 241 to 262. These gains, though, were off-set by population loss in the first decade of the 21<sup>st</sup> century.

Given Whitneyville’s small population, the population decline over the last 10 years though only represents decisions made by a small number of residents. Whitneyville’s existing infrastructure easily absorbed the level of population growth that occurred over the 1990’s. Over the coming decade, the population is expected to remain near the historic average over the last 70 years – about 250 residents.

Given Whitneyville’s small population – in both absolute terms and relative to neighboring communities – regional population trends have an important influence on Whitneyville demographic make up.

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### Year-round Population Whitneyville & surrounding communities: 1990-2010

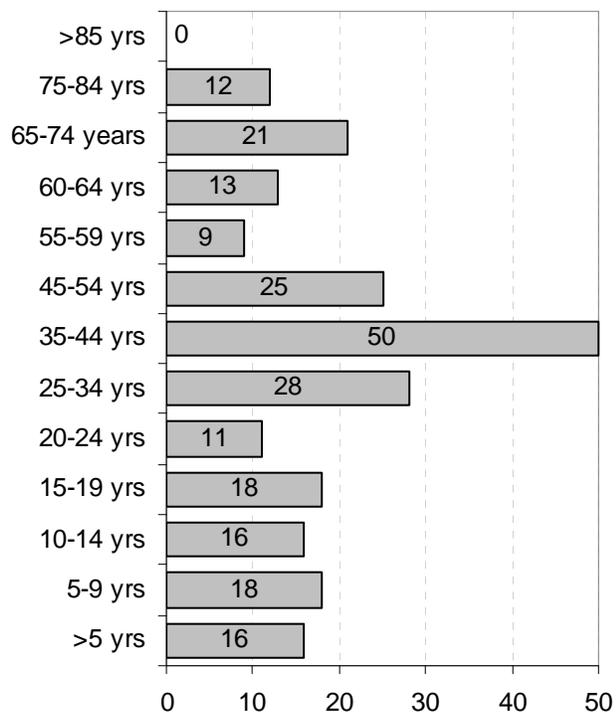
	1990	2000	2010	Change 2000-2010
Machias	2,569	2,353	2,221	- 6 %
Machiasport	1,166	1,160	1,119	- 4 %
Marshfield	461	494	518	+ 5 %
Jonesboro	585	594	583	- 2 %
Northfield	99	131	148	+ 13 %
Roque Bluffs	234	264	303	+ 15 %
<b>Whitneyville</b>	<b>241</b>	<b>262</b>	<b>220</b>	<b>- 16 %</b>
Washington County	35,308	33,941	32,856	- 6.9 %
State	1,227,928	1,274,923	1,328,361	+ 4 %

Source: 1990 Census, 2000 Census

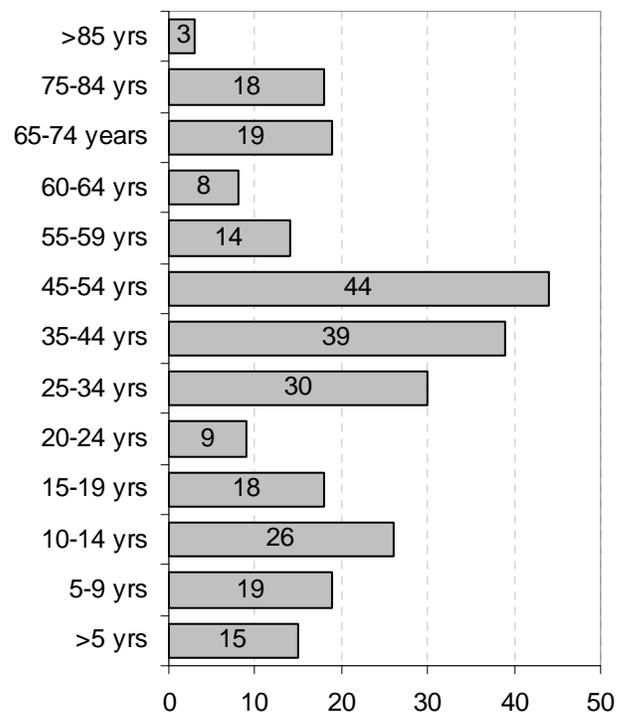
### Demographic Change

Over the last two decades, Whitneyville saw a decline in the town's school age population and an increase in the town's middle-aged and elderly population. School enrollment figures show that the decline in school aged children continued over the first decade of this century.

Whitneyville Age Distribution: 1990



Whitneyville Age Distribution: 2000



Source: Census 1990, Census 2000

The demographic change in Whitneyville reflects broader trends in demographic change across Washington County and the State. Due to the fact that most Whitneyville students attend school in Machias, where they make up a relatively small portion total enrollment, continued declines in Whitneyville's school age population are likely to have little impact on school services. Overall

## CHAPTER C: POPULATION

changes in population and demographics are anticipated to be small and have little or no impact on other municipal services.

### New Residents

Whitneyville has experienced little or no population growth or development of residential housing over the past twenty years. As a result, Whitneyville has fewer new residents than many nearby communities. New residents include a mix of people moving to Whitneyville from other towns in the area, people “from away” and families with historic ties to the area.

Given the Whitneyville small population and the relatively small number of new residents, there are no significant issues between ‘locals’ and ‘people from away’ in Whitneyville. As one community member put it, “When a new family moves in to town, we are mostly excited to have someone new in the community.”

### Seasonal Residents

Whitneyville does not have any seasonal population to speak of. There are a handful of camps in town, but the Town Office reports that most are owned by people from the local area. Most Whitneyville residents live in town and work in Machias or other nearby communities or are retired.

### Major Employers

Over the last 50 years, Whitneyville has not been an employment center. Most Whitneyville residents work in the nearby service-center community of Machias or are self-employed. Whitney Wreaths recently opened a balsam wreath manufacturing and shipping facility in Whitneyville that employs several hundred people at peak operations (October, November & December).

Although the new factory is located in Whitneyville (on Route 1), it is just over the town-line from Machias. Since the new facility replaces a nearby manufacturing facility, its location in Whitneyville is not anticipated to have any discernable impact on Whitneyville’s population or demand for housing.

### Number and Size of Households

One significant demographic trend in Whitneyville over the last 30 years has been a change in the number and size of households. While Whitneyville’s population has remained about the same since 1980 (approximately 250 people), the number of households has increased from 86 in 1980 to 105 in 2000.

#### NUMBER OF HOUSEHOLDS AND PERCENT GROWTH : 1980-2000

	1980	1990	2000
Whitneyville	86	95 (+10%)	105 (+11%)
Washington County	12,222	13,418 (+10%)	14,118 (+5%)
State of Maine	395,184	465,312 (+18%)	518,200 (+11%)

Source: 1980 Census, 1990 Census, 2000 Census

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An underlying reason for the increasing number of households is a decline in the number of people per household. Declining household size is closely correlated with an increase in the median age: as middle aged and older residents make up a larger percent of the population, there are fewer families with children at home.

The declining number of people per households in Whitneyville mirrors state and national trends. In fact, at 2.5 the number of people per household in Whitneyville exceeded the county average (2.34) and the statewide average (2.39) in 2000.

### AVERAGE HOUSEHOLD SIZE: 1980-2000

	<b>1980</b>	<b>1990</b>	<b>2000</b>
Whitneyville	2.91	2.54	2.50
Washington County	2.86	2.55	2.34
State	2.85	2.56	2.39

Source: 1990 Census, 2000 Census

One implication of the declining number of people per household is that more housing units are required to accommodate the same number of residents. Based on projected population change, though, even if Whitneyville's population continued to increase at a rate of 10% per decade and the average household size were to come into line with the county average, by 2030 the Town would only need an additional 30 housing units. This level of new housing could easily be accommodated within existing capacity of public roads and services.

Over the next 20 years, the Town anticipates that in-migration – both of new residents from nearby communities and of residents who are new to the areas – will balance out the loss of elderly residents and out-migration. The overall population is expected to remain relative stable at around 250 people. Population growth – if any – will be determined as much by regional population trends as changes in land use; and is not anticipated to result in any significant demand for new municipal services or infrastructure.

## CHAPTER C: POPULATION

### POLICIES AND IMPLEMENTATION STRATEGIES

Given the importance of understanding, planning for and meeting the needs of current and future residents, the town has developed the following policies and implementation strategies to monitor its population.

<b>Goal:</b> Whitneyville will use complete and current information about its population when making administrative and policy decisions.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will actively monitor the size, characteristics and distribution of its population.	In conjunction with the Washington County Council of Governments, the designated census information center for Washington County, the town will gather all available population estimates, census data and other information concerning the number and characteristics of the town's population.	Selectmen	On-going

**D. PUBLIC FACILITIES AND SERVICES**

The purpose of this section is to:

1. Describe Whitneyville's public facilities in terms of their extent, capacity and use;
2. Assess the adequacy of those systems in handling current demands; and
3. Predict whether additions and improvements to public facilities or services will be needed to accommodate projected population.

**FINDINGS**

Existing public facilities in Whitneyville have been well cared for. With continued maintenance, existing facilities and services are projected to be adequate for the needs of Whitneyville’s projected population over the next 20 years. Whitneyville proactively coordinates with neighboring communities to provide municipal services in the most efficient and cost effective manner. Maintenance of Whitneyville’s public facilities also benefits from the dedicated service of citizen volunteers.

Capital investment needs are detailed in the Capital Improvement Plan, see *Chapter K. Fiscal Capacity*.

**GENERAL GOVERNMENT**

The Town of Whitneyville was incorporated on February 10, 1845. Whitneyville is a small, rural community. The town meeting form of government continues to work well for our community. Annual town meeting is usually held in September. Whitneyville has a three-member Board of Selectmen, assisted by a part-time Town Clerk and various boards and committees (see below). The Town Office is located in the Hillgrove Community Building at 42 South Main Street.

**Whitneyville Town Boards & Committees**

Selectpersons	3 members	Elected
Superintending School Committee	3 members	Elected
Planning Board	3 members	Appointed
Board of Appeals	3 members	Appointed
Recreation Committee	4 members	Appointed

**Elected and Appointed Town Positions**

Property Tax Collector	Elected	Assessor	Appointed
Excise Tax Collector	Elected	Fire Chief	Appointed
Treasurer	Elected	Emergency Management Director	Appointed
Town Clerk	Elected	Code Enforcement Officer	Appointed
Registrar of Voters	Elected	Plumbing Inspector	Appointed
Fire Warden	Elected	Animal Control Officer	Appointed
Deputy Warden	Elected		

## **CHAPTER D: PUBLIC FACILITIES AND SERVICES**

### **MUNICIPAL BUILDINGS, FACILITIES AND SERVICES**

#### **Hillgrove Community Building**

The Hillgrove Community Building is a single-story building on Main Street that serves as Whitneyville's Town Office and a multi-purpose community center. The Community Building was built in the 1960's and served as a local grade-school until 1986. A dedicated office space for use by the Town Clerk and Selectmen was added in the 1990's.

Whitneyville's Town Office is open for regular office hours on Tuesday evenings from 5:00 to 7:00. The Town Office houses municipal records and is used for meetings of the Selectmen and other town committees as needed. Town meeting, voting and other community functions occur in the multi-purpose room.

Overall the building is in good shape. The Town of Whitneyville recently invested in a new roof, a replacement furnace, and a new well pump for the facility. With regular maintenance and care, the Community Building will continue to serve our community well over the next 10 to 20 years.

No major capital invest is foreseen. However, the kitchen will need to be renovated and replacement windows would increase the building's energy efficiency. These items are included in the Capital Investment Plan (see *Chapter K. Fiscal Capacity*).

#### **Whitneyville Public Library**

The Whitneyville Public Library is run as a private nonprofit. The Town of Whitneyville supports the Library with an annual appropriation (\$2,500 in recent years). The Library currently occupies a town-owned building that served as Whitneyville School from 1868 to 1966. Whitneyville Library Association has a capital campaign underway to construct a new Library building adjacent to the existing Greek Revival schoolhouse.

The building itself continues to serve the library well, but is in need of some attention. Notably, the chimney needs to be replaced. Current plans are that when the new library is built, the Library Association will continue to use the first floor of the existing building for book sales. The second story, which is not ADA accessible, will be used primarily for storage.

#### **Former Whitneyville Fire Department Building**

The structure formerly occupied by the Whitneyville Volunteer Fire Department is a single-story wood-frame structure on Main Street. Although the Town has not invested much in maintenance recently, the building is still structurally sound and in relatively good shape. It is used primarily for storage. With basic maintenance, the building should continue to be adequate for that purpose over the planning period. No capital investment is foreseen.

#### **Town Cemetery**

The town-owned cemetery is located on Main Street just south of the main portion of the village. The Cemetery occupies approximately 3 acres of a 10-acre parcel. The Whitneyville Cemetery Association oversees maintenance of the cemetery with assistance of a small annual appropriation from the town.

## **CHAPTER D: PUBLIC FACILITIES AND SERVICES**

Whitneyville recently added a tax-acquire parcel to the Cemetery. There is ample room to accommodate new lots. The Whitneyville Cemetery Association maintains its own capital reserve account. No significant municipal investment in the cemetery is anticipated over the next 10 to 20 years.

### **Basketball Court & Baseball Field**

A town-owned basketball court is located on Middle Street; and a town-owned baseball field is located on Cross Street. Maintenance of both facilities is overseen by the Recreation Committee with the support of dedicated volunteers. Both facilities are well-cared for. Some municipal investment in the basketball court will likely be needed over the planning period. These facilities are discussed in greater detail in *Chapter E. Recreation*.

### **PUBLIC WORKS**

The Town of Whitneyville does not maintain a Public Works Department. Public works functions, including road maintenance, plowing, and operation of a municipally-owned clustered septic system are overseen by the Selectmen.

### **Municipal Clustered Waste Water System**

The Town of Whitneyville has one municipally owned clustered waste-water system that serves approximately 30 households along Main Street. Individual households on the system have on-site septic tanks that feed into a municipally owned and operated leach field. The system is operated as a utility: households on the system pay a user's fee. In recent years, users' fees have been sufficient to cover the cost of operating the system.

The Selectmen work closely with users, the system operator and the DEP to ensure that the system works smoothly. Over the planning period, the Town anticipates that at least one of the pumps will need to be replaced using funds from a designated capital reserve account.

The Town has also identified a need to formalize a written Sewer Policy governing use of the municipal clustered waste water system that clearly identifies which maintenance functions are the responsibility of the Town and which maintenance functions are the responsibility of individual system users. The Sewer Policy should also address how to equitably recapitalize the capital reserve account when current funds have been expended.

### **Road Maintenance & Plowing**

The Town of Whitneyville is responsible for some or all maintenance functions on approximately 8 miles of roadway. The Town typically awards a three-year contract for municipal plowing. For the past few years, Whitneyville has worked with the neighboring town of Marshfield to coordinate the contract for municipal plowing at a cost savings to both communities.

The Selectmen act as Road Commissioner for the summer maintenance, awarding contracts for services as needs arise.

## **CHAPTER D: PUBLIC FACILITIES AND SERVICES**

### **Salt & Sand**

The Town of Whitneyville shares a municipal salt-and-sand pile with the neighboring town of Marshfield, where the sand pile is physically located. Selectmen from the two communities coordinate salt-and-sand purchases. No capital investment in the salt & sand facility is anticipated over the planning period. But the two towns should develop a Memorandum of Understanding to govern use of the shared facility.

### **Stormwater Management System**

Stormwater management systems in Whitneyville consist primarily of roadside ditching. A small number of catchment basins are located on town road in the village (on Middle Street and Washington Street). The catchment basins are currently in good working order. Transportation related capital investments are dealt with in more detail in *Chapter J. Transportation*.

### **Solid Waste Management**

The Town of Whitneyville is member of the Bay Area Transfer Station located in Machias. Operation of the Transfer Station is overseen by the Town of Machias. Costs are shared among member municipality on a population-based formula.

The Bay Area Transfer Station accepts municipal solid waste and demolition debris on a pay-as-you-throw basis. The Transfer Station also accepts universal waste (e.g. electronics and white goods) as well as a range of recyclables.

The Town of Whitneyville does not pay for municipal trash or recycling collections. Residents are responsible for delivery their own solid waste to the transfer station. Trash bags can be purchased at the Whitneyville Town Office, Library or at the Transfer Station. At \$15,000 annually, Whitneyville's solid waste costs come out to around \$60 per person – about \$10 per person less than the statewide average.

Overall, the Town of Whitneyville is very satisfied with operation and management of the Bay Area Transfer Station. That said, the Town would like to see some more transparency in the budget process and establishment of a more robust governance structure.

## **PUBLIC SAFETY**

### **Law Enforcement**

Whitneyville does not have its own public safety department. Law enforcement is provided by the Washington County Sheriffs' Office and the State Police. The Washington County Sheriff's Office provides dispatching services for emergency services – including police, fire and EMS – through the Regional Communication Center (RCC) in Machias.

The Town of Whitneyville is reasonably satisfied with available law enforcement coverage. The Town does not foresee making any changes in the current arrangement over the next ten years.

### **Fire Protection**

Whitneyville does not have its own fire department. The Town makes an annual appropriation to the Machias Fire Department to provide contract fire response service. Over the past several

## **CHAPTER D: PUBLIC FACILITIES AND SERVICES**

years, the Town of Whitneyville has appropriated \$6,000 annually to the Machias Fire Department for fire response services. Whitneyville has an appointed Fire Chief who also serves as the Emergency Management Director and Town Fire Warden.

The Town of Whitneyville is reasonably satisfied with current fire response; and does not foresee making any changes in the current arrangement over the next ten years.

### **Emergency Medical Services (EMS)**

Whitneyville does not have its own emergency medical service. The Town makes an annual appropriation to the Machias Ambulance Service to provide EMS coverage. Over the past several years, the cost to the Town for EMS coverage has been around \$1,200 annually.

The Town of Whitneyville is reasonably satisfied with EMS coverage provided by Machias Ambulance Service. The Town does not foresee making any changes in the current arrangement over the next ten years.

## **EDUCATION**

The Town of Whitneyville currently has 23 grade school aged students (Fall 2010). This is down from a historical average of around 40 students. Over the planning period, the Town anticipates that the school age population will remain somewhere between the current level and the historic average.

Public education in Whitneyville is overseen by the Superintending School Board. Grade school students attend Rose Gaffney School in Machias. Whitneyville offers school choice for high school students. Some students choose to attend Machias Memorial High School and others attend Washington Academy in East Machias. The Town owns and operates a school bus which provides daily transportation to the Rose Gaffney / Machias Memorial High School campus in Machias for both elementary and secondary students.

The Town pays per pupil tuition rates to host institutions for all students attending public schools. This arrangement is expected to continue over the planning period.

## **PUBLIC HEALTH**

The Town of Whitneyville does not currently have a Public Health Officer. Responsibility for public health related functions are carried out by the Board of Selectmen.

The Town is not currently aware of any significant public health concerns.

## CHAPTER D: PUBLIC FACILITIES AND SERVICES

### RECOMMENDED POLICIES & STRATEGIES

Given the importance of adequate, efficient and cost effective public facilities and services, the town has developed the following policies and implementation strategies to provide public facilities and services.

<b>Goal:</b> Whitneyville will plan for, finance and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adaptation and implementation of a capital improvement program.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will efficiently meet identified public facility and service needs.	Whitneyville will budget for capital improvements outlined in the Capital Improvement Program.	Selectmen	Immediate
	Whitneyville will request a review of the governance structure for the Machias Bay Area Transfer Station that would include greater participation of member towns in the budget development process.	Selectmen	Short term (1 -2 years)
	Whitneyville will develop a Memorandum of Understanding (MOU) with the Town of Marshfield that formalizes the agreement between the two communities regarding use of the shared Salt-and-Sand facility.	Selectmen	Immediate
Whitneyville will continue to promote development in identified growth areas through careful maintenance of existing facilities.	Whitneyville will develop a Sewer Policy that clearly identifies maintenance responsibilities for the Town and for individual system users; and that equitably addresses financing of capital improvements to the system.	Selectmen	Immediate
	Whitneyville will work with the Library Association to develop plans for the best re-use of the current library building when the new library facility is built.	Selectmen	When needed

## **E. RECREATION**

The purpose of this section is to:

1. Identify and profile the recreational facilities and resources in Whitneyville in terms of their type and significance;
2. Assess the adequacy of recreational facilities in Whitneyville;
3. Identify needed upgrades to existing recreational facilities or investments in new ones.

### **FINDINGS**

There are a variety of outdoor recreational opportunities in Whitneyville including a community baseball field and basketball court, public access to the Machias River, and multi-use trails. The Hillgrove Community Center hosts indoor recreational activities and community events. Additional recreational opportunities are available in the neighboring community of Machias. Recreational facilities and activities in Whitneyville benefit from the dedicated support of volunteers and private citizens. Facilities are – for the most part – well maintained; and with continued care should continue to serve to communities needs over the planning period.

### **OUTDOOR RECREATION**

Whitneyville has numerous opportunities for outdoor recreation, including a little league baseball field, a basketball court, a multi-use trail, and boat launch with access to the Machias River. Opportunities for outdoor recreation in Whitneyville and surrounding communities contribute to quality of life for local residents. Outdoor recreation in Whitneyville is promoted through the Recreation Committee and volunteer efforts.

#### **Little League Field**

The Whitneyville Little League Field is located on Cross Street immediately west of the village. Whitneyville’s Recreation Committee oversees maintenance of the field which is in good condition. No capital investment in the baseball field is anticipated over the next 10 to 15 years.

#### **Basketball Court**

The Town Basketball Court is located in the village and maintained by the Recreation Committee. The court is in fair condition. It will need to be repaved and repairs to the fencing will need to be made in the relatively near future. The estimated cost of the repairs is \$10,000, which the Town anticipates raising through a combination of taxation and donations.

#### **Access for Recreational Boating**

The primary, access point for recreational boating in Whitneyville is the boat launch on Canal Road. This facility includes a natural surface (sand and mud) boat launch for use by hand-carry (canoe and kayak) boaters and small, trailered boats and a small gravel parking area with enough room for a handful of vehicles. The boat launch, which is privately-owned, is actively used by fisherman, who fish both from boats and from the shore. For canoeists and kayakers, it is a popular take-out point coming down-river on the Machias River and is also used as a put-in point going down river toward Machias.

## **CHAPTER E: RECREATION**

The Town wishes to recognize the generosity of the land-owner who allows public use of the Canal Road boat launch. While the current arrangement seems stable, the Town would be interested in working with the land-owner to maintain public access if the situation changes.

### **Access for ATV and Snowmobile Use**

Whitneyville enjoys excellent access for snowmobile and ATV use. In addition to the Down East Sunrise Trail, an 86-mile off-road, multi-use trail which crosses Route 1A just south of the village, there are numerous privately maintained trails used by residents with landowner permission. A local snowmobile club grooms the Sunrise Trail (designated as ITS 82) for winter use by snowmobilers. Another trail used by ATVs and snowmobiles runs along the Tote Road as far as Wesley.

State grants are periodically available to assist with trail construction and maintenance. These include the Snowmobile Trail Grant Program,\* which provides funds for the construction and maintenance of snowmobile trails; and the ATV Trail Grant Program,\* which provides funds for the construction and maintenance of all-terrain vehicle trails.

Overall recreational trails in Whitneyville are well maintained. The primary access point to the trail in Whitneyville is where the trail crosses Route 1A. There is sufficient parking on the shoulder of Middle Street to accommodate the current level of use. However, the Town anticipated that improved parking for vehicles with trailers will be needed as use of the trail expands.

### **Preservation of Open Space & Traditional Access**

Aside from the town's ball field, the most significant tract of open space commonly used for recreation in Whitneyville is the Down East Sunrise Trail, which is owned by the Maine DOT and managed by the Department of Conservation. Many other privately-owned parcels either allow public recreation or are used by local residents by long-standing arrangement with landowners. Whitneyville does not have a formal mechanism such as an open space fund or a partnership with a land trust to acquire important open space. At this time, the loss of access for traditional uses such as hunting and fishing is not a particularly significant concern in Whitneyville; and therefore a formal mechanism such as an open space fund is not currently necessary.

## **INDOOR RECREATION**

The Hillgrove Community Center and the Whitneyville Public Library are the primary facilities for indoor recreation in Whitneyville. The Community Center has a multi-purpose common room that can accommodate 120 people. It is used for public functions including voting and town meeting and well as community events, such as suppers. The Community Center is equipped with a small kitchen. As noted in the previous chapter, the kitchen will need to be renovated at some point in the next 15 years.

Additional facilities for indoor recreation that are available for public use are located in Machias. They include the gymnasium at the Rose Gaffney Elementary School and Machias Memorial High School as well as the auditorium and Center for Lifelong Learning at the University of Maine Machias, which has a gymnasium, fitness center and pool.

## **CHAPTER E. RECREATION**

### **Recreational Programs**

There are a handful of recreational programs available in Whitneyville with many other recreational programs available in Machias.

A volunteer run Little League program is available in the summer. Little League teams are privately organized, but they make use of the town-owned ball field.

Similarly the Washington County Cooperative Extension runs an annual week-long summer camp at the Hillgrove Community Center.

Additional recreational programs available to Whitneyville residents in Machias include youth basketball and soccer at Rose Gaffney School and a variety of recreational programs at the Center for Lifelong Learning.

### **REGIONAL RECREATIONAL FACILITIES**

Recreational resources in Washington County have an impact on the local and regional economy. Tourist-related businesses that rely on the recreational opportunities are significant sources of income to some towns in the area. Regional recreation facilities accessible to Whitneyville's residents and to visitors include wildlife refuges, parks, golf courses, picnic areas, public access to surface waters, and hiking and snowmobile trails. Major regional recreational resources include:

1. Cobscook Bay State Park in Edmunds: 888 acres; more than 100- campsites and shelters are on the water's edge; boating; hot showers; picnic area; hiking and groomed cross-country ski trails, hiking trails.
2. Cutler Coast Public Reserved Land, Bold Coast Trails, maintained by the State, contains almost five miles of dramatic cliff-bound ocean shore.
3. Down East Sunrise Trail – 90 mile multi-use rail-trail from Ellsworth to Ayers Junction in Charlotte.
4. Moosehorn National Wildlife Refuge: 16,000 acres north of Calais, 6,700 acres in Edmunds. Migratory birds, big game and 50 miles of trails.
5. Petit Manan National Wildlife Refuge in Steuben: 3,335 acres on the mainland and several islands, variety of birds.
6. Roque Bluffs State Park: 2300-foot beach, picnic tables, grills, playground.
7. Roosevelt Campobello International Park in Campobello, N.B. A 2,800-acre park that includes the cottage and the grounds where Franklin Roosevelt and his family vacationed. The Island also has a tourist information center.

**CHAPTER E: RECREATION**

**RECOMMENDED POLICIES & STRATEGIES**

Given the importance of providing adequate recreational opportunities for its citizens, the town has developed the following policies and implementation strategies.

<b>Goal:</b> Whitneyville will maintain existing facilities & expand recreational access for its citizens.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will maintain/upgrade existing recreational facilities as necessary to meet current and future needs.	Whitneyville will make necessary improvements at the town basketball court.	Recreation Committee	Short-term (1-3 years)
Whitneyville will preserve open space for recreational use as appropriate.	Whitneyville will work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses.	Selectmen	On-going
Whitneyville will continue to maintain at least one major point of public access to the Machias river for boating, fishing, and swimming; and work with nearby property owners to address concerns.	Whitneyville will continue to respect private property rights but seek to maintain traditional use of private rights of way to the water. Negotiations with private land owners to secure long-term access will include: <ul style="list-style-type: none"> <li>• Acknowledgement/celebration of landowners who continue the centuries old practice of allowing public use of their lands;</li> <li>• Informal agreements allowing public use of lands;</li> <li>• More formal agreements allowing public use of lands until and unless problems arise from disrespectful use of private land;</li> <li>• Providing property tax incentives to property owners who grant written, revocable rights of access across their property;</li> <li>• Purchasing rights of first refusal for access points or property of critical importance to the fishery;</li> <li>• Purchasing permanent easements or fee title to access points or property of critical importance to the fishery.</li> </ul>	Selectmen	On-going

## **F. NATURAL RESOURCES**

The purpose of this section is to:

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

### **FINDINGS**

Surface waters in Whitneyville include the Machias River, a number of streams and ponds and a portion of one great pond, Six Mile Lake. Overall, the water quality in Whitneyville's surface waters and aquifers is high. Threats to water quality in Six Mile Lake include poorly designed and malfunctioning septic systems and non-point source pollution from access roads and driveways. In order to maintain the high level of water quality presently observed, the town should adopt stormwater run-off performance standards and water quality protection practices for the construction and maintenance of public roads. Whitneyville has relatively expansive groundwater resources, but no public water supplies.

Whitneyville's waters and forests support a wide variety of wildlife. Critical natural resources in Whitneyville include habitat for endangered Atlantic salmon, inland wading bird and waterfowl habitat, deer wintering areas and a bog ecosystem identified by the Maine Natural Areas Program. Natural resources in Whitneyville are protected through a variety of federal, state and municipal regulations and through public and private land conservation efforts. Existing regulatory and non-regulatory protections are largely sufficient to protect critical natural resources in Whitneyville.

### **LOCATION AND LAND COVER**

Whitneyville is located in coastal Washington County. Whitneyville is bordered on the west by Jonesboro and Centerville Township, on the north by Northfield and on the east by Marshfield and Machias and on the south by Roque Bluffs. See *Map 1: Location*.

The village straddles the Machias River along Route 1A. The majority of town is located within the Machias River watershed. Small portions of town in the north and east are part of the East Machias River and Middle River watersheds, respectively. The part of town south of Route 1 drains into the Englishman River watershed.

The Town of Whitneyville includes total land area of 14.3 square miles – approximately 9,800 acres. According to interpretation of recent satellite imagery conducted by the University of Maine at Machias GIS Center, over 80% of the land area in Whitneyville is forested, including areas that have recently been cut. The remaining land area includes non-forested wetlands (10%), developed areas (3%), grassland and pasture (2%) and cultivated and/or blueberry lands (>2% combined). Developed areas are concentrated near the village. Cultivated areas, grass lands and pasture lands are concentrated in the

## CHAPTER F. NATURAL RESOURCES

central part of town and along the Route 1. Blueberry barrens are concentrated along Route 1. See *Map 7. Land Cover*.

### LAND COVER BY TYPE

Land Cover Type	Approx. Area	Percent
Developed	300 ac.	3%
Forest	6,000 ac.	61%
Forest, Light Cut	1,250 ac.	13%
Forest, Heavy Cut	800 ac.	8%
Blueberry	200 ac.	2%
Cultivated	50 ac.	>1%
Grass/Pasture	200 ac.	2%
Wetland (Non-forested)	1,000 ac.	10%
Total Area	9,800 ac.	100%

Source: WCCOG, UMM GIS Center

### WATER RESOURCES

A watershed is the land area from which runoff from precipitation drains into a given body of water. The boundaries of watersheds, also known as drainage divides, are shown for Whitneyville on *Map 5: Water Resources*. Whitneyville is divided among several coastal watersheds that drain eventually into Machias Bay and Englishman Bay.

#### River and Streams

Whitneyville has several miles of perennial streams. To assess what portion of Maine's rivers, streams, and brooks meet the goal of the Clean Water Act, MDEP uses bacteriological, dissolved oxygen, and aquatic life criteria.

All river and stream waters are classified into one of four categories, Class AA, A, B, and C as defined by legislation. Class AA is the highest classification with outstanding quality and high levels of protection. Class C, on the other end of the spectrum, is suitable for recreation and fishing yet has higher levels of bacteria and lower levels of oxygen.

The Machias River upstream from Whitneyville village is classified AA, the highest level of water quality. All streams north of the village are classified as A.

The Machias River downstream of the village and all remaining stream segments are classified as B. This indicates that the water quality is "suitable for the designated uses of drinking water supply after treatment; fishing; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, section 403; and navigation; and as habitat for fish and other aquatic life. The habitat shall be characterized as unimpaired." [1985, c. 698, § 15 (new).]

## **CHAPTER F. NATURAL RESOURCES**

### **Lakes and Ponds**

There are 4 small ponds in Whitneyville. In Maine, ponds over 10 acres in area are classified as “great ponds” and are subject to regulatory oversight under applicable state laws and municipal Shoreland Zoning ordinances. The only great pond in Whitneyville is a small portion of Six Mile Lake (most of the lake is located in Marshfield). A recent study conducted the Washington County Soil and Water Conservation District identified several threats to water quality on Six Mile Lake including poorly designed and malfunctioning septic systems and non-point source pollution from access roads and driveways. The identified pollutions sources are largely, if not exclusively, located in Marshfield. In order to protect water quality in the lake, the Town of Whitneyville should support the efforts of local residents and the Town of Marshfield to address identified threats to water quality.

### **Threats to water quality**

Threats to water quality come from point and non-point discharges. Point source pollution is discharged directly from a specific site such as a municipal sewage treatment plant or an industrial outfall pipe. There are currently 2 waste water outfalls in Whitneyville permitted by the Maine DEP. Based on observed water quality, permitting conditions for both identified waste water outfalls appear to be adequate for the protection of surface water quality.

Non-point source pollution poses a greater threat to water quality in Whitneyville. The most significant contributing source comes from erosion and sedimentation as well as excessive run-off of nutrients, particularly phosphorus. In excessive quantities phosphorus acts as a fertilizer and causes algae to flourish or “bloom.” Additional contributing factors include animal wastes, fertilizers, sand and salt storage, faulty septic systems, roadside erosion, dirt roads, leaking underground storage tanks, and hazardous substances. It is not known to what extent each of these various sources of non-source point pollution currently affects water quality in Whitneyville.

There are no longer any licensed overboard discharges (OBD) in Whitneyville.

In order to maintain the high level of water quality presently observed in Whitneyville, the town should continue to maintain the community septic system in good working order, adopt stormwater run-off performance standards consistent with the Maine Stormwater Management Law and Stormwater Rules and other applicable state regulations, and continue to participate in the DEP Small Communities Grant program to identify and replace failing septic systems.

### **Wetlands**

The term "wetlands" is defined under both state and federal laws as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support the prevalence of vegetation typically adapted for life in saturated soils." Wetlands include freshwater swamps, bogs, marshes, heaths, swales, and meadows.

## CHAPTER F. NATURAL RESOURCES

Wetlands are important to the public health, safety and welfare because they act as a filter, absorb excess water, serve as aquifer discharge areas, and provide critical habitats for a wide range of fish and wildlife. They are fragile natural resources. Even building on the edge of a wetland can have significant environmental consequences. Some wetlands also have important recreational value providing opportunities for fishing, hunting, and wildlife observation.

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

### **Vernal Pools**

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

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

The presence of breeding amphibians in vernal pools contributes significantly to healthy forests ecosystems both as a protein-rich food source for many species; and because of the effect that amphibians associated with vernal pools have on controlling insect species known to attack the roots of maturing timber.

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

## CHAPTER F. NATURAL RESOURCES

### Groundwater - Sand and Gravel Aquifers

Aquifers may be of two types: sand and gravel aquifers or bedrock aquifers. A sand and gravel aquifer is a deposit of coarse-grained surface materials that, in all probability, can supply large volumes of groundwater. Boundaries are based on the best-known information and encompass areas that tend to be the principal groundwater recharge sites. Recharge to these specific aquifers, however, is likely to occur over a more extensive area than the aquifer itself.

The Maine Geological Survey has identified an extensive sand and gravel aquifer in Whitneyville between Route 1 and Longfellow Brook. Small sand gravel aquifers have been identified in southern Whitneyville and in central Whitneyville at the end of Canal Road (not shown on map), and north Whitneyville near Great Brook. See *Map 5: Water Resources*.

It is also worth noting that while fractured bedrock aquifers typical yield smaller volumes of water, in Whitneyville bed rock aquifers yielding large quantities of water are extensive. Due to their complex hydrology, it is more difficult to map the extent of fractured bed rock aquifers and their associated recharge areas. However, local residents report that high yielding bed rock aquifers are present in many parts of Whitneyville.

*Map 5: Water Resources* can be used to identify surface sites that are unfavorable for storage or disposal of wastes or toxic hazardous materials. It is important to protect groundwater from pollution and depletion. Once groundwater is contaminated, it is difficult, if not impossible, to clean. Contamination can eventually spread from groundwater to surface water and vice versa. Most aquifer and surface water contamination comes from non-point sources including faulty septic systems, road salt leaching into the ground, leaking above-ground or underground storage tanks, auto salvage yards, and landfills.

According to the Maine Department of Human Services, Bureau of Health, Division of Health Engineering, Drinking Water Program there are no Public Water Supply Sources in Whitneyville. However, protecting the water quality of groundwater is an important municipal goal for Whitneyville as private residences and businesses rely on groundwater wells for drinking water supplies.

In order to protect groundwater quality, Whitneyville should adopt appropriate performance standards for land use activities in areas with identified aquifers.

### CRITICAL NATURAL RESOURCES

Whitneyville is home to a diverse array of wildlife. To feed and reproduce, wildlife relies on a variety of food, cover, water, and space. Protections for various types of habitat include state and federal jurisdiction over certain activities occurring near critical habitat, as well as local regulations and public and private conservation efforts.

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### **Essential Wildlife Habitats**

Essential Wildlife Habitats are defined under the Maine Endangered Species Act as a habitat "currently or historically providing physical or biological features essential to the conservation of an Endangered or Threatened Species in Maine and which may require special management considerations".

These sites are identified by the Maine Department of Inland Fisheries and Wildlife (IF&W). IF&W review is required for any projects occurring within the Essential Habitat if that project also requires a state or municipal permit or uses public funding.

IF&W had identified essential habitat in Whitneyville for one species: Atlantic salmon (*Salmo salar*), see *Map 6. Habitat*.

Essential Habitat for Atlantic salmon in Whitneyville is limited to the main branch of the Machias River. There are multiple layers of regulatory and non-regulatory protection for Atlantic salmon habitat in Whitneyville. State and federal permitting is required for activities that impact essential habitat. All of the upland areas along the river fall within the jurisdiction of Whitneyville's Shoreland Zoning Ordinance. In addition conservation easements protect salmon habitat along the Machias River upstream from Whitneyville. The Town considers existing protections for identified essential habitat in Whitneyville to be sufficient.

### **Significant Wildlife Habitat**

Significant Wildlife Habitat, as defined by Maine's Natural Resources Protection Act (NRPA), is intended to prevent further degradation of certain natural resources of state significance. NRPA-defined Significant Wildlife Habitats in Whitneyville includes inland waterfowl/wading bird habitat and deer wintering areas. As noted above, there are currently no identified Significant Vernal Pools in Whitneyville (see *Map 6. Habitat*).

There are limited protections in place for significant habitat in Whitneyville. State and federal permitting is required for some activities occurring near identified inland wading bird and waterfowl habitat. However, the Town has not yet updated its Shoreland Zoning Ordinance to be consistent with state guidelines. In order to adequately protect, inland wading bird and waterfowl habitat in Whitneyville the Town should update its Shoreland Zoning Ordinance.

There are fewer protections for identified deer wintering areas in Whitneyville. Portions of identified deer wintering areas in Whitneyville have been cleared in recent years to be managed for fir tip production or as blueberry land.

### **Other Wildlife Habitat**

The Natural Areas Program of the Maine Department of Conservation is responsible for documenting areas that support rare, threatened, or endangered plant species and rare or exemplary natural communities. The Maine Natural Areas has identified one significant natural community in Whitneyville: a raised level bog ecosystem. See *Map 6. Habitat*. The Maine Natural Areas program describes the raised bog ecosystem as "raised (but not

## CHAPTER F. NATURAL RESOURCES

concentrically patterned) peatlands in basins with mostly closed drainage. Sphagnum dominated the ground surface and is the main peat constituent. [It is] sometimes treed with *Picea mariana* and *Larix laricina*.”

When last assessed, the habitat was rated to have good estimated viability. Areas listed under the Maine Natural Areas Program are not subject to any special regulatory protection. The identified area lies within the existing shoreland zoning jurisdiction. The Town considers this level of protection to be adequate.

### **Brook Trout Habitat**

Most of the stream and river segments support populations of wild Eastern Brook Trout (see *Map 6. Habitat*). Eastern brook trout are a popular recreational fish species. To preserve high quality brook trout habitat in Whitneyville, the town’s Land Use Ordinance should require commercial and industrial activities to maintain 100’ vegetative buffer from streams with existing tree coverage maintained to the maximum extent practical. Impervious surface (asphalt) within 250’ of the stream should be kept to a minimum. Proposed new crossings of streams with brook trout populations should be designed to maintain fish passage.

## **SCENIC RESOURCES**

Scenic resources contribute significantly to quality of life in Whitneyville. In the summer of 2008, Washington County Council of Governments and Hancock County Planning Commission conducted an inventory of scenic viewsheds in coastal Hancock and Washington counties. The inventory, which focused on scenic areas visible from public view points such as roadways, trails and public lands, identified two scenic areas located wholly or partly in the Town of Whitneyville, as summarized below. Full results of the scenic inventory are available online at [www.wccog.net/scenic.htm](http://www.wccog.net/scenic.htm).

Most of Whitneyville’s most significant scenic resources enjoy some level of protection through a combination of shoreland zoning, conservation easements, and current use taxation.

### **SCENIC AREAS IN WHITNEYVILLE**

<b>Scenic Area</b>	<b>Description</b>
<b>Whitneyville</b> (Assessment Score: 63)	Whitneyville scenic area encompasses the village area in the town of Whitneyville. This scenic area includes distinctive a historic village on the Machias River. There are numerous scenic features in the foreground including a historic church and other historic buildings, rapids on the Machias River, and a historic railroad trestle on the Downeast Sunrise Trail. There are a few decent views from Route 1A and other public roadways. Other public view points include the Downeast Sunrise Trail.

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### Scenic Area

### Description

#### **Six Mile Lake**

(Assessment Score: 39)

Six Mile Lake scenic area encompasses the lake itself. The scenic area includes public boat access with a boat launch and a picnic area. There are some scenic features in the mid-ground such as the sportsman's lodge, and the ledges across the lake. Loons are known to nest in this scenic area and are commonly seen from the boat launch. There are no scenic views to water from the roadway.

**Source:** Downeast Coastal Scenic Inventory, 2008

**CHAPTER F. NATURAL RESOURCES**

**POLICIES AND IMPLEMENTATION**

The town has developed the following policies and implementation strategies relative to water and critical natural resources in Whitneyville.

<b>Goal:</b> Whitneyville will protect and preserve the natural resources on which its economy and quality of life depend.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville act to conserve critical natural resources in the community.	Whitneyville will amend its shoreland zone standards to meet current state guidelines.	Planning Board, Selectmen	Immediate
	Whitneyville will require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board	Short-term (1- 2 years)
	Whitneyville will designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Planning Board	Immediate
	Whitneyville will incorporate maps and information provided by the Maine Beginning with Habitat program into the Planning Board review process.	Planning Board	Short-term (1- 2 years)
Whitneyville will coordinate with neighboring communities and state agencies to protect shared critical natural resources.	Whitneyville will participate in regional planning, management and/or regulatory efforts around shared critical natural resources.	Selectmen	On-going
	Whitneyville will make information available to those living in or near critical natural areas about applicable local, state or federal regulations.	Selectmen	On-going
	Whitneyville will participate in public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.	Selectmen	On-going

**CHAPTER F. NATURAL RESOURCES**

<b>Goal:</b> Whitneyville will protect and preserve the natural resources on which its economy and quality of life depend.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will minimize pollution discharges through the upgrade of existing public sewer/septic system.	Whitneyville will continue to maintain the community septic system that serves portions of the village and make upgrades as necessary.	Selectmen	On-going
Whitneyville protect significant surface water resources and drinking water resources from pollution and improve water quality where needed.	Whitneyville will continue to work with the DEP and private leach field owners to identify malfunctioning septic systems, particularly those located near streams and wetlands, and to seek grants through the Small Communities Grant Program to improve or replace malfunctioning systems.	Code Enforcement Officer	Ongoing
	Whitneyville will include performance standards in its local land use ordinance that are consistent with: <ul style="list-style-type: none"> <li>a. The Maine Stormwater Management Law and Stormwater Rules (Title 38 MRSA Section 420-D and 06-096 CMR 500 and 502).</li> <li>b. DEP's allocations for allowable levels of phosphorus in lake/pond watersheds.</li> <li>c. The Maine Pollution Discharge Elimination System Stormwater Program.</li> </ul>	Planning Board	Short-term (1- 2 years)
	Whitneyville will consider incorporating low impact development standards in its Land Use Ordinance as described in the Future Land Use Plan.	Planning Board	Short-term (1- 2 years)
	Whitneyville will consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Planning Board	Short-term (1- 2 years)
	Provide educational materials at appropriate locations regarding aquatic invasive species.	Selectmen	On-going
	Whitneyville will adopt water quality	Planning Board	Short-term

**CHAPTER F. NATURAL RESOURCES**

<b>Goal:</b> Whitneyville will protect and preserve the natural resources on which its economy and quality of life depend.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's contractors.		(1- 2 years)
Whitneyville will encourage landowners to protect water quality.	Whitneyville will provide local contact information at the Town 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.	Selectmen	On-going
Whitneyville will participate in appropriate regional programs to preserve and protect the local water resources.	Whitneyville will participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Selectmen	On-going

**CHAPTER F. NATURAL RESOURCES**

## **G. AGRICULTURE AND FORESTRY RESOURCES**

The purpose of this section is to:

1. Describe the agricultural and forestry resources in Whitneyville including farmlands and forestlands in terms of their extent, characteristics, and importance to the economy and character of the Town and region; and
2. Predict whether the viability of important agricultural and forestry resources will be threatened by the impacts of future growth and development.

### **FINDINGS**

Blueberries, wreath production and timber harvesting are the major agricultural and forestry uses in Washington County. These uses are all present in Whitneyville and support a significant number of jobs in the local economy.

Whitneyville also has a number of smaller scale agricultural producers. Small farms in Whitneyville and surrounding communities are supported by a local farmers market and community supported agriculture (CSA) programs. The extent of soils rated as prime farmland in Whitneyville is limited, but soils rated as highly productive for forestry uses are extensive throughout the community.

### **AGRICULTURAL AND FORESTRY ECONOMY**

Whitneyville is a town that was literally built on the strength of its forestry-based economy. Since the end of the river drives in the 1970's forestry and agriculture has played a more limited roles in the local economy.

According to Maine Forest Service Reports, timber harvesting plays a relatively minor role in Whitneyville economy. However, many local residents rely in small wood operations as a sideline income and/or alternative heating source.

One of the most economically significant uses of forestry resources in Whitneyville today is wreath making. Whitney Wreaths, currently the largest employer in Whitneyville, employs a small year-round staff that swells to several hundred people seasonally. Other local residents find seasonal employment collecting balsam tips for use in wreath making and in home-based wreath making operations.

The largest agricultural crop in Whitneyville, as in much of Washington County, is blueberries. Blueberry barrens in Whitneyville are largely clustered along Route 1 from the Machias town line to the Jonesboro town line and in central Whitneyville at the end of Canal Road. In recent years, the extent of land actively managed for blueberry production in Whitneyville has grown. The University of Maine Cooperative Extension also maintains a small blueberry growing area in Whitneyville north of the village.

Some local residents continue to find seasonal work harvesting the blueberry crop, however mechanization and migrant labor have reduced the number of local residents directly employed in the blueberry industry in recent years.

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In addition to commercial blueberry farms, there are also a handful of small farms. Firm figures are not available, but the town is aware of several small farm that raise vegetables, fruit and livestock. Small farms in Whitneyville make their products available to customers through direct sales as well as through a local buying cooperative operated weekly in Machias.

### FARM AND FOREST LAND

The U.S. Department of Agriculture defines prime farmland as the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods.

Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources. It is also often targeted for low-density residential development due to the suitability of well drained soils for septic systems. Very few of the soils in Whitneyville are listed as Prime Farmland. The only soil in Whitneyville identified as prime farmland is a small adjacent to the village along the Machias River. The location of “Prime Farmland” is depicted on *Map 4: Soils Suitability*.

### Woodland Productivity

Maine's forests and forest industry play a vital role in the state's economy. Forested areas provide an abundant and diverse wildlife population for the use and enjoyment of all Maine citizens. Furthermore, the forest protects the soil and water and contributes to a wide variety of recreational and aesthetic experiences. The forest provides a wide variety of wildlife habitats for both game and non-game species. Loss of forestland can be attributed to development and to irresponsible harvesting techniques. When forestland ownership is fragmented, public access becomes more restricted due to increased land posting. To optimize forestland use, forests should be effectively managed and harvested.

Soils rated with a woodland productivity of medium or above are qualified as prime forestland soils. This designation does not preclude the development of these lands but only identifies the most productive forestland. These soils are rated only for productivity and exclude management problems such as erosion hazard, equipment limitations or seedling mortality. Soils rated as very highly productive, highly productive or moderately productive for forestry uses are extensive throughout Whitneyville. Important forest lands are shown on *Map 4: Soils Suitability*.

Traditional timber harvesting is a relatively minor economic activity in Whitneyville today. Local timber harvesting is conducted mostly through selection harvests but also by shelter wood and much less frequently through clear cut harvesting. According to Maine Forest Service reports, timber harvesting activities in Whitneyville have averaged less than 30 acres per year over the last decade.

In Whitneyville, as through Washington County, local residents selectively harvest timber for firewood on a small scale, providing sideline income for some and a means of heating their homes for others.

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### SUMMARY OF TIMBER HARVEST INFORMATION FOR WHITNEYVILLE

YEAR	Selection harvest	Shelterwood harvest	Clearcut harvest	Total Harvest	Num. Active Notifications
1991-1995	191 ac.	65 ac.	25 ac.	281 ac.	9
1996	508 ac.	0 ac.	0 ac.	508 ac.	5
1997	185 ac.	0 ac.	25 ac.	210 ac.	5
1998	127 ac.	0 ac.	0 ac.	127 ac.	3
1999	163 ac.	0 ac.	0 ac.	163 ac.	9
2000	5 ac.	0 ac.	0 ac.	5 ac.	9
2001	18 ac.	0 ac.	0 ac.	18 ac.	11
2002	8 ac.	23 ac.	0 ac.	31 ac.	5
2003	2 ac.	0 ac.	0 ac.	2 ac.	4
2004-2005	20 ac.	0 ac.	0 ac.	20 ac.	4
2006-2007	65 ac.	0 ac.	0 ac.	65 ac.	4
2008-2009	5 ac.	53 ac.	0 ac.	58 ac.	4
Total	1,297 ac.	141 ac.	50 ac.	1,488 ac.	72

**Source:** Year End Landowner Reports to Maine Forest Service, 2009

In addition to traditional timber harvesting, harvesting balsam fir tips (brush) for wreath production is a major use of Whitneyville's woodlands. Heavy cutting of timber is sometimes used as a method to increase the economic productivity of woodlands for brush used in wreath-making.

### THREATS TO FOREST AND FARMLANDS

Across Maine and the United State generally, low-density residential development is the greatest factor contribute to loss of productive forest and farmland. Typically soils that are considered prime farmland are also desirable places for residential development because these areas are often clear and the soil characteristics make road construction and installation of septic systems less expensive. The Natural Resources Conservation Service of the USDA has produced a handbook of Soil Survey Data for Growth Management in Washington County.

The NRCS handbook assesses individual soils with reference to the soil type in Washington County that has the fewest limitations to development (depth to water table, bedrock, etc.). This reference soil is given a value of 100 points. Costs that are incurred to overcome limitations to development are developed for all other soils. These costs, as well as costs associated with environmental constraints and long term maintenance, are converted to index points that are subtracted from the reference soil. The result is a comparative evaluation of development costs for various soils in the county. The overall range is large with values between 0 and 100. These numerical ratings are separated into Soil Potential Rating Classes of very low to very high. Thus in the table a soil with a Very High rating has very good potential for development.

NRCS soils rating for low density development are depicted on *Map 7: Soils Classification*. Soils rated as having a "Low" or "Very Low" suitability for low density

## **CHAPTER G. AGRICULTURE & FORESTRY**

development are relatively extensive throughout Whitneyville. In Whitneyville, as in other nearby towns, the primary constraint on soil suitability for low density development is the high cost of installing septic systems.

Soils rated with “medium” or “high” suitability for low density development are concentrated near the village and along Route 1 and Route 192. One area of soils rated as “Prime Farmland” is rated with a “medium” suitability for low density development. Due to limited anticipated development over the planning period and other constraints, low-density residential development is not considered to be major threat to soils that support productive agricultural or forestry uses in Whitneyville at this time.

### **PROTECTION OF FOREST AND FARMLAND**

The Town of Whitneyville does not currently have any local land use ordinances or other regulatory tools designed to protect agricultural and forestry lands from the negative impacts for development. In order to adequately protect these resources, the Town should enact a Land Use Ordinance that limits permitted land uses in rural areas to residential, agricultural, forestry and other compatible land uses. Whitneyville should also adopt appropriate Right to Farm regulations.

In addition to local regulation, a variety of programs provide financial incentives for landowners to keep land undeveloped and managed for long term productivity. They include the following:

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

Eligible parcels in the farmland program must be at least five contiguous acres, utilized for the production of farming, agriculture or horticulture activities and show gross earnings from agricultural production of at least \$2,000 (which may include the value of commodities produced for consumption by the farm household) during one of the last two years or three of the last five years. According to municipal records, there are no parcels currently enrolled in Farmland or Open Space current use taxation in town.

- Tree Growth Tax Law - (Title 36, MRSA, Section 571, et seq.) provides for the valuation of land classified as forestland on the basis of productivity, rather than fair market value.

According to municipal records for fiscal year 2010, Whitneyville had 29 parcels covering an area of 5,062.7 acres enrolled in tree growth tax status.

The total area now enrolled in tree growth is approximately 63% of the forestland in Whitneyville, just over 50% of the total land area. Parcels enrolled in tree growth are widely distributed throughout the community.

These programs enable farmers and other landowners to use their property for its productive use at a property tax rate that reflects farming and open space rather than

## **CHAPTER G. AGRICULTURE & FORESTRY**

residential development land valuations. If the property is removed from the program, a penalty is assessed against the property based on the number of years the property was enrolled in the program and/or a percentage of fair market value upon the date of withdrawal. In addition farm operators and forestland owners from Whitneyville participate in soil and water conservation programs through the local NRCS office.

Farmland and forestland in Whitneyville are currently adequately protected through land use regulation and current use taxation. Although no official statistics exist for Whitneyville, the Town is aware of several additional parcels that have come under active management for farmland and forestry products in recent years. Overall, the Town expects a continued increase in the acreage dedicated to farming and/or forestry over the next to 10 to 15 years. Whitneyville's land use regulations should continue to permit productive forestry and agriculture operations such as road-side stand, greenhouses, and pick-your-own operations.

**CHAPTER G. AGRICULTURE & FORESTRY**

**POLICIES AND IMPLEMENTATION**

The town has developed the following policies and implementation strategies relative to agricultural and forestry resources in Whitneyville.

<b>Goal:</b> Whitneyville will preserve the agricultural and forestry resources that support its rural economy.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will safeguard lands identified as prime farmland.	Whitneyville will include major concentrations of farm and forest lands in the “rural areas” of the Land Use Plan.	Comprehensive Plan Committee	Immediate
	Whitneyville will consult with the Maine Forest Service District Forester when developing new land use regulations pertaining to forest management practices.	Planning Board	As needed
	Whitneyville will consult with Soil and Water Conservation District staff when developing new land use regulations pertaining to agricultural management practices.	Planning Board	As needed
	Whitneyville will amend its land use ordinance to require commercial and subdivision developments in critical rural areas to maintain areas with prime farm soils as open space to the greatest extent practicable.	Planning Board	Short-term
Whitneyville supports farming and forestry and will encourage their ongoing economic viability.	Whitneyville will continue to support the appropriate application of the State’s Tree Growth Tax Law to encourage long-term management of the Town’s forest resources.	Selectmen	On-going
	Whitneyville will continue to 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.		
	Whitneyville will include agriculture and commercial forestry operations in local or regional economic development plans.	Selectmen	On-going

## H. EMPLOYMENT & ECONOMY

The purpose of this section is to:

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

### FINDINGS

Whitneyville is a small rural community. There are a few manufacturing and industrial businesses along Route 1, however most Whitneyville residents work in nearby communities especially Machias. As result, trends in regional employment have a significant impact on Whitneyville’s economy.

Whitneyville’s economic development goals include encouraging further development of larger scale businesses in the parts of town where they already occur. The Town would also like to see redevelopment within the village which could include development of commercial uses compatible with the village, such as small retail stores, a bed-and-breakfast and professional offices. The Town is working with regional economic development partners to address these and other issues.

### LABOR FORCE AND EMPLOYMENT STATISTICS

The labor force is defined as all persons who are either employed or are receiving unemployment compensation. The table below shows the distribution of persons aged 16 and above who are in the labor force in Whitneyville and Washington County as a whole.

In both 2000 and 2009, Whitneyville had a higher rate of participation in the labor force than the county as a whole. The town’s relatively high rate of labor force participation is one factor contributing to Whitneyville currently high rate of unemployment – which increased from 3% (below the county average) in 2000 to 8% (above the County average) in 2009.

#### LABOR FORCE STATUS: 2000 & 2005-2009

	Whitneyville				Washington County			
	2000		2005-2009		2000		2005-2009	
Persons 16 years and over	178	100%	188	100%	27,214	100%	26,777	100%
In labor force	111	62%	115	61%	15,500	57%	15,620	58%
Civilian labor force	111	62%	111	59%	15,354	56%	15,537	58%
Employed	102	57%	96	51%	14,042	52%	14,049	53%
Unemployed	9	5%	15	8%	1,312	9%	1,488	5%
Armed Forces	0	38%	4	2%	146	>1%	83	>1%
Not in labor force	67	38%	73	39%	11,714	43%	11,157	42%

**Source:** US Census, American Community Survey (2005-2009 figures are estimates. For more information about the ACS survey methodology, see <http://www.census.gov/acs/www/>).

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A town's labor force generally increases with population. It also increases when a larger percentage of the population works or looks for work. In Washington County, the labor force increased by almost 11% between 1980 and 2000 while the population remained substantially the same; it has since declined to 26,777. By contrast, Whitneyville's labor force increased slightly between 2000 and 2009. The increase in Whitneyville's labor force likely came as a result of increased participation in the workforce, rather than population growth.

The following table described the various industries in which Whitneyville residents are employed. As compared with Washington County, Whitneyville has fewer residents employed in fishing, agriculture and the trades; and a greater portion of residents employed in the information sector, finance, and public administration. In line with this trend, Whitneyville has fewer self-employed workers than does the county as a whole.

### EMPLOYMENT CHARACTERISTICS: 2000

	Whitneyville		Washington County	
<b>TOTAL</b>	102	100%	14,042	100%
Agriculture, forestry, fisheries, and mining	0	0%	1,531	11%
Construction	7	7%	944	7%
Manufacturing	9	9%	1,968	14%
Wholesale trade	5	5%	384	3%
Retail trade	10	10%	1,521	11%
Transportation, warehousing, utilities	6	6%	581	4%
Information	5	5%	146	1%
Finance, insurance, and real estate	7	7%	433	3%
Professional, scientific, admin. & waste mgn'ment	0	0%	438	3%
Education, health and social services	24	24%	3,694	26%
Arts, entertainment, accommodation & food service	8	8%	779	6%
Other services (except public administration)	7	7%	642	5%
Public administration	14	14%	981	7%
<b>CLASS OF WORKER</b>				
Private wage and salary workers	72	71%	9,225	66%
Government workers	23	23%	2,882	21%
Self-employed workers	7	7%	1,886	13%
Unpaid family workers	0	0%	49	>1%

Source: US Census, 2000

### WHITNEYVILLE BUSINESS AND EMPLOYMENT

Census figures from 1990 and 2000 show very little change in employment patterns for local residents (see table on following page). In both decades, the majority of Whitneyville's workforce commuted to jobs in Machias (56% in 2000, 62% in 1990) or other nearby communities. In both decades between 10% and 15% of the workforce was employed in Whitneyville. More recent comprehensive statistics on employment patterns are not available for Whitneyville, but there is no reason to believe that the pattern has changed significantly.

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### EMPLOYMENT OF WHITNEYVILLE RESIDENTS, 1990 & 2000

	2000	1990
Machias	54	55
Whitneyville	14	9
Jonesboro	6	5
Cutler	5	-
Columbia Falls	4	3
Outside Washington County	4	5
Baileyville	3	-
Cherryfield	3	-
Marshfield	3	-
Machiasport	2	5
East Machias	-	2
Marshfield	-	2
Wesley	2	2

Source: U.S. Census

In Whitneyville as in Washington County, the majority of workers in 2000 reported commuting to work by private vehicle (83% in Whitneyville as compared to 76% in the county as whole). Since so many Whitneyville residents work in Machias, the mean commute time in Whitneyville is only 17.3 minutes, below the Washington County average (19.2 minutes) and well below the state average (22.7 minutes).

### COMMUTE TO WORK: 2000

	Whitneyville		Washington County	
	Number	Percent	Number	Percent
Workers 16 Years and over	100	100%	13,743	100%
Drove alone	83	83%	10,444	76%
In carpools	9	9%	1,657	12%
Using public transportation	0	0%	64	>1%
Using other means	1	1%	162	1%
Walked	0	0%	722	5%
Worked at home	7	7%	694	5%
Mean travel time to work (min)	17.3	-	19.2	-

Source: US Census

One implication of the fact that so many Whitneyville residents commute to jobs outside of town is that the Town's workforce is sensitive to employment trends within the regional economy.

## CHAPTER H: ECONOMY & EMPLOYMENT

### EMPLOYERS

Since the end of the log runs and closure of the mill, Whitneyville has not been a major employment center. Census figures show the total employment in Whitneyville in 1990 at 24 individuals, rising to 31 individuals in 2000. In both decades the majority of workers in Whitneyville commuted from other nearby communities.

#### EMPLOYMENT IN WHITNEYVILLE, 1990 & 2000

Workers from:	2000	1990
Whitneyville	14	9
Other communities	17	15
TOTAL	31	24

Since 2000, the picture of employment in Whitneyville has changed significantly. In 2010, Whitney Wreath opened a new facility on Route 1 near the Machias town line. The new facility can accommodate up to 600 workers. Currently, employment at the facility is largely seasonal (September to December). Most workers come from outside of Whitneyville. Plans to expand year-round use of the facility could result in more local employment; and thereby have a potentially greater impact on the local economy.

#### LARGE EMPLOYERS IN WHITNEYVILLE & MACHIAS

	Industry	Location	Approx # Employees
Whitney Wreath	Manufacturing	Whitneyville	100-249
Shannon Drilling	Construction	Whitneyville	1-10
Down East Comm Hospital	Hospital	Machias	250-499
Maine Wild Blueberry Co	Food processing	Machias	100-249
Sunrise Opportunities	Mental health	Machias	50-99
DHHS	State Government	Machias	50-99
Machias Savings Bank	Banking	Machias	50-99
Rose M Gaffney School	School	Machias	50-99
Marshall's Health Care	Health care	Machias	50-99
Washington County	County Government	Machias	50-99
Hannaford	Retail	Machias	50-99
Blue Bird Ranch	Restaurants	Machias	20-49
Helen's	Restaurants	Machias	20-49
Univ. of Maine at Machias	Education	Machias	20-49
Machias Memorial HS	Schools	Machias	20-49
Community Health	Health Care	Machias	20-49
Sunrise County Homecare	Health Care	Machias	20-49
Washington Co. Children's	Social Service	Machias	20-49
Machias Town Clerk	Local Government	Machias	20-49
Sheriff's Dept	Law Enforcement	Machias	20-49

**Source:** Machias Comprehensive Plan, Whitneyville Comprehensive Plan Committee and local research

## **CHAPTER H: ECONOMY & EMPLOYMENT**

The large employers in Machias approximately reflect the range of industries in which Whitneyville residents worked in 2000 (see page H-2). Overall, the outlook of the largest employers in the region – which include Down East Community Hospital, Machias Savings Bank, local schools and county state and local government – is currently one of stable employment.

In addition to employers listed above, there are a significant number of small and micro-businesses that account for a substantial percent of employment in the local economy. The relative importance of small businesses has partially off-set declining employment in manufacturing and “shift-work” in the regional economy over the last three decades. However, self-employment plays a less significant role in Whitneyville’s economy than in surrounding communities.

### **Regional trends**

An overarching economic consideration in Whitneyville is the impact of the long-term decline in employment in manufacturing with the associated impact on employment and income. Remaining large employers in the coastal Washington County are heavily concentrated in the education, health and social services sector. Limited employment opportunities in other sectors are a major factor forcing younger workers – including families with young children – to leave the area. This trend is reflected in population data (see *Chapter C. Population*). Younger workers have been affected by loss of employment in manufacturing in particular because the small businesses that have replaced larger, regional employers offer fewer opportunities for career advancement; and because younger workers are less likely than middle-ages workers to have acquired the skills and financial resources needed to succeed as entrepreneurs.

Simply put there are not enough jobs that provide a stable income to retain younger workers in the local economy.

## **OTHER LOCAL ECONOMIC CONSIDERATIONS**

### **Retail Trade & Tourism**

Retail and tourism both play a significant role in the regional economy. However, there is currently no direct employment in either sector in Whitneyville. Historically, Whitneyville has had a range of retail businesses. Currently, though, local residents rely on retail stores in nearby service centers – most notably Machias. The town would like to see a revival of small retail as part of village revitalization efforts.

### **Village Revitalization**

Since the 1970, Whitneyville has experienced a period of economic decline in the village. Symptoms of the village’s economic decline include a loss of local businesses. Abandoned and un-kept properties also contribute to sense of decline. The combined effect of out-migration and un-kept properties negatively affects property values; and, by extension, our community’s image.

Revitalization of the village is an important community goal that touches both on economic development and quality of life. The Town would like to see a revitalization of businesses within

## **CHAPTER H: ECONOMY & EMPLOYMENT**

the village. Small retail operations, tourism related business, doctors' offices and home based business would all be compatible with the scale and character of the community.

Revitalization of abandoned and un-kept properties is also an important ingredient. Successful communities deal with blighted properties with both firmness and the extreme sensitivity that is needed when private property is involved. The focus is not on penalization, but rather on restoration of abandoned and derelict properties to productive use within the community whenever possible. It is a complex issue that requires careful thought to develop a policy that is strong enough to resolve the problem yet even-handed enough to sustain respect over time. Moving forward, the Town should develop an action plan to identify means of dealing with this issue.

### **COMMUNITY ECONOMIC DEVELOPMENT PRIORITIES**

Whitneyville's priorities for economic development are to increase employment – in particular to encourage the growth of businesses that will provide employment opportunities or younger residents. Whitneyville's priorities are well reflected in regional economic development plans that also stress job growth and retention of jobs in natural resource-based industries.

The Town of Whitneyville does not anticipate that any major capital investments will be needed to accommodate new commercial development. Whitneyville doesn't have municipal water; and the extent of sewer coverage is limited. However, 3-phase power is widely available. Access to broadband internet continues to be an issue in parts of the community, but on-going regional efforts to expand broadband coverage should improve access in the near-term.

The Town anticipates meeting its economic development goals through partnerships with regional economic development organizations and neighboring communities.

**CHAPTER H: ECONOMY & EMPLOYMENT**

**POLICIES AND IMPLEMENTATION**

<b>Goal:</b> Promote an economic climate that increases job opportunities and the overall well being of Whitneyville.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will support economic development efforts with a focus on revitalization of the village and job creation in Whitneyville and nearby communities.	Develop an action plan to identify means of dealing with abandoned and un-kept properties as part of a village revitalization plan.	Selectmen	Immediate
	Enact local land use ordinances to promote economic development consistent with the Future Land Use Plan.	Selectmen	Short term (1 -2 years)
	On a case-by-case basis, consider tax incentives (such as TIF) suitable for the types and locations of economic development desired in Whitneyville.	Selectmen	On-going
Whitneyville will coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	Continue to participate in regional economic development efforts through Sunrise County Economic Council, Washington County Council of Governments, Machias Chamber of Commerce and other organizations that promote economic development in the area.	Selectmen	Ongoing

**CHAPTER H: ECONOMY & EMPLOYMENT**

## I. HOUSING

The purpose of this section is to:

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

### FINDINGS

Housing available in Whitneyville is dominated by single family houses. It includes a mix of owner-occupied and rental units. Mobile homes make up a higher percentage of Whitneyville's housing stock as compared with neighboring communities.

Overall, there appears to be an adequate supply of affordable housing in Whitneyville. Affordable housing is defined as not costing more than 30% of household income. The most significant housing issue in Whitneyville is substandard housing. This issue is largely related to the age of Whitneyville's housing stock (32% of units were built prior to 1939).

### HOUSING UNITS

In 2000, the total number of housing units in Whitneyville was 140. During the 1990s, the number of housing units in Whitneyville grew by 15 percent, which represent a net gain of 19 housing units. This was greater than the growth in housing across the State as a whole, but comparable to the rate of growth in Washington County. As in other parts of Washington County, the rate of housing development has slowed considerably since then. According to the planning board, no more than a handful of new housing units were added to the local housing stock since 2000.

As noted in *Chapter C. Population*, in the 1990s Whitneyville experienced a slight increase in population between 1990 and 2000; the number of households grew by about 10% over the same period. Given population forecasts that predict a stable or declining population, Whitneyville does not anticipate the need for a great number of additional housing units to accommodate its population over the planning period.

### TOTAL NUMBER OF HOUSING UNITS

	1990	2000	% Change
<b>Whitneyville</b>	<b>121</b>	<b>140</b>	<b>15%</b>
Machias	1043	1,125	8%
Washington County	19,124	21,919	15%
Maine	587,045	651,901	11%

Source: US Census

## CHAPTER I: HOUSING

### HOUSING STOCK

Maine's housing stock reflects the state's history and climate. Nationwide, Maine ranks first in the percent of housing stock built prior to 1940 (29%). In Whitneyville, fully 32% of housing units were built prior to 1939. This is in line with the State and County. The high proportion of older housing stock in Whitneyville includes historic homes that contribute to the character and sense of place in Whitneyville's village. At the same time, the high proportion of older housing units has implications for lower income households and households with children since many older housing units have substandard heating and plumbing systems, poor insulation and exposed lead paint.

#### YEAR STRUCTURE BUILT

	Whitneyville		Washington County		Maine
1999 to March	0	0	344	2%	2%
1995 to 1998	6	4%	1,197	6%	6%
1990 to 1994	22	16%	1,604	7%	7%
1980 to 1989	13	9%	3,203	15%	16%
1970 to 1979	30	21%	4,038	18%	16%
1960 to 1969	12	9%	1,856	9%	9%
1940 to 1959	12	9%	2,503	11%	15%
1939 or earlier	45	32%	7,174	33%	29%
Total housing	140	100%	21,919	100%	100%

Source: U.S. Census, 2000

### Structure Type

The distribution of housing types is an important indicator of affordability, density, and community character. As might be expected of a rural community like Whitneyville, single family homes represent the majority of available housing. In 2000, 66% of homes in Whitneyville were single-unit detach houses. Mobile homes made up another 27% of the community's housing stock. Multi-unit housing (e.g. apartments) made up less than 5% of available housing.

The share of mobile homes in Whitneyville is greater than in the rest of Washington County. Between 1990 and 2000, the number of mobile homes grew by 19 – equivalent to the net increase in new housing units over the same time period. In Whitneyville mobile homes and trailers are located primarily on individual lots, not in mobile home parks. Overall, mobile homes in Whitneyville are in good condition. Mobile homes provide an affordable home-ownership option for many residents. Accordingly, it is the policy of the Town of Whitneyville not to discriminate against mobile homes or mobile home parks. Mobile home units constructed prior to 1976 which are located in town must meet the requirements of the Building Code and the State Electric Code.

**HOUSING UNITS IN STRUCTURE**

	<b>Whitneyville</b>				<b>Washington County</b>			
	<b>1990</b>		<b>2000</b>		<b>1990</b>		<b>2000</b>	
One-unit	94	78%	93	66%	14,397	75%	17,080	78%
Multi-unit	6	5%	5	4%	1,473	8%	1,931	9%
Mobile Home	19	16%	38	27%	3,254	17%	2,786	13%
Total units**	121	100%	140	100%	19,124	100%	21,919	100%

Source: U.S. Census

\*\* Total units include: boat, RV, van, etc., not itemized in table

**HOME OCCUPANCY**

Home ownership is a good indicator of the overall standard of living in an area. A high rate of owner-occupied housing is typical of both rural communities and predominately residential communities like Whitneyville. In 2000, Whitneyville had a higher home ownership rate (85%) than the county as whole (78%)

**HOUSING TENURE**

	<b>Whitneyville</b>		<b>Washington County</b>	
	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
<b>Occupied housing units</b>	<b>105</b>	<b>100%</b>	<b>14,118</b>	<b>100%</b>
Owner-occupied housing units	89	85%	10,969	78%
Renter-occupied housing units	16	15%	3,149	22%

Source: US Census 2000

**VACANCY RATE**

Whitneyville’s vacancy rate was both relatively stable (at around 15%) and well below the County average in both 1990 and 2000. This is largely accounted for by the relatively small number of seasonal homes in Whitneyville as compared with Washington County as a whole. In 2000, only 13% of home in Whitneyville were vacant for seasonal or occasional use. This is compared with 25% of housing units that were vacant across the County.

Whitneyville’s homeowner vacancy rates and rental vacancy rates are comparable with vacancy rates in the rest of Washington County. Although more recent reliable statistics are not available for vacancy rates in Whitneyville, there is no reason to believe that vacancy statistics in Whitneyville have changed significantly since 2000.

## CHAPTER I: HOUSING

### HOUSING OCCUPANCY

	Whitneyville				Washington County			
	1990		2000		1990		2000	
All housing units	121	100%	139	100%	19,124	100 %	21,919	100%
Occupied housing units	100	83%	105	75%	13,418	70%	14,118	64%
Vacant housing units	21	17%	16	12%	5,706	30%	2,427	11%
Vacant for seasonal use	-	-	18	13%	-	-	5,374	25%
Homeowner vacancy rate					5.3%			
Rental vacancy rate					11.1%			
					4.3%			
					13.3%			

Source: U.S. Census

### HOUSING ISSUES

#### Substandard housing

Substandard housing is the most significant housing issue in Whitneyville. In part, substandard housing issues in Whitneyville are related to the prevalence of older housing units. Older homes are more likely to have substandard heating and plumbing systems, poor insulation and exposed lead paint. 80% of homes in Whitneyville were built prior to 1980 and are therefore likely to contain lead paint. These issues are of particular concern for lower income households and households with children.

Whitneyville does not have a local mechanism in place to deal with substandard housing issues. However, the Town supports the efforts of regional agencies (such as Washington Hancock Community Agency) and volunteer organizations (such as Neighbors Helping Neighbors) to address these problems.

### SELECTED HOUSING CHARACTERISTICS

	Washington		Whitneyville	
<b>Total housing units in 2000</b>	21,919	100%	140	100%
<b>ROOMS IN 2000</b>				
1 room	708	3%	14	10%
2 rooms	1,263	6%	5	4%
3 rooms	2,411	11%	18	13%
4 rooms	4,096	19%	20	14%
5 rooms	4,896	22%	24	17%
6 rooms	3,794	17%	25	18%
7 rooms	2,211	10%	16	11%
8 rooms	1,330	6%	10	7%
9 or more rooms	1,210	6%	8	6%

## CHAPTER I: HOUSING

	Washington		Whitneyville	
<b>Total housing units in 2000</b>	21,919	100%	140	100%
Occupied Housing Units (1999)	14,118	100%	98	100%
Lacking complete plumbing facilities	299	2%	0	0%
Lacking complete kitchen facilities	204	1%	0	0%
No telephone service	330	2%	0	0%
<b><i>HOUSE HEATING FUEL IN 2000 (of occupied housing units)</i></b>				
Utility gas	3	>1%	0	0%
Bottled, tank, or LP gas	473	3%	3	3%
Electricity	562	4%	2	2%
Fuel oil, kerosene, etc.	11,708	83%	86	88%
Coal or coke	8	>1%	0	0%
Wood	1,333	9%	7	7%
Solar energy	5	>1%	0	0%
Other fuel	23	>1%	0	0%
No fuel used	3	>1%	0	0%

Source: U.S. Census, 2000

### Senior Housing and Assisted Living Housing

There are no dedicated senior housing or assisted living facilities available in Whitneyville. However, there is an ample supply of senior housing and assisted living facilities in neighboring communities (notably Machias and Jonesboro). Demographic trends indicate a growing need for senior housing over the planning period. The Town anticipates that this need will continue to be addressed as a regional level.

### HOUSING AFFORDABILITY

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

Many factors contribute to the challenge of finding affordable housing, including local and regional employment opportunities, and the effects of migration. Those Mainers most often affected by a lack of affordable housing include: older citizens facing increasing maintenance and property taxes; young couples unable to afford their own home; single parents trying to provide a decent home; low income workers seeking an affordable place to live within commuting distance; and young adults seeking housing independent of their parents.

### Definitions of Affordability

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

## CHAPTER I: HOUSING

subdivision ordinances that permit increased density and reduced frontage requirements can contribute to a community's affordable housing stock.

Housing affordability statistics are calculated annually by the Maine State Housing authority at the Labor Market Level. In 2009, the median home price in the Machias Labor Market Area, which includes Whitneyville, was calculated to be \$82,750. The income needed to afford the median home price was calculated to be \$28,412 – \$4,000 lower than the median income (\$32,534).

Based on these figures the Maine State Housing Authority gave the Machias Labor Market Area a Homeownership Affordability Index of 1.15 – indicating that housing was generally affordable for families earning the median income. (Nonetheless, MSHA notes that 44.2% of residents would be unable to affordably purchase the median priced home).

On the rental side, MSHA determined that the average rental costs for a 2 bed-room home were \$734 – with average rents ranging from \$684 in Machias to \$1,007 in Machiasport. The income needed to afford the average rent across the Machias Labor Market in 2009 was \$29,345 - \$8,000/year more than the median household income among renters (\$21,017).

Based on these figures the Maine State Housing Authority gave the Machias Labor Market Area a Rental Affordability Index of 0.72 – indicating that rental housing was generally unaffordable for families earning the median income.

### **Affordability and the Growth Management Act**

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

During the 1990’s, Whitneyville added 19 housing units. At that level of development, Whitneyville would meet the requirement of the Act if the town sought to provide approximately 2 low-income units per decade. The Town does not maintain records on actual sale prices or move-in costs associated with new construction. However, the Town is aware of a number of home sales and mobile home placements within the last decade that are believed to exceed the affordability requirements.

### **Affordable Housing Remedies**

While meeting the letter of the Growth Management Act has not proved difficult for the town of Whitneyville, there is a desire by residents to maintain and provide affordable housing, as needed, beyond the state minimums. The state recommends that the town consider ways of helping meet this need. This can be very difficult for small communities like Whitneyville because the traditional recommendations may *not* apply, including:

## CHAPTER I: HOUSING

1. The relaxation of zoning ordinance and building code requirements that tend to increase building costs.
  - **Whitneyville does not have town wide zoning. If a zoning ordinance is established for Whitneyville, it will be sensitive to the need to lessen the potential costs imposed on low-income residents.**
2. Take steps to allow mobile homes and modular homes in more areas.
  - **At present the town does not limit the location of these types of units. There are no official mobile home parks Whitneyville, but the Town does not restrict where within Whitneyville mobile home parks may be located.**
3. Provide town sewer, water and roads to new parts of town thus “opening up” land for new homes.
  - **A clustered waste water system serves a small number of homes in the village, but the system was designed to accommodate its current capacity. No areas of town are served by public water. The Town does not anticipate any extension of public water or sewer service.**

In the past, afford housing remedies in coastal Washington County have been implemented at the regional level with the participation of community action agencies, housing developers and local governments. The Town believes that these solutions effectively address housing affordability. In addition, limited land use regulations in Whitneyville allow for a wide variety of solutions that typically result in affordable housing such as accessory apartments, so-called ‘mother-in-law’ apartments. The Town believes that this mix of approaches will continue to be an effective means of addressing affordable housing needs moving forward.

**CHAPTER I: HOUSING**

**POLICIES AND IMPLEMENTATION STRATEGIES**

The Comprehensive Plan Update committee recommends the following policies and implementation strategies relative to housing.

<b>Goal:</b> Whitneyville will encourage affordable, decent housing options for its residents.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will encourage affordable, appropriate, and adequate housing for all residents.	Whitneyville will continue to allow the types of development that result in affordable housing, such as the addition of accessory apartments.	Selectmen	On-going
	Whitneyville will seek to achieve a level of at least 10% of new residential development over the next 10 years be affordable.	Selectmen	On-going
Whitneyville will ensure that land use controls encourage the development of quality affordable housing, including rental housing.	Whitneyville will enact land use regulations in growth areas to allow for increased density and/or, decreased lot size, and setbacks to make housing less expensive to develop.	Selectmen	Short-term (1-2 years)
	Whitneyville will designate locations in growth areas where mobile home parks are allowed pursuant to 30-A MRSA §4358(3)(M).	Comprehensive Plan Committee	Immediate
Whitneyville will support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	Whitneyville will continue to support the efforts of WHCA and other regional organizations to address affordable housing and substandard housing issues.	Selectmen	On-going

## **J. TRANSPORTATION**

The purpose of this section is to:

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

### **FINDINGS**

There just under 10 miles of public roads in Whitneyville. This includes 1.4 miles of State highway, 5.2 miles of state aid roads, and just over 3 miles of town roads. The Town's E911 database lists an additional 3 miles of privately-owned residential roads and 9 miles of private unpaved roads, which are mostly woods roads.

Traffic is general generally light throughout Whitneyville. Major traffic flows are limited to the state highway. US Highway 1 carries the highest volume with an average annual daily traffic load of around 4,200 vehicles. Virtually all vehicle traffic on US Highway 1 is through-traffic. Route 1A and Route 192 each carry an average annual daily traffic load of approximately 1,000 vehicles. Traffic volume is slightly higher volume in the village resulting from local traffic. Although the traffic volume is lower than on Route 1, the local impact of traffic on Route 1A and Route 192 is greater because these roads pass through residential areas.

### **ROADS INVENTORY**

Many roads in Whitneyville originated in the early days as pathways or carriage trails. These roads followed the easiest routes and were not concerned with sight distances, sharp corners, the weight load of trucks or intersection design. Some of our roads were improved over the years to accommodate increased traffic, higher speeds and larger vehicles. In the last decade, the Maine Department of Transportation (MDOT) through its Local Roads Assistance Program has assisted municipalities in improving further these roads to meet state and national safety design standards.

Roads can be divided into three classifications by function: arterial, collector, and local.

1. Arterials are roadways that serve long distance, high-speed through-traffic between communities, and are maintained by the state. The most important travel routes in the state, state highways, are arterials. Interstate highways may function as arterials. Arterials are major roadways which serve long distance through-traffic. Access to adjacent land is often provided.
2. Collectors gather and distribute traffic to and from arterials and generally provide access to abutting properties. Collectors serve places with smaller population densities, are often some distance from main travel routes, and often are maintained in part by the state. Collector roads are roadways which connect local streets to arterials, and generally provide access to adjacent land.
3. Local roads are all roads not in the arterial or collector classification. Local roads are maintained by municipalities, provide access to adjacent land areas and usually carry low volumes of traffic.

## CHAPTER J: TRANSPORTATION

Whitneyville has around 10 miles of public roadway. US Route 1 (1.4 miles) is the only segment of roadway classified as “arterial” in Whitneyville. MaineDOT assumes maintenance and plowing responsibility for Route 1.

The segments of Route 1A (2.2 miles) and Route 192 (3.0 miles) in Whitneyville are classified as “major collectors.” MaineDOT assumes maintenance responsibility for these roadways, but the town is responsible for winter maintenance (plowing).

All remaining roadways are classified as “local.” Whitneyville has maintenance and plowing responsibility for approximately 3 miles of local roadways. A listing of all roads in Whitneyville with their length and maintenance responsibility can be found in the following page.

Overall, public roads in Whitneyville (both local and state roads) are in poor condition.

Based on the road conditions assessment, the Comprehensive Plan Update committee recommends the following priorities for road improvement over the next 5 years:

- 1) Middle Street  
*There is significant deterioration of the pavement at the south end of Middle Street (also known locally at “Back Street”) near the junction with Route 1A / South Main Street. In places the base need to be repaired and built up; and approximately 0.2 mile needs to be resurfaced.*
- 2) Canal Road  
*There is significant pavement degradation along much of Canal Roads with some buckling. The Town plans to put new hot-top on approximately the first 0.5 mile of Canal Road and address drainage and grading issues at necessary.*
- 3) School Street  
*Paving the entire length of School Street (0.1 mile) with a partial rebuild of the intersection at the junction of School Street and Washington Street.*
- 4) Washington Street  
*Paving the entire length of Washinton Street (0.1 mile).*

Over the last several years, the Town has carried forward unexpended balances in the road repair account. The Town plans to fund road work through annual appropriations and by drawing down the unexpended fund balance. Anticipated roadway improvements are included in the Capital Investment Plan, see *Chapter J: Fiscal Capacity*.

**PUBLIC ROADWAY INVENTORY**

Road Name	Owner	Plowing	Length
US Hwy 1	State	State	1.4 Mi
North Main St (Rte 1A)	State	Town	0.8 Mi
South Main St (Rte 1A)	State	Town	1.4 Mi
Northfield Rd (Rte 192)	State	Town	3.0 Mi
Canal Rd	Town	Town	1.6 Mi
Cross St	Town	Town	0.6 Mi
Marshfield Flats Rd	Town	Town	0.5 Mi
Middle St	Town	Town	0.3 Mi
Roque Bluffs Rd	Town	Town	>0.1 Mi
School St	Town	Town	0.1 Mi
Washington St	Town	Town	0.1 Mi
Washington Street Ext	Town	-	>0.1 Mi
Deerhaven Rd	Private	Private	0.1 Mi
Dome Rd	Private	Private	0.6 Mi
Dorr Ln	Private	Private	0.1 Mi
Dowling Dr	Private	Private	0.2 Mi
Dunroamin Ln	Private	Private	>0.1 Mi
Fernald Rd	Private	Private	0.1 Mi
Hanscom Rd	Private	Private	0.3 Mi
Hascoms Ln	Private	Private	>0.1 Mi
Hennessey Rd	Private	Private	0.1 Mi
Lady Slipper Ln	Private	Private	>0.1 Mi
Longfellow Ln	Private	Private	>0.1 Mi
Monaghan Ln	Private	Private	0.1 Mi
Oak Rd	Private	Private	0.1 Mi
Pennell Ln	Private	Private	0.1 Mi
Pine St	Private	Private	>0.1 Mi
Popes Ledge Rd	Private	Private	>0.1 Mi
Raven Rd	Private	Private	0.2 Mi
Richards Rd	Private	Private	0.8 Mi
Roundabout Rd	Private	Private	0.3 Mi
Sportmans Lodge Rd	Private	Private	>0.1 Mi
Spruce St	Private	Private	0.1 Mi
Sullivan Ln	Private	Private	>0.1 Mi
Wildflower Ln			0.1 Mi

Source: MDOT and Town of Whitneyville

**MAINTENANCE AND CONSTRUCTION OF PUBLIC ROADS**

Whitneyville does not maintain a public works department. The Selectmen act as Road Commissioners, overseeing road maintenance and construction on an “as needed” basis. The town works diligently with limited resources to maintain local roads.

## CHAPTER J: TRANSPORTATION

Many roads in Whitneyville were original built as dirt roads and do not meet modern engineering standards. Damage occurs to roads in town occurs as a result of inadequate road design, base material and drainage. A combination of harsh weather, frost and truck activity is another cause of road deterioration. Roads are most vulnerable to the weight of trucks and other heavy vehicles during the spring thaw, which is also a time of year when many natural resource-based products are transported to market. The towns of Whitneyville and Marshfield both post the Marshfield Flats Road for heavy traffic to limit damage to the roadway surface.

The Maine DOT Local Roads Center provides a “Road Surface Management for Maine Towns” training program, including Road Surface Management System (RSMS)<sup>1</sup> software to identify which road maintenance techniques should be considered for individual roads or streets in a local street network. Introduced in 1990, it is being used by many communities to inventory their road network, record road surface condition data, interpret the surface distress information gathered, and “defend” their road maintenance budgets. The system is generic and provides an objective tool that a municipality can “customize” with its own repair techniques and local costs. The town of Whitneyville has thus far managed maintenance of its limited road network without use of RSMS software, but would consider its use in the future.

### TRANSPORTATION PLANS

The MDOT prepares a Six-Year Plan, updated every two years, to link their policy based Twenty-Year Plan to the project-based and fiscally constrained Biennial Capital Work Plans. The most recent Six-Year Plan was issued in 2008 covering the period 2010-2015. Biennial Capital Work Plans are issued every fiscal biennium. Other state agencies and business interests use the Six-Year Plan as they develop public and private investment strategies. The Town of Whitneyville actively participates in regional transportation planning efforts through membership in the Washington County Council of Governments and provides input to MDOT regarding local transportation investment priorities for inclusion in MDOT’s Six-Year Plan and Biennial Capital Work Plan.

MDOT proposed one bridge replacement project in the Six-Year Transportation Improvement Plan for 2010-2015. No projects in Whitneyville were included in the current Biennial Capital Work Plan.

### WHITNEYVILLE PROJECTS IDENTIFIED IN 6-YEAR PLAN

Project Type	Description	Estimated Cost/Fund Source
Bridge	Machias River Bridge (#3462) over	\$15,000,000.00/
Substructure	Machias River	Unknown
Rehabilitation		

Source: MDOT

Other regional transportation plans that address transportation facilities in Whitneyville include the 2007 SIPGRES report and the Multi-Modal Corridor Management Plan for the Downeast

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<sup>1</sup> **Road Surface Management System (RSMS)** is a road network pavement management system implemented using a computer based software package. RSMS provides information on the condition, traffic, and importance of roads in a network to create a long-term maintenance program. This helps municipalities apply limited budget resources where they will provide the greatest road quality benefits.

## CHAPTER J. TRANSPORTATION

Coastal Corridor (2009), both of which identified US Route 1 as a corridor of economic significance and State Route 192 as a regionally important connector route. The Town of Whitneyville supports and is actively engaged in regional transportation efforts in eastern Washington County.

### LEVEL OF SERVICE

Traffic congestion can lower a roadway's level of service (LOS). There are six levels of service, given letter designations from A to F. LOS A represents the best operating conditions, while LOS F represents the worst. MDOT has noted an LOS of B for Route 1 (US Highway 1) in the southern portion of Whitneyville. All of the roadway segments are rated at LOS A.

### TRAFFIC VOLUMES AND PATTERNS

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

The table below shows AADT counts for the most recent year (2004) for which data is available for state highways, state aid roads and town roads in Whitneyville. The volumes shown below represent both through-traffic and local activity.

#### TRAFFIC VOLUMES (Average Annual Daily Traffic – AADT, 2004)\*

Route	Location	AADT
US Rte 1	Near Jonesboro town line	4,199
RTE 1A	@ Jonesboro town line	1,096
RTE 1A	N Main St @ Canal Rd	1,384
RTE 1A	Near Machias town line	1,047
RTE 192	@ Northfield town line	859
RTE 192	Near Marshfield town line	988
Marshfield Flats Rd	@ Marshfield town line	474

Source: Maine Department of Transportation, 2008

AADT data show low traffic volumes through most of Whitneyville. In 2004, traffic volume only exceeded 4,000 vehicles per day along US Route 1, which traverses the southern part of Whitneyville. Virtually all of the traffic on this stretch of Route 1 is "through-traffic." Route 1A carries around 1,000 vehicles per day through Whitneyville with a spike to 1,400 vehicles per day in the village. Traffic along Route 1A include a mix of local traffic and through traffic, notably chip trucks going to the bio-mass cogeneration facility on Route 1A in Jonesboro. Route 192 also carries around 1,000 vehicles per day. As with Route 1, there are few residences and business along the segment of Route 192 in Whitneyville. Most of the traffic on Route 192 is "through traffic" moving between Machias and Route 9. The Marshfield Flats Road, which is

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\* For roadway segments with average annual daily traffic volume greater than 400.

## **CHAPTER J: TRANSPORTATION**

short cut between Whitneyville and Marshfield, carries around 500 vehicles per day. All other local roads in Whitneyville have very low traffic volumes.

### **LAND USE AND ENVIRONMENTAL CONSIDERATIONS**

The Town of Whitneyville has a limited set of regulations to affect the nature and pattern of development. Regarding transportation in particular, the Town of Whitneyville does not currently have municipal ordinances regulating roadway design or standards for the acquisition of public ways. Similarly, town land use regulation does not address standards for transportation-related noise, provision of on-site parking, parking lay-out or design, or internal circulation.

Limited land use regulation in Whitneyville is a consequence of the rural nature of the community and a response to limited development pressure over the last couple of decades. Residential and commercial development has largely occurred in a piecemeal fashion. It has been influenced by the existing land use regulation and market demand for quiet, rural lots.

The Town should include standards for roadway design and parking lay-out and design as part of a locally written land use ordinance.

### **Access Management**

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

MDOT has established standards, including greater sight distance requirements for the permitting of driveways and entrances for three categories of roadways: mobility arterial corridors<sup>2</sup>, retrograde arterials<sup>3</sup>, and all other state and state-aid roads. Due to the low volume of traffic on our roadways, Whitneyville has no roads in the retrograde category of roadways, which come under stricter access management standards.

### **Noise-Related Concerns**

Although most roads in Whitneyville have low traffic volume as measured by AADT, the relatively high percentage of trucks and the fact that trucks travel along Route 1A through Whitneyville's village both day and night, creates significant noise-related concerns from some residents. The Town has addressed the issue of noise by placing "No Jake Brake" signs at the entrance to the village. Noise from truck traffic could also be mitigated through reduced travel

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2 A Mobility Arterial is a non-compact arterial that has a posted speed limit of 40 mph or more and is part of an arterial corridor located between Urban compact Areas or Service Centers that carries an average annual daily traffic of at least 5,000 vehicles per day of at least 50% of its length or is part of a Retrograde Arterial Corridor located between Mobility Arterials.

3 A Retrograde Arterial is a Mobility Arterial where the access related crash-per-mile rate exceeds the 1999 statewide average for Arterials of the same-posted speed limit.

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speeds. Many vehicles currently travel well in excess of the posted speed limit of 25 mph in the village.

### **Environmental Concerns**

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

The Town has not assessed existing water crossing structure (culverts, bridges, etc.) for their potential as barriers to fish and aquatic species passage. As part on-going maintenance, the Selectmen (acting as Road Commissioners) should determine the extent to which existing structures act as barriers to fish and aquatic species passage and incorporate this information into plans for the repair and/or replacement of these structures.<sup>4</sup>

### **Impacts on Scenic, Historic and Cultural Resources**

The village of Whitneyville is located along Route 1A. Whitneyville Congregational Church, the only structure in Whitneyville listed on the National Register of Historic Places, sit immediately west of the roadways in the village. The right of way through the village is fairly constrained and several other locally significant homes and structures (include the Parish House) are located very close to the roadway. Vibrations from truck traffic can be felt in many of these buildings, but the Town is not aware of any negative impact on historic structures as a result of these vibrations. Any expansion of the roadway in the village would certainly require careful consultation with the Town regarding preservation of historic structures.

The Town has not identified any scenic resources in Whitneyville that would be impacted as a result of roadway expansion or other transportation improvements.

### **DANGEROUS INTERSECTIONS AND STRETCHES OF ROADS**

Maine DOT maps and records statewide collision data based on public safety reporting in order to determine High Crash Location, which are defined as places where eight or more collisions occur within a given three year period. Maine DOT did not identify any high crash locations in Whitneyville in 2008 (the most recent year for which data is available). However, the segment of Route 192 in Whitneyville was identified as a High Crash Location in both in 2006 and 2007.

Statewide collision data show that there were 84 collisions involving motor vehicles in Whitneyville in the ten-year period from 1996-2006. Around 40% collisions in Whitneyville resulted in injuries; and 2 collisions resulted in fatalities.

Far and away the most common type of traffic accident during this time period were vehicles running off the road (50 occurrences), collisions involving animals (5 moose collisions, 5 deer collisions and 2 collisions involving other animals).

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<sup>4</sup> For more information of the effects of roads on streams visit:  
[http://www.maine.gov/doc/mfs/fpm/water/docs/stream\\_crossing\\_2008/MaineStreamCrossingsPoster.pdf](http://www.maine.gov/doc/mfs/fpm/water/docs/stream_crossing_2008/MaineStreamCrossingsPoster.pdf).

**TRAFFIC ACCIDENTS BY TYPE, 1996-2006**

<b>Type</b>	<b>Number</b>
Ran-off road	50
Moose collisions	5
Deer collisions	5
Other animals	2
Object in road	5
Rear end/sideswipe	5
Intersection movement	3
Head on/sideswipe	2
Roll-over	2
Fire	2
Pedestrian collisions	0
Bicycle collision	0
Other	2

**Source:** Maine DOT

Over the same time period, virtually all of the collisions in Whitneyville occurred on state roads, which is not surprising considering that state roads carry the vast majority of vehicular traffic.

**TRAFFIC ACCIDENTS BY LOCATION, 1996-2006**

<b>Location</b>	<b>Number</b>
Route 1A	32
Route 192	27
US Route 1	22
Other roads	3

**Source:** Maine DOT

Given the high proportion of accidents involving vehicles that ran off the road and the fact that Route 1A and Route 192 both had more reported accidents than the portion of US Route 1 in Whitneyville (which carries four times as much traffic) – the Town believes that roadway design and geometry contribute to a higher than expected rate of accidents along portions of Route 1A and Route 192 in Whitneyville.

The Town has identified three traffic hazard areas along Route 192 and Route 1A (next page).

**LOCALLY IDENTIFIED TRAFFIC HAZARD AREAS**

<b>Location</b>	<b>Safety Issue</b>	<b>Cause of Safety Issue</b>	<b>Possible Solutions</b>
Rte 192 (Northfield Rd)	Large vehicles frequently cross the center line.	Narrow travel way and high travel speed.	Pave shoulders and/or expand travel way.
Great Brook Bridge (#5347)	Flooding; vehicles run off road	Narrow bridge, not aligned with roadway	Bridge replacement
Route 1A south of Sunrise Trail	Vehicles run off road	Roadway bank sharply to west	Build up roadway to reduce banking

Source: Whitneyville Comprehensive Plan Update Committee

**TRANSPORTATION FACILITIES AND SERVICES**

**Traffic Control Devices**

There are no traffic control devices in Whitneyville. It is not anticipated that any traffic control devices will be needed in Whitneyville during the next several years.

**Shoulders**

Shoulders in Whitneyville are uniformly narrow. In many places, there are no shoulders at all. Many town roads are narrow, two-lane roads. On the North Main Street (Route 1A) for example there are no paved shoulders. In some places soft shoulders are higher than the roadway, contributing to run-off and roadway deterioration.

Paved shoulders make the road safer. They create an area that is more useful for temporary maintenance of vehicles; provide increased opportunities for faster vehicles to pass slow-moving vehicles; offer safer opportunities for pedestrian travel; and allow easier and safer travel for the increased numbers of bicyclists touring the town. The Town should work with MDOT to include the addition of paved shoulders in roadway maintenance and reconstruction plans, especially along Route 1A and portions of Route 192.

**Bridges**

There are five bridges located in Whitneyville. MaineDOT has primary responsibility for all five bridges located in Whitneyville. The State has made recent investments in two of the three bridges crossing the Machias River: Machias River Raceway #1 (#1514) and Machias River Raceway #2 (#1515). These two bridges are now in good condition. Rehabilitation of the bridge substructure on the third bridge across the Machias River (#3462) is included in MaineDOT's current Six-Year Plan, with work anticipated to occur in 2012-2013.

The Town believes that Great Brook Bridge (#5374), which is not in the current Six Year Plan, is also in need of replacement. The Town has identified Great Brook Bridge as a traffic hazard due to the fact that it floods regularly as well as the fact that many vehicles run off of the road as a result of the constrained travel way and the fact that bridges is not aligned with the roadway.

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### **Culverts**

The Selectmen are responsible for inspecting and maintaining culverts along town roads. These include cross culverts and driveway culverts. In addition to major culverts, there are a number of small culverts under town roads.

The town has standards for driveway culverts along town roads and assumes responsibility for the replacement and repair of properly installed driveway culverts. Minor culvert maintenance replace is normally included as part of the town's road maintenance budget. While this can sometimes be a significant expense, the Town does not anticipate any significant increase in the annual cost of culvert replacement over the planning period.

### **Parking Facilities**

Whitneyville is a rural community. Land use regulations in Whitneyville do not address parking requirements for either residential or commercial development. Parking is associated with individual land uses throughout Whitneyville and the availability of parking is not generally a significant issue of concern.

One location where parking availability has started to become an occasional concern is near the Sunrise Trail. A limited amount of parking is available along the shoulder on Middle Street. However, on street parking is not adequate for trailers due to the soft shoulder. As trail usage grows, the Town can foresee that parking will become a greater issue at this location. The Town would support efforts to develop additional parking at this location.

### **Bicycle & Pedestrian Facilities**

Historically, the village of Whitneyville had wooden sidewalks along Main Street and in a few other locations. The only facility in Whitneyville that currently has dedicated pedestrian access, though, is the multi-use Down East Sunrise Trail. Traffic volume within the village is generally low enough to accommodate safe bicycle and pedestrian access. Outside of the village, where traffic speeds are somewhat higher, the lack of paved shoulders makes bicycle and pedestrian traffic more dangerous. This is notably the case along Route 192.

The Town would encourage MaineDOT to evaluate the addition of paved shoulders as part of any construction projects along Route 1, Route 1A or Route 192.

### **Public Transportation and Multi-Modal Facilities**

Whitneyville has very limited public transportation options. There are currently no dedicated public transit facilities in Whitneyville or taxi operators serving the Town.

West Bus Service offers round-trip daily bus service from Machias to Calais and Bangor; and the Washington Hancock Community Agency (WHCA) provides scheduled van and door-to-door on demand transportation for clients referred to them by the State of Maine Department of Human Services and for members of the general public on space-available basis. These services are provided to income-eligible persons. They typically include children in state custody, welfare clients, Medicaid patients with medical appointments, the elderly and disabled, or people needing transportation to Meals for Me. Most of the longer trips are for medical services. Shorter trips are to local doctors, pharmacies and groceries.

## **CHAPTER J. TRANSPORTATION**

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

### **Airports, Rail and Port Facilities**

There are currently no operational airports, rail or port facilities in Whitneyville.

The Machias Valley Airport, located in the neighboring community of Machias, has a 2900-foot runway and is used by private plane owners and in an emergency by air ambulance services. It has a beacon, but no fueling services and was last rated by the state in good condition.

Rail service in Whitneyville was suspended in the 1980's. MaineDOT maintains ownership of the rail corridor, which is currently managed as multi-use trail under an agreement with the Department of Conservation.

The deep water Port of Eastport is the closest port to Whitneyville. It has two piers, three berths, with a low tide depth of 40 feet, and over 75,000 square feet of covered storage. The outer berth can accommodate ships up to 900 feet in length.

**CHAPTER J: TRANSPORTATION**

**POLICIES AND IMPLEMENTATION**

<b>Goal:</b> Whitneyville will encourage, promote and develop efficient and safe transportation facilities that will accommodate our town’s anticipated growth and economic development.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	Whitneyville will develop a prioritized maintenance and repair plan for the community’s transportation network.	Selectmen	Short-term (1-2 years)
	Whitneyville will continue to participate in regional transportation planning efforts facilitated by MaineDOT, WCCOG and other groups interested in improving regional coordination of transportation.	Selectmen	On-going
Whitneyville will safely and efficiently preserve the transportation system.	Whitneyville will advocate for replacement of Great Brook Bridge.	Selectmen	Short-term (1–2 years)
Whitneyville will 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.	Whitneyville will enact local ordinances as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> <li>a. Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73);</li> <li>b. State access management regulations pursuant to 23 MRSA §704; and</li> <li>c. State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A.</li> </ul>	Selectmen	Short-term (1–2 years)
Whitneyville will 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 users (motor vehicles, pedestrians, bicyclists).	When State roads require reconstruction or repair, Whitneyville will request that shoulders be added to improve public safety, particularly along identified segment of Route 192 and Route 1A.	Selectmen	As needed

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	Whitneyville will support efforts to construct additional parking near the junction of the Sunrise Trail and Middle Street (or Route 1A).	Selectmen	Short-term (1–2 years)
	Whitneyville will enact standards for subdivisions and for public and private roads to foster transportation-efficient growth patterns and provide for future street and trail connections.	Selectmen, Planning Board	Short-term (1–2 years)
	Whitneyville will participate in efforts through the WCCOG to develop a regional comprehensive transportation plan to include traffic flow, pedestrian links, sidewalk, scenic turnoffs, etc.	Selectmen	On-going
Whitneyville will promote fiscal prudence by maximizing the efficiency of the state and state-aid highway network.	Whitneyville will consider increasing center line setbacks on collector roads outside of the village area from 35 feet to 50 feet to accommodate future drainage, utility and safety concerns.	Selectmen, Planning Board	Short-term (1–2 years)



## **K. FISCAL CAPACITY**

The purpose of this section is to:

1. Summarize recent changes in Whitneyville's fiscal condition and predict how these changes might affect the Town in the future;
2. Project future revenues and expenditures trends;
3. Identify major capital expenditures projected for Whitneyville over the next ten years; and
4. Assess Whitneyville's capacity to pay for these expenditures.

### **FINDINGS**

Between 2006 and 2010, Whitneyville's municipal expenses have varied between \$360,000 and \$600,000. The great source of annual volatility in the Town's budget are education costs, which have declined over the last five years from around \$475,000 in 2006 to just over \$200,000 in 2010. Core municipal expenses over the last five years have varied between \$120,000 and \$160,000. The single largest source of municipal revenue in Whitneyville is intergovernmental revenue, most of which is directed toward education. The amount of money raised through property taxes has declines slightly, from 197,000 in 2006 to 189,000 in 2010.

The Town of Whitneyville anticipates modest growth in the property tax base over of the next few years, with additional revenue coming from taxes on new commercial development and business equipment. However, the Town has not conducted a revaluation in over 10 years. The current municipal valuation is less than 70% of the state valuation. The Town should conduct a revaluation.

Whitneyville has laid out a modest Capital Improvement Plan at the end of this Chapter. The Capital Improvement Plan reflects the Town fiscal constraints and summarizes anticipated capital expenses over the planning period. Capital investments in Whitneyville are financed through general taxation, the use of capital reserve accounts and by pursuing state and federal grants. To date, the Town of Whitneyville has remained within LD1 spending limits.

### **VALUATION**

The primary method of generating revenue within the Town is through property taxes. Taxes are assessed on local property owners according to the value of their real estate and personal property. This assessment is known as the municipal valuation (the estimated value of all taxable property in Town) and is determined by the local tax assessor. Over the most recent three year period, Whitneyville's municipal valuation increased approximately 9% from \$ 7,330,229 in 2008 to \$ 8,062,159 in 2010.

According to the Maine Municipal Valuation Return Statistical Summary Whitneyville's state valuation, which includes total real and personal property, increased by 8% over the same three year period. The State Valuation is calculated annually by the Maine Revenue

## CHAPTER K. FISCAL CAPACITY

Services Property Tax Division, which reviews all arms length sales<sup>1</sup> that have occurred in each community. These sales are compared to the town's local assessed values to determine the assessment ratio or the percentage of market value that the town is assessing. The state's valuation is used to determine the amount of revenue sharing the town will receive and the portion of the county tax that the municipality will pay.

### WHITNEYVILLE MUNICIPAL AND STATE VALUATION

	<b>Municipal Valuation</b>	<b>% Growth</b>	<b>State Valuation</b>	<b>% Growth</b>	<b>Valuation Ratio</b>
2010	\$ 8,062,159	9%	\$11,850,000	1%	68%
2009	\$ 7,367,746	1%	\$11,700,000	7%	63%
2008	\$ 7,330,229	-	\$10,950,000	-	67%

**Source:** Whitneyville Town Reports & Municipal Valuation Returns

As the table above indicates, Whitneyville's municipal valuation was consistently more than 30% below the State Valuation between 2008 and 2010. Maine Revenue Services recommends that town should be revalued at least once in every 10-year period. However, they also indicate that a revaluation must be preformed when the assessment ratio falls below 70% of market value, as is currently the case in Whitneyville. The Town should begin the process of conducting a revaluation.

### MUNICIPAL TAX BASE

Over the last several years, the Town of Whitneyville's municipal tax base has steadily grown. Over the most recent three-year period for which data are available, the building valuations have made up a slightly larger portion of the total valuation than buildings. The value of exemptions has also steadily declined.

### PROPERTY VALUATION BY CLASS

	<b>Land Valuation</b>		<b>Building Valuation</b>		<b>Exemptions</b>		<b>Total<sup>2</sup></b>
2010	\$ 3,618,435	45%	\$ 4,953,324	61%	\$ 509,600	6%	\$ 8,062,159
2009	\$ 3,568,904	48%	\$ 4,488,817	61%	\$ 689,975	9%	\$ 7,367,746
2008	\$ 3,501,863	48%	\$ 4,535,886	62%	\$ 707,520	10%	\$ 7,330,229

**Source:** Whitneyville Assessor

The largest driver of growth in the municipal tax base over the last five years was the completion of a wreath manufacturing facility in 2010. There has been relatively little residential development in Whitneyville since 2000. Services needed to support new commercial development are very low and services for new residential development (in-town sewer & water, road maintenance, et cetera) have been absorbed within existing capacity. As such tax revenues from new development have more than offset the costs of additional services. Anticipated capital investments are identified in other parts of the

<sup>1</sup> A sale that occurs between a willing seller and a willing buyer without any extenuating circumstances. Examples of non-arms length sales could be estate sales, interfamily transfers, foreclosure sales and auctions.

<sup>2</sup> Total = Land Valuation + Building Valuation - Exemptions

## **CHAPTER K. FISCAL CAPACITY**

Plan and are included in the Capital Investment Plan (see below). They do not include any additional services or capital investments needed to support recent or future development.

Over the next five to ten years, the Town Assessor anticipates that Whitneyville will receive some new revenue from taxes on business equipment at the new manufacturing facility. Otherwise, Whitneyville's tax base is expected to be stable, with little new residential or commercial development.

### **Tax exemptions**

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

Since 2006, the total assessed value of property tax exemption in Whitneyville has decreased from \$707,520 in 2008 to \$509,600 in 2010. With the rise in total valuation over the same time period, the assessed valuation of exempt property as percent of the total valuation declined over the same time period from 10% in 2006 to 6% in 2008.

Tax-exempt properties are located through out town, but the largest concentrations of tax-exempt properties are properties enrolled in the state Current Use Taxation program for Tree Growth. This includes 29 parcels covering over 5,000 acres with a pre-exemption valuation of around \$800,000. Many of the parcels in Whitneyville that would be eligible for enrollment in the Tree Growth program are already enrolled. The Town does not anticipate any substantial growth in Tree Growth enrollment over the next 5 to 10 years.

### **MIL RATE**

After the town's budget has been approved and all applicable state and local revenues are deducted from the approved expenditures, the town arrives at the dollar amount that will be raised through tax revenues. This amount is called the net commitment or appropriation. The local assessor arrives at a valuation for each taxable property in the town and the taxpayers are assessed their share of the tax burden through a mathematical calculation. The total appropriation is then divided by the total taxable or assessed valuation of the town to arrive at the minimum tax rate.

This rate is usually expressed in dollars (of property tax) per thousand-dollars of valuation, commonly referred to as the mil rate. Since the mil rate is a direct result of a mathematical calculation, fluctuations in this rate will occur from year to year if there is a change in the total valuation or the tax commitment.

In Whitneyville the mil rate in 2008 was \$0.02038 and in 2010 was \$0.02347. The increase in the mil rate is due to the fact that the total amount of money raised through

## CHAPTER K. FISCAL CAPACITY

taxation increased at a greater rate than the municipal valuation over the same three year period.

A revaluation that brings Whitneyville's assessed value closer into line with the state valuation will reduced the mil rate. However, it will not necessarily reduce the total amount of property taxes paid by any one individual property owner.

### MUNICIPAL REVENUES AND EXPENDITURES

The table below provides a summary of the combined general fund revenues for the town of Whitneyville from 2006 through 2010. Total revenue rose from \$432,607 in 2006 to \$460,592 in 2010. Over the five-year period, revenue from property taxes declined slightly, while excise taxes and other locally raised forms of revenue remain virtually unchanged. Over half the total revenue received by the Town of Whitneyville comes from Intergovernmental revenues, the largest percentage of which is state reimbursement for education. Virtually all of the annual variation in municipal revenue can be attributed to annual variations in Intergovernmental revenue.

#### TOWN OF WHITNEYVILLE, REVENUES 2006-2010

<b>Revenues</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
General Property Taxes	197,171	170,273	149,409	172,012	189,181
Excise taxes	23,944	23,283	23,987	26,642	25,076
Intergovernmental <sup>3</sup>	203,416	249,847	278,618	280,066	229,963
Interest income	3,939	5,914	5,822	10,505	7,120
Charges for service <sup>4</sup>	182	-	-	510	458
Miscellaneous	4,055	11,213	5,902	5,062	8,794
<b>Total revenues</b>	<b>432,607</b>	<b>460,530</b>	<b>463,738</b>	<b>494,797</b>	<b>460,592</b>

Source: Town Of Whitneyville, Annual Reports, 2004/2005 through 2008/2009

Expenditures in the same five year period declined from \$606,995 to \$367,874. Although expenditures declined in virtually every category over the most recent five year period, the seemingly dramatic decline in expenditure is something of a red herring that can be accounted for by a one time capital expenditure made in 2006.

Moving forward, the Town of Whitneyville anticipates a certain level of volatility in Education expenses. Since the Town has a relative small school aged population and does not operate its own schools, education expenditures vary from year to year based on the number of children enrolled in K-12 education.

<sup>3</sup>Intergovernmental revenues consist of road maintenance funds and state park, tree-growth, veteran and homestead reimbursements.

<sup>4</sup>Charges for services and other are those dollars that are received through departmental user fees, photocopy charges and application fees. Charges for services figure for 2004 are included in the "Miscellaneous" line.

CHAPTER K. FISCAL CAPACITY

**TOWN OF WHITNEYVILLE EXPENDITURES 2006-2010**  
(includes capital expenditures)

Expenses						Change 2006 - 2010	
	2006	2007	2008	2009	2010	Amount	Percent
Gen. gov't	38,258	38,082	36,418	29,078	34,472	(3,786)	- 10%
Public Safety	12,737	14,523	14,773	12,901	12,181	(556)	- 4%
Solid waste	19,727	12,751	14,251	18,455	15,319	(4,408)	- 22%
Public work	40,533	29,737	43,114	40,903	38,353	(2,180)	- 5%
Gen. assist	15	-	243	-	730	715	4767%
County Tax	17,435	14,762	15,619	14,767	13,941	(3,494)	- 20%
Recreation	-	-	-	-	1,443	1,443	-
Unclassified	5,570	8,717	33,622	14,773	30,294	24,724	444%
Prog. expen.	-	-	-	282	6,462	6,462	-
<i>Subtotal</i>	<i>134,275</i>	<i>118,572</i>	<i>158,040</i>	<i>131,159</i>	<i>153,195</i>	<i>18,920</i>	<i>14%</i>
Education	472,720	310,141	384,109	254,779	214,681	(258,039)	- 55%
<b>Total</b>	<b>606,995</b>	<b>428,713</b>	<b>543,149</b>	<b>385,938</b>	<b>367,876</b>	(239,119)	<b>-39%</b>

When Education expenditures are discounted, core municipal expenditures are remarkably stable over the five year period. The Town anticipates that expenses in most categories will remain stable or increase slightly over the next 5 to 10 years, with continued annual volatility in Education expenses.

**Capital Reserve Funds**

The Town of Whitneyville maintains capital reserve funds with balances as shown below.

**RESTRICTED FUND BALANCES CARRIED FORWARD, 2010**

Account	Balance
Sewer Account	\$25,000
Forest Fire Account	\$25,905
Source: Whitneyville Selectmen	

**Long Term Debt**

State law limits the amount of debt a municipality may incur. This cap is set at seven (7) percent of the municipality's State valuation. In addition, a 15 percent limit is applied to the combined total of the town's debt plus all overlapping debt from quasi-municipal districts, including the school district, water and sewer districts, and county government.

The Town of Whitneyville does not currently carry any long term debt.

## **CHAPTER K. FISCAL CAPACITY**

### **CAPITAL IMPROVEMENT PLAN**

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

Capital improvements are investments in the repair, renewal, replacement or purchase of capital items which can include equipment and machinery, buildings, real property, utilities and long-term contracts. Capital improvements differ from operating expenses or consumables which are ordinarily budgeted as operations. Capital improvements are funded through the establishment of financial reserves and generally have an acquisition cost of \$5,000 or more; usually do not recur annually; have a useful life of 3 or more years; and result in fixed assets.

For the purpose of this plan, the total costs have been recognized with an indication of the expected time frame for each item that is desired based on priority ratings. Each year the Selectmen will review funding requests for approval at Town Meeting. Projects previously mentioned and identified throughout this comprehensive plan and existing reserve accounts are the basis for this capital improvement plan and have been incorporated into table (below).

The town of Whitneyville typically funds capital improvements through general taxation, use of capital reserve accounts and pursuit of state and federal grants. There are current no special mechanism for funding capital improvements in Whitneyville (such as impact fees or Tax Increment Financing). However, the town has established several capital reserve accounts in anticipation of future capital expenses.

Given these anticipated needs, it is in the town's best interest to make yearly contributions to capital reserve accounts. The Capital Improvement Plan should be evaluated as the town considers future yearly contributions. It is also recommended that the town keep significant balances within the reserve account to cover the cost of any unaccounted for capital needs.

**CHAPTER K. FISCAL CAPACITY**

**TOWN OF WHITNEYVILLE CAPITAL IMPROVEMENT PLAN**

<b>ITEM</b>	<b>COST</b>	<b>TIMEFRAME</b>	<b>FUNDING SOURCE</b>
Hillgrove Center – Kitchen Renovation	\$10,000	Medium-term 2014 to 2018	Town funds & donations
Hillgrove Community Center – Window Replacement	\$10,000	Medium-term 2014 to 2018	Energy Efficiency Grant (PUC)
Basketball Court, repaving and fencing	\$10,000	Medium-term 2014 to 2018	Town funds & donations
Clustered Septic – Pump Replacement	\$20,000	Short-term 2012-2013	Capital Reserve Account
Middle Street – rebuild and repave	~\$20,000	Immediate 2011	Town funds
Canal Road – repave (approx 1/2 mile)	+\$30,000	Short-term 2012-2013	Town funds
School Street – repave & intersection repair	\$20,000	Medium-term 2014 to 2018	Town funds
Washington Street – repave	\$15,000	Medium-term 2014 to 2018	Town funds

**CHAPTER K. FISCAL CAPACITY**

**POLICIES AND IMPLEMENTATION STRATEGIES**

<b>Goal:</b> Whitneyville will plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will finance public facilities and services in a cost effective manner and reduce Maine’s tax burden by staying with LD 1 spending limits.	Whitneyville will implement the capital investment plan by developing a capital improvement program prioritizing the projects listed in the Capital Investment Plan.	Selectmen	On-going
	Whitneyville will budget for and conduct a Municipal Revaluation.	Selectmen	Immediate
	Whitneyville will review and/or update the capital improvement program biennially.	Selectmen	On-going
	Whitneyville will explore grants available to assist in the funding of capital investments within the community.	Selectmen	Short Term (1-2 years)
	Whitneyville will direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.	Selectmen	On-going
	Whitneyville will continue to work with neighboring communities and WCCOG to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Selectmen	On-going

## **L. LAND USE**

The purpose of this section is to:

1. Identify the amounts and location of various land uses in Whitneyville;
2. Identify and understand changes in land use patterns;
3. Identify land areas suitable and unsuitable for growth and development predicted for the next ten years;
4. Identify and describe the purpose and location of proposed land use districts; and
5. Identify growth, rural and critical resource areas.

### **FINDINGS**

Over the last ten years, Whitneyville has experienced limited residential growth and only one major new commercial development: a manufacturing facility along Route 1. A major concern of the Town of Whitneyville is encouraging redevelopment within the traditional village area in a manner that is consistent with the existing pattern of development while preserving the rural character of our community. Whitneyville currently has limited land use controls, most notably including Shoreland Zoning. The Future Land Use Plan recommends developing a locally written zoning ordinance to provide the Planning Board with appropriate review standards for new development.

### **COMMUNITY CHARACTER & EXISTING LAND USE PATTERN**

Whitneyville is a rural community. The main center of community life is in the village. Much of the remainder of town is agricultural land (mainly blueberry) or forests. There has been very little residential development in Whitneyville over the last 10 years. Residential development that has occurred was mostly lot-by-lot development along major roadways. Lot-by-lot residential development has also continued within and adjacent to existing village areas over the same time period in a pattern that basically continues the historic pattern of village land use in Whitneyville – medium lot size (~20,000 to 40,000) dispersed residential development.

The only major commercial development in Whitneyville over the last ten years is Whitney Wreath, a light manufacturing facility located along Route 1 near the Machias town line. The facility was completed in 2010.

One major issue of concern in Whitneyville is appropriate redevelopment of the village. Current land use regulations are largely seen to promote the type of development consistent Whitneyville's community vision statement and rural character. However, the community would like to amend current land regulation to maintain the historic pattern of development within the village, which is largely residential, while also encouraging development of small-scale commercial land uses compatible with existing land uses in the village.

### **DEVELOPMENT PRESSURE & FUTURE DEVELOPMENT TRENDS**

In 2000, there were 140 homes in Whitneyville. The Town experienced relatively modest residential development during the 1990's, but has had very little new residential development since 2000.

## CHAPTER L. LAND USE

The Town anticipates a modest level of continued residential development to replace older housing - fewer than 20 homes over the planning period. Over the next 1 to 15 years, the town expects a slight increase in the number of homes. Most new homes will likely be built in or near the village or along Route 192.

The Town anticipates that demand for affordable housing will continue to be met through manufactured and pre-fabricated homes situated on single-parcel, small-lot subdivisions along state and municipal roadways.

Several small, home-based businesses operate in and near the village. However, the only significant commercial development that has occurred in recent years is located on Route 1. The Town anticipates that a modest level of new commercial development will occur over the next 15 years in the same part of town.

In terms of providing public services, Whitneyville lost population in the last Census. The Town has limited public facilities. Whitneyville works closely with neighboring communities to provide cost-effective shared public services for residents (e.g. fire protection, EMS, solid waste). Public facilities in Town are well cared and expected to be adequate for the needs of the population over then ext 10 to 15 years.

Whitneyville no longer has its own public school. Students attend Rose Gaffney Elementary School at the primary level and are offered school choice at the secondary level. In the event that significant population growth in Whitneyville's school age population occurs, there is ample space available for local schools to accommodate higher enrollment with existing facilities.

### **PRESENT LAND USE REGULATIONS**

Apart from the State required minimums, the Town of Whitneyville has a limited set of regulatory measures to affect the nature and pattern of development. Subdivision and site plan review are required. Building and subdivision permits are issued by the Planning Board. Land use regulations are enforced by a part-time code enforcement officer who also serves as the municipal plumbing inspector.

Several existing land use regulations that municipal boards and officials must follow are listed below. Regulations change over time and it is the responsibility of municipal officers to keep up with these changes.

MDOT Access Management - The Act specifically directs the MDOT and authorized municipalities to promulgate rules to assure safety and proper drainage on all state and state aid highways with a focus on maintaining posted speeds on arterial highways outside urban compact areas. The law also requires that the rules include standards for avoidance, minimization, and mitigation of safety hazards along the portions of rural arterials where the 1999 statewide average for driveway related crash rates is exceeded. Those rural arterials are referred to in the rules as "Retrograde Arterials". There are no such retrograde arterials in all of Washington County.

## CHAPTER L. LAND USE

Shoreland Zoning Ordinance - Shoreland areas include those areas within 250 feet of the normal high-water line of any great pond, river or saltwater body, within 250 feet of the upland edge of a coastal or freshwater wetland, or within 75 feet of the high-water line of a stream. The purposes of these controls are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore covers, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

The community also adheres to the Maine State Plumbing Code which requires that the installation of plumbing fixtures and septic systems be in accordance with the Maine State Law and the Subsurface Wastewater Disposal Rules and Regulations.

### **FUTURE LAND USE PLAN**

The remainder of this Chapter outlines the future land use plan for the Town of Whitneyville. Whitneyville is rural community that has experienced limited development pressure over the last 20 years. Accordingly, the Town has few ordinances that regulate the pattern or type of development in Whitneyville.

Current regulations and land use practices in Whitneyville effectively protect critical natural resources, encourage affordable housing. However, current land use regulations do not give the Town adequate tools to promote commercial development in appropriate locations or encourage village redevelopment in manner consistent with the community's vision. The recommendations included in the future land use plan are guided by existing land use patterns with the aim of promoting the type of development that would be compatible with Whitneyville's community vision.

In addition, there are areas within Whitneyville which require special consideration based on the potential environmental impact of land use activities. In these areas stricter regulation or, in some circumstances, prohibition may be called for to avoid problems for both people and the town's natural resources. These areas include:

Floodplains - Flood prone areas where flooding is frequent and can be severe. Use needs to be limited to activities unharmed by flooding, such as agriculture, forest and some types of recreation. By definition maritime activities and businesses located in flood prone areas and construction standards must take these risks into account.

Water Resources/Wetlands - Areas that fall under the Shoreland Zoning Laws.

Development in these areas is severely restricted and requires review and approval by the pertinent State Agencies.

## CHAPTER L. LAND USE

Wildlife Habitat/Conservation - Areas that fall under the provisions of the applicable mandated legislation. Development in these areas is severely restricted and requires review and approval by the pertinent State Agencies.

Unsuitable Soils - Areas with limited development potential because of poor soils. Larger lot sizes would be required in order to meet the requirements of the Maine State Plumbing Laws.

Slopes - Areas that have a slope greater than 25 percent that preclude extensive development because of problems with erosion, runoff, and construction limitations such as allowable road grades, suitability for septic sewage disposal, and stability of foundation. Also, the Maine Plumbing Code does not permit septic systems on a slope greater than 25 percent.

In addition to these natural constraints the Comprehensive Plan Committee considered the following elements in determining the configuration of proposed growth areas and rural areas outlined in the Future Land Use Plan and on *Map 10: Future Land Use*:

- The need to encourage growth and development.
- Historic development patterns and land uses.
- Recent development patterns and existing land use regulations.
- Compatibility of present and future neighboring land uses.
- Residents' desire to maintain the Town's character and historic resources.
- Natural features and resources including soils, water bodies, and wetlands.
- Geographic location and role of Whitneyville in the regional economy.
- Existing infrastructure including water, electrical power, road system.
- Road transportation and the availability of 3-phase power.
- The importance of affordable housing.
- Requirements of the Comprehensive Planning and Land Use Regulation Act.

### **COMMUNITY VISION & COMMUNITY SURVEY RESPONSES**

Prior to developing the recommendations outlined below, the Comprehensive Plan Update sought public input through a Community Vision Session and a Community Survey. This plan incorporates citizen input received through the Community Survey. Land use districts and recommendation for land use controls are designed to implement the Town's vision.

In April 2011, the Comprehensive Plan Committee held a visioning session to develop a Community Vision (see *Appendix A*). The Community Vision Statement, attended by 9 local residents, identifies Whitneyville as a rural community. The vision statement described a desire for a revitalized village center as primary municipal goal.

The committee also considered responses to the community survey in formulating the Future Land Use Plan. Most comments focused on preserving the historic character of Whitneyville's village and fixing up un-kept and abandoned properties within the village.

## CHAPTER L. LAND USE

Most respondents were in favor of additional land use controls. 65% of respondents indicated that they favor development of a locally written zoning ordinance in Whitneyville. 83% favor requiring site plan review for commercial development and 83% likewise favored adopting review standards for commercial development.

Complete responses to the community survey are included in *Appendix C*.

### MAINE'S GROWTH MANAGEMENT LEGISLATION

State growth management legislation requires that municipalities designate two types of land use districts in their Comprehensive Plan: growth areas and rural areas.

This plan designates two growth areas (Village/Mixed Use and a Floating Industrial District), one rural area (Rural Residential). The Future Land Use Plan treats the existing General Development District within the Shoreland Zone as part of the Growth Area. Other areas within the Shoreland Zone are treated as Critical Resource Areas. None of the investments identified in the Capital Investment Plan qualify as "growth-related capital investments." Nonetheless, the Town believes that any growth related capital investment that may occur over the planning period can be accommodated within the proposed growth areas; and commits to directing at least 75% of such investments to these areas of towns.

State requirements for the designation of growth areas, rural areas and critical resources areas are described below, along with a description of each proposed land use districts in Whitneyville. The approximate extent of each land use district is depicted on *Map 10: Future Land Use*. The proposed land use plan does not identify specific parcels. Only detailed site-specific analysis can determine land suitable for development and at what densities. In addition, the comprehensive plan has not assessed the individual landowner's desires to sell their land for development, to develop it or to leave it undeveloped.

### GROWTH AREAS

Growth Areas are intended to direct development to areas most suitable for such growth and are therefore located close to municipal services to minimize the cost to the municipality for their delivery and maintenance. According to State Planning Office land areas designated as growth area must be consistent with the following provisions:

- (1) The Future Land Use Plan must designate as growth area those lands into which the community intends to direct a minimum of 75% of its dollars for municipal growth-related capital investments made during the planning period.
- (2) Built-out or developed areas that may not have capacity for further growth but require maintenance, replacement, or additional capital investment to support existing or infill development must also be designated as growth areas.
- (3) Growth areas must be limited to land areas that are physically suitable for development or redevelopment. Growth areas may include incidental land areas that are physically unsuitable for development or redevelopment, including critical natural resources, however, the plan addresses how these areas will be protected to the greatest extent practicable or, at a minimum, as prescribed by law.

## CHAPTER L. LAND USE

- (4) To the greatest extent practicable growth areas should be located adjacent to existing densely-populated area.
- (5) Growth areas, to the greatest extent practicable, must be limited to an amount of land area and a configuration to encourage compact, efficient development patterns (including mixed uses) and discourage development sprawl and strip development.
- (6) Growth areas along arterials and mobility corridors must be configured to avoid strip development and promote nodes or clusters of development.

Whitneyville proposes two types of Growth districts to reflect existing conditions and enable expansion of commercial, residential and civic services. The districts proposed as growth areas are described below and illustrated on *Map 10: Future Land Use*.

### **Village**

The purpose of this district is ensure that the village area of Whitneyville continues to function as center of community activity and to encourage a mix of residential, municipal and compatible commercial uses (e.g. small retail, professional office).

The Village/Mixed Use District includes the traditional village (see *Map 10: Future Land Use*). The configuration of the Village District is shaped by the existing pattern of development. Parts of this area are served by a municipally maintained, clustered septic system. There is no public water.

The village currently accommodates a mix of residential and municipal uses as well as a few home-based businesses and some agricultural uses. The land use ordinance should include a similar mix of uses. Additional uses that do not currently exist in the Village/Mixed Use District, but that would be compatible include: day care facilities, professional services, and small-scale retail. Uses incompatible with the village include manufacturing, mining and excavation, junk yards and businesses that generate large volumes of traffic (e.g. larger retail, fast-food restaurants, et cetera).

Within the proposed Village/Mixed Use District the current density of development is 2 to 4 principal structures (homes or businesses) per acre with a significant number of smaller lots (1/10 acre to ¼ acre). The average density is around 3 principal structures per acre. Given the lack of municipal water and limited extent of municipal sewer, the land use ordinance should specify a minimum lot size of 1 acre within the Village District. Development on existing lots smaller than one acre should be allowed, provided that the proposed development adheres to the Maine State Plumbing Code.

The future land use ordinance should include off-street parking requirements for commercial and multi-family residential development in the village. In order to encourage development and reduce the number of “nonconforming” properties, any future land use ordinance should include provisions for front and side lot line setbacks consistent with the existing pattern.

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### **Commercial/Industrial District**

The purpose of this district is to encourage development of larger scale commercial and industrial land uses that would be inappropriate in other parts of town. The proposed commercial industrial district include two areas along Route 1 that already support industrial land uses and one area along Route 192 that does not currently support any industrial uses(see *Map 10: Future Land Use*).

These areas were selected as the most appropriate location for a future Commercial-Industrial District(s) due to the availability of 3-Phase power, road access, limited natural resource constraints and generally favorable soil conditions to support this type of development.

Allowable activities in the Commercial/Industrial District should include warehousing, food processing and other commercial and industrial uses consistent with constraints associated with the specific location chosen for the district. Other allowable uses in this district include single family homes and rural land uses allowable in the surrounding Rural District. Uses incompatible with the district include multi-family housing, larger retail stores, and other land uses that would result in strip development along the highways. To ensure continued mobility along the Route 1 and Route 192, the land use ordinance should further specify that commercial and industrial development within this district be planned with a single access point onto Route 1 or Route 192; and construction of roads should allow for internal circulation among lots/structures within the District.

The land use ordinance should specify a minimum lot size of at least 2 acres within this district.

No municipal capital investment is anticipated, but the Town of Whitneyville will consider supporting capital investment in this district through the use of Tax Increment Financing or other incentives. Any future land use ordinance should include specific standards for road construction, and access management within this district.

### **RURAL AREAS**

Rural Areas consist of those areas in Whitneyville where new development will be limited to support the town's important natural resources including its agricultural land, forested land, wetlands, scenic areas, and critical habitat. In these areas the Town will use regulatory and non-regulatory means to place appropriate limits on incompatible development and uses.

According to State Planning Office land areas designated as rural areas must be consistent with the following provisions:

- (1) To the greatest extent practicable, rural areas must include working farms, wood lots, properties enrolled in current-use tax programs related to forestry, farming or open space, areas of prime agricultural soils, critical natural resources, and important natural resources.

## CHAPTER L. LAND USE

- (2) The Future Land Use Plan must identify proposed mechanisms, both regulatory and non-regulatory, to ensure that the level and type of development in rural areas is compatible with the defined rural character and does not encourage strip development along roads.
- (3) Rural areas shall not include land areas where the community actively encourages new residential, institutional, or commercial development.
- (4) Rural areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.

Whitneyville proposes one Rural District that reflects existing conditions and would preserve the community's rural character. The proposed rural area is described below and illustrated on *Map 10: Future Land Use*.

### **Rural District**

The purpose of this district is to protect the mix of rural land uses that exist through much of Whitneyville including agricultural, low-density residential and forestry uses while continuing to provide for affordable residential dwellings; support home-based businesses; and provide open spaces for recreation and habitat.

To continue to allow for affordable housing options throughout Town, the minimum lot size will be 2 acres. In recent years, the typical lot size of new lots created in this portion of town has been much larger (3-10 acres). However the presence of a few small lots is important to the adequate provision of affordable housing; and this option should be maintained. Existing lots smaller than 2 acre should be grandfathered.

Any future ordinance should ensure limited restrictions on property owner's rights. Notably, land uses of the type typically found in rural portions of Whitneyville such as agricultural, forestry, mining and extraction, and other traditional uses as well as newer land uses common in rural areas (home-based businesses and wind energy – subject to noise and vibration standards) should be explicitly allowed by right. Any land use standard for the district should be flexible enough allow for the continued operation and expansion of rural agricultural businesses.

### **CRITICAL NATURAL RESOURCES**

Critical natural areas in Whitneyville include those areas identified as essential habitat or critical habitat on *Map 6: Habitat* as well as a Maine Natural Areas Program Rare & Exemplary Natural Community identified on the same map.

Critical natural areas in Whitneyville are largely concentrated along the Machias River and its tributaries. Based on comments received in Public Opinion Survey, the scenic beauty and natural habitat found in these parts of town are felt to be important by the community at large. These areas of town are currently governed by Shoreland Zoning (as depicted on *Map 10: Current Land Use* and described in *Chapter F. Natural Resources*).

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The Town considers that current regulations afford an adequate level of protection for critical natural areas.

### **RECOMMENDATIONS FOR LAND USE ORDINANCE**

The people of Whitneyville have expressed their support for the town to preserve Whitneyville's rural character and revitalize the village. The various growth and rural districts proposed above are consistent with these views. The town should consider development of ordinances to implement the Community Vision.

The Comprehensive Planning Committee is guided by the opinions expressed in the public survey but is also aware that Whitneyville is a small rural town that does not uniformly embrace restrictive regulations. Whitneyville's Zoning Ordinance should be locally written and consistent with the intent to promote development in line with the historic character of Whitneyville's village and the rural character of the community as whole.

As the Town has limited resources to review building applications and implement zoning regulation, land use regulations will be kept to the minimum necessary to achieve the goals of the comprehensive plan and to reduce the number of non-conforming properties. It is not the intent of the Comprehensive Planning Committee to impose burdensome requirements on the everyday activities of the town's residents or to create costly enforcement issues for town government. The ultimate goal of growth management is to regulate land use development to the extent necessary to protect natural resources, property values, and public safety.

The intent of the proposed ordinance is to promote development, particularly in the village, by clearly articulating the standards that the community expects of new residential and commercial development. It should also provide "good neighbor" standards through which we can minimize conflict that is often associated with unrestrained development.

Ordinances need specific standards and clear definitions. They must also meet the minimum requirements of state law and be consistent with the recommendations of the comprehensive plan. The comprehensive plan provides the legal basis for enacting the ordinances, and their consistency with the plans, goals, and policies will be a major consideration in the event that the ordinances are subject to a legal challenge.

Therefore the land use ordinance should:

- (1) create a user friendly application and permitting process;
- (2) assign more responsibility for review and approval to code enforcement; and
- (3) develop clear and consistent guidelines for obtaining approval.

### **LAND USE ORDINANCE PERFORMANCE STANDARDS**

In order to protect and preserve natural resources, property values, public safety including fire protection, health and welfare, provide for affordable housing and ensure the proper

## CHAPTER L. LAND USE

future development of the town, the following performance standard topic areas should be considered when developing the town’s land use ordinance(s).

<b><i>Public Issue or Concern</i></b>	<b><i>Performance Standard</i></b>
<i>Access Requirements</i>	<i>In keeping with state access management regulations (17-229 Maine Administrative Rules Chapter 299, Part A and B, and as subsequently amended), minimize the creation of strip development within the community, and minimize the creation of road hazards.</i>
<i>Agriculture</i>	<i>Minimize soil erosion to avoid sedimentation, non-point source pollution, and phosphorus and nitrogen levels of water bodies.</i>
<i>Buffer Provisions</i>	<i>Minimize the negative impacts of inconsistent development and protect water resources, wetlands, and wells</i>
<i>Home Occupation</i>	<i>Home occupations may be established to minimize their impact on existing neighborhoods.</i>
<i>Industrial Performance Standards</i>	<i>Ensure appropriate industrial development within designated areas of the community.</i>
<i>Off Street Loading</i>	<i>Minimize traffic congestion associated with commercial development.</i>
<i>Oil and Chemical Storage</i>	<i>Regulate the location and containment of combustible material that can migrate to surface and ground waters.</i>
<i>Noise and Vibration Standards</i>	<i>Establish noise and vibration standards for industrial, mining and extraction uses.</i>
<i>Junk Yards &amp; Vehicle Graveyards</i>	<i>Establish distances from public roadways within which junkyards and/or vehicle graveyards will not be allowed; and create standards for visual screening (e.g. fencing, vegetation) from public road ways.</i>
<i>Parking Requirements</i>	<i>Establish and regulate the number of parking spaces to be provided for different types of development.</i>
<i>Road Construction</i>	<i>In conjunction with the State Department of Transportation, regarding road construction in new developments.</i>
<i>Sedimentation and Erosion</i>	<i>Minimize the volume of surface water runoff during and after development.</i>
<i>Storage Materials</i>	<i>Orderly storage of material in residential areas to promote and preserve the character of the neighborhoods</i>
<i>Topsoil and Vegetation Removal</i>	<i>Prevent soil erosion and destruction of topsoil during construction.</i>

### **ENFORCEMENT AND EDUCATION**

The value of an ordinance depends on how well it is enforced. To achieve better enforcement, two issues are important:

## **CHAPTER L. LAND USE**

- 1) educating residents about the requirements of local and state regulations, and
- 2) providing adequate time for the code enforcement officer to ensure compliance.  
The land use ordinance must provide the code enforcement officer with proper legal language and definitions, and elected officials also must support the code enforcement officer.

The planning board, code enforcement officer, board of appeals, and board of selectmen will periodically review the land use ordinances to determine any required changes and to ensure the ordinances and regulations are consistent with the Plan. In the review, they will determine whether changes in the minimum requirements of state or federal laws would require local amendment of the land use regulations.

In order to educate residents on local land use ordinances, a list of all local ordinances and when they are applicable should be developed and made available to the public at the town office. The town is required to notify and involve all citizens in the development and amendment of local ordinances, which must be voted on at a town meeting.

### **REGIONAL COORDINATION**

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

Whitneyville has physical boundaries with Jonesboro, Centerville Township, Northfield, Marshfield, Machias and Roque Bluffs. The Town of Marshfield does not have a current Comprehensive Plan. However, the proposed land use districts are consistent with the existing pattern of development in neighboring communities as with as the future land use plans established in the Machias, Jonesboro and Roque Bluffs Comprehensive Plans.

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**POLICIES AND IMPLEMENTATION**

Based on the concerns of Whitneyville residents, as expressed through public meetings and town officials, the town of Whitneyville has developed the following policies and implementation strategies:

<b>Goal:</b> To encourage growth and development in appropriate areas of Whitneyville while protecting the Town’s character and making efficient use of public services.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will protect critical natural resources from the impacts of development.	Whitneyville will periodically review the Town’s Shoreland Zoning Ordinance to ensure that appropriate critical natural resources within the Town’s Shoreland are protected from the impacts of development.	Planning Board	On-going
	Whitneyville will continue to work with land owners to protect critical natural resource through voluntary measures including better management practices and voluntary participation in land conservation.	Selectmen; Planning Board	On-going
Whitneyville will establish efficient permitting procedures, especially in growth areas.	Whitneyville will establish fair and efficient permitting procedures with appropriate fees and define protective measures for critical resources areas.	Planning Board	Immediate (1-2 years)
Whitneyville will review and revise existing use regulations, consistent with the goals and guidelines of this Comprehensive Plan.	Whitneyville will prepare a zoning ordinance for review and approval by municipal vote consistent with the future land use designations in the Comprehensive Plan.	Planning Board	5-10 years
	Whitneyville will periodically update existing ordinances to ensure their consistency with state and federal laws and the local needs.	Planning Board; CEO	On-going
	Whitneyville will track new development in town by type and location and periodically (at least every five years) evaluate implementation of the Comprehensive Plan and land ordinances to ensure that	Planning Board; Selectmen	On-going

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<b>Goal:</b> To encourage growth and development in appropriate areas of Whitneyville while protecting the Town’s character and making efficient use of public services.			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	community goals are being met.		
	Require new growth-related public facilities be located within the village growth area.	Selectmen	Immediate (1-2 years)
Whitneyville will support the level of financial commitment necessary to provide needed infrastructure in growth areas.	Whitneyville will include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Selectmen	On-going
Whitneyville will enforce ordinances fully and fairly.	Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451.	Planning Board; Selectmen	On-going
Whitneyville will continue to co-operate with neighboring communities and coordinate Whitneyville’s land use strategies with other local and regional land use planning efforts.	Continue serving in regional groups and organizations including the Sunrise County Economic Council and the Washington County Council of Governments.	Selectmen	On-going
	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory (acquisition, et cetera) strategies.	Selectmen	Immediate (1-2 years)

**CHAPTER L. LAND USE**

# Map 1: Location

## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
Universal Transverse Mercator - Zone 19N North American Datum - 1983

- Roads
- Town Lines
- Rivers, Ponds
- Down East Sunrise Trail
- Contours (20 ft)
- Perennial Streams



Map produced by WCCOG, January 12, 2011  
Washington County Council of Governments  
PO Box 631 \* Calais, ME 04619 \* (207) 454-0465  
Helping communities plan for their future \* [www.wccog.net](http://www.wccog.net)

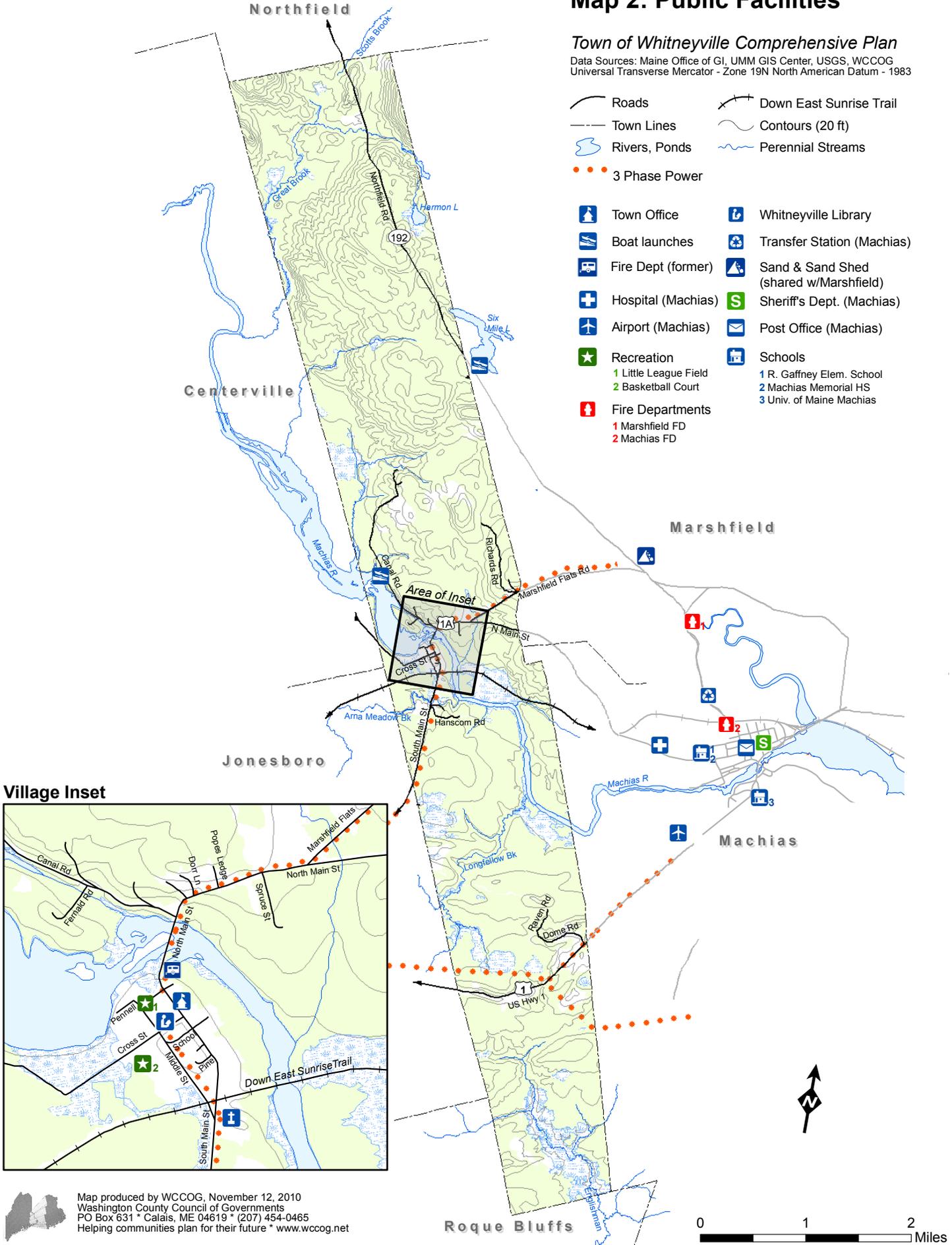


# Map 2: Public Facilities

## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

- Roads
- Town Lines
- Rivers, Ponds
- Perennial Streams
- Down East Sunrise Trail
- Contours (20 ft)
- 3 Phase Power
- Town Office
- Whitneyville Library
- Boat launches
- Transfer Station (Machias)
- Fire Dept (former)
- Sand & Sand Shed (shared w/Marshfield)
- Hospital (Machias)
- Sheriff's Dept. (Machias)
- Airport (Machias)
- Post Office (Machias)
- Recreation
  - 1 Little League Field
  - 2 Basketball Court
- Schools
  - 1 R. Gaffney Elem. School
  - 2 Machias Memorial HS
  - 3 Univ. of Maine Machias
- Fire Departments
  - 1 Marshfield FD
  - 2 Machias FD



### Village Inset

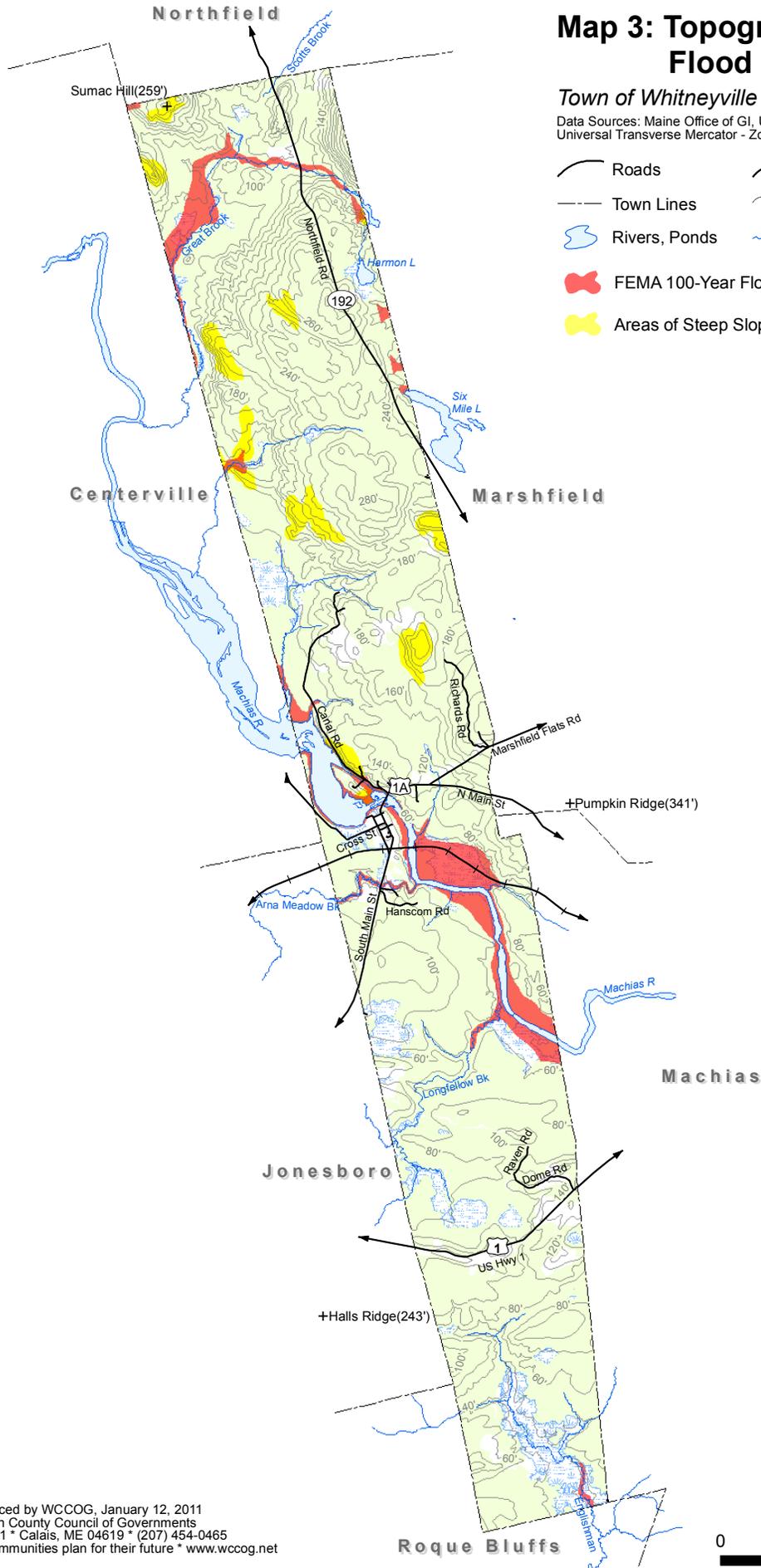


# Map 3: Topography & Flood Plains

## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

- Roads
- Town Lines
- Rivers, Ponds
- FEMA 100-Year Flood Plain
- Areas of Steep Slope (>15%)
- Down East Sunrise Trail
- Contours (20 ft)
- Perennial Streams





# Map 5: Water Resources

## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

- Roads
- Town Lines
- Rivers, Ponds
- Public Wells
- Down East Sunrise Trail
- Contours (20 ft)
- Perennial Streams

### Water Quality Classification for Rivers & Streams

- AA - No direct discharge of pollutants.
- A - Natural habitat for aquatic life.
- B - Unimpaired habitat for aquatic life; discharges shall not cause adverse impact to aquatic life.

### Aquifers Expected to Yield:

- 10 - 50 gallons per minute
- + 50 gallons per minute



# Map 6: Habitat

## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

- Roads
- Town Lines
- Rivers, Ponds
- Down East Sunrise Trail
- Contours (20 ft)
- Perennial Streams

### Essential Habitat

- Atlantic Salmon Habitat

### Significant Habitat

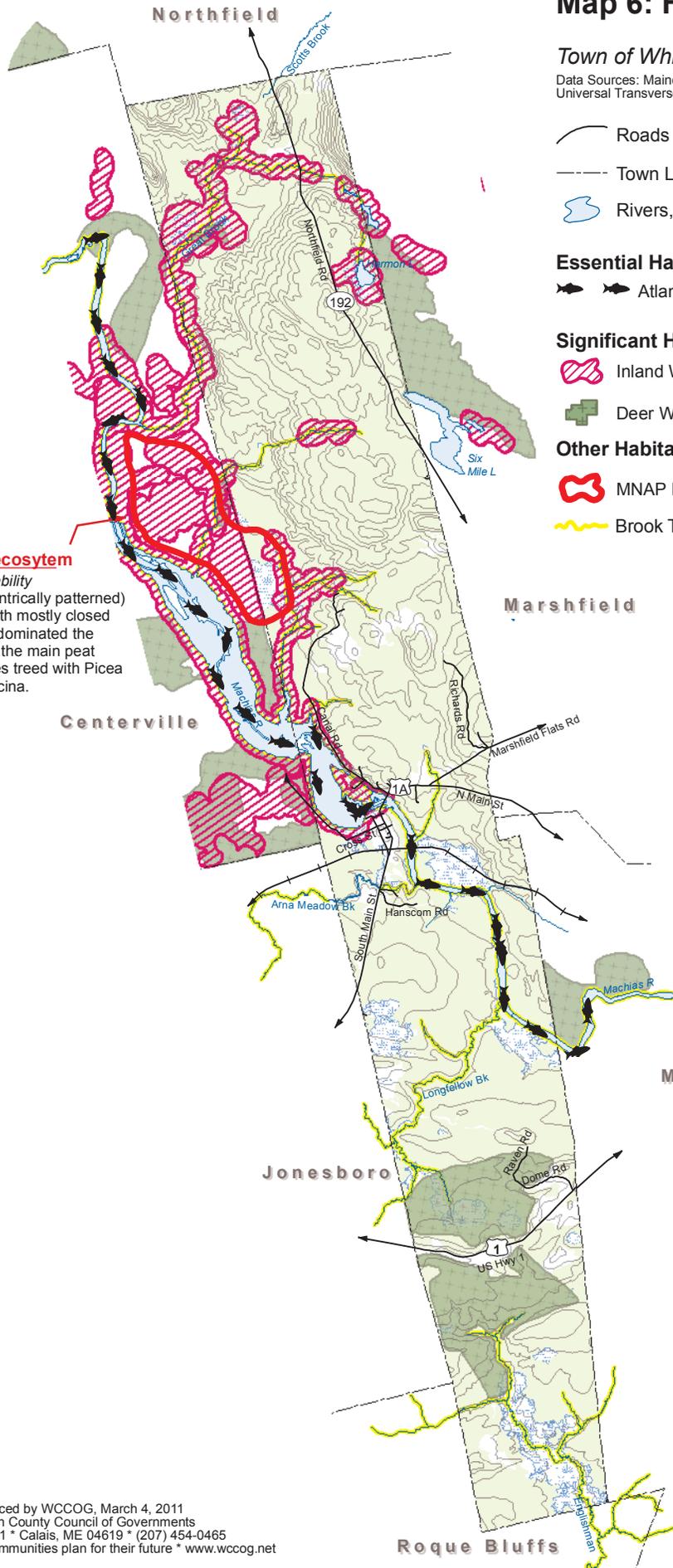
- Inland Wading Bird and Waterfowl
- Deer Wintering Area

### Other Habitat

- MNAP Rare & Exemplary Communities
- Brook Trout Habitat

### Raised level bog ecosystem

*B- Good estimated viability*  
 Raised (but not concentrically patterned) peatlands in basins with mostly closed drainage. Sphagnum dominated the ground surface and is the main peat constituent. Sometimes treed with *Picea mariana* and *Larix laricina*.



Centerville

Marshfield

Machias

Jonesboro

Roque Bluffs



# Map 7: Land Cover

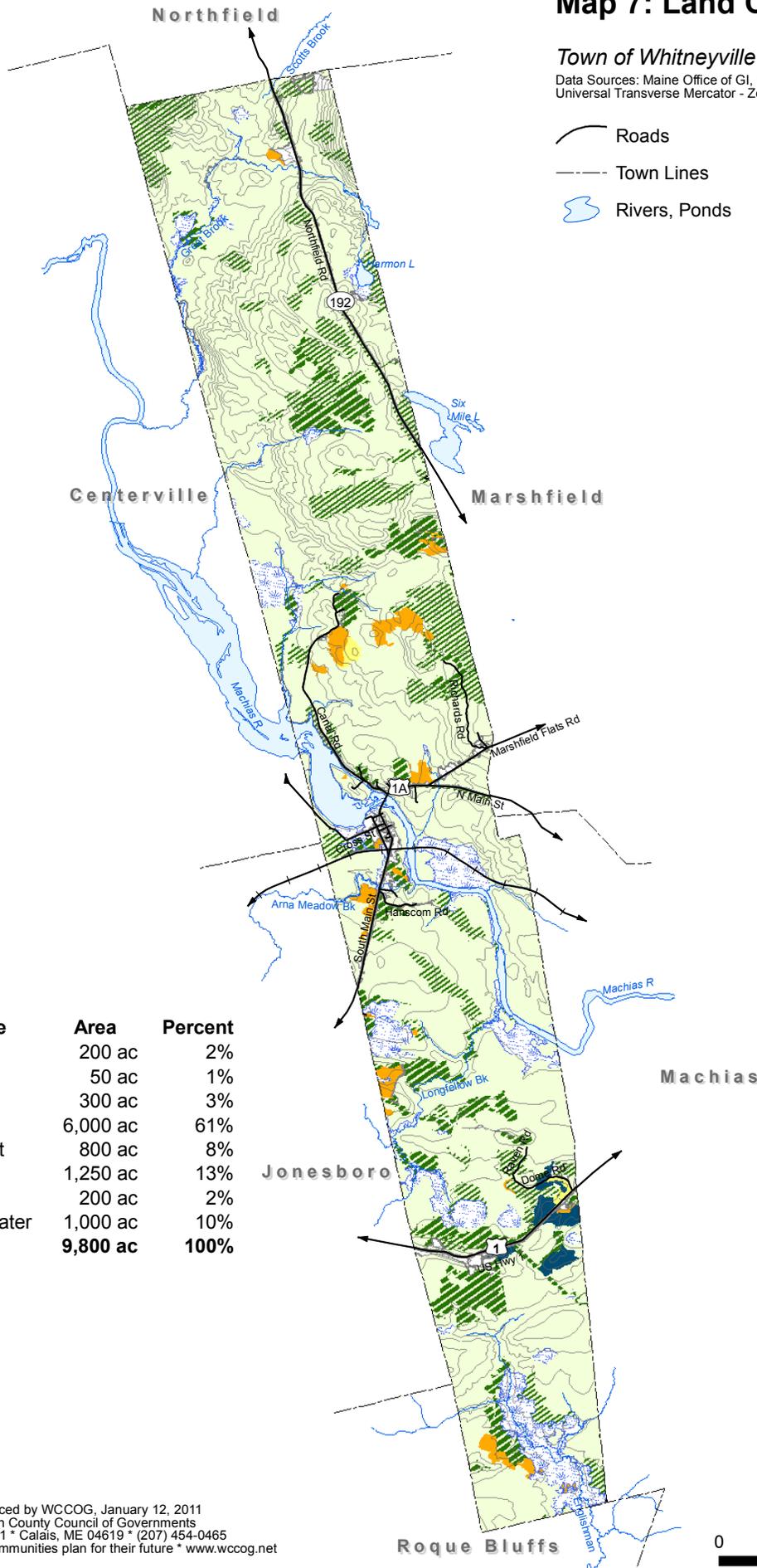
## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

- Roads
- Town Lines
- Rivers, Ponds
- Down East Sunrise Trail
- Contours (20 ft)
- Perennial Streams

### Land Cover Type

- Blueberry
- Cultivated
- Developed
- Forest
- Forest, Clear Cut
- Forest, Heavy Cut
- Forest, Light Cut
- Grass/Pasture
- Wetland/Open Water



Land Cover Type	Area	Percent
Blueberry	200 ac	2%
Cultivated	50 ac	1%
Developed	300 ac	3%
Forest	6,000 ac	61%
Forest, Heavy Cut	800 ac	8%
Forest, Light Cut	1,250 ac	13%
Grass/Pasture	200 ac	2%
Wetland/Open Water	1,000 ac	10%
<b>Total</b>	<b>9,800 ac</b>	<b>100%</b>

# Map 8: Transportation

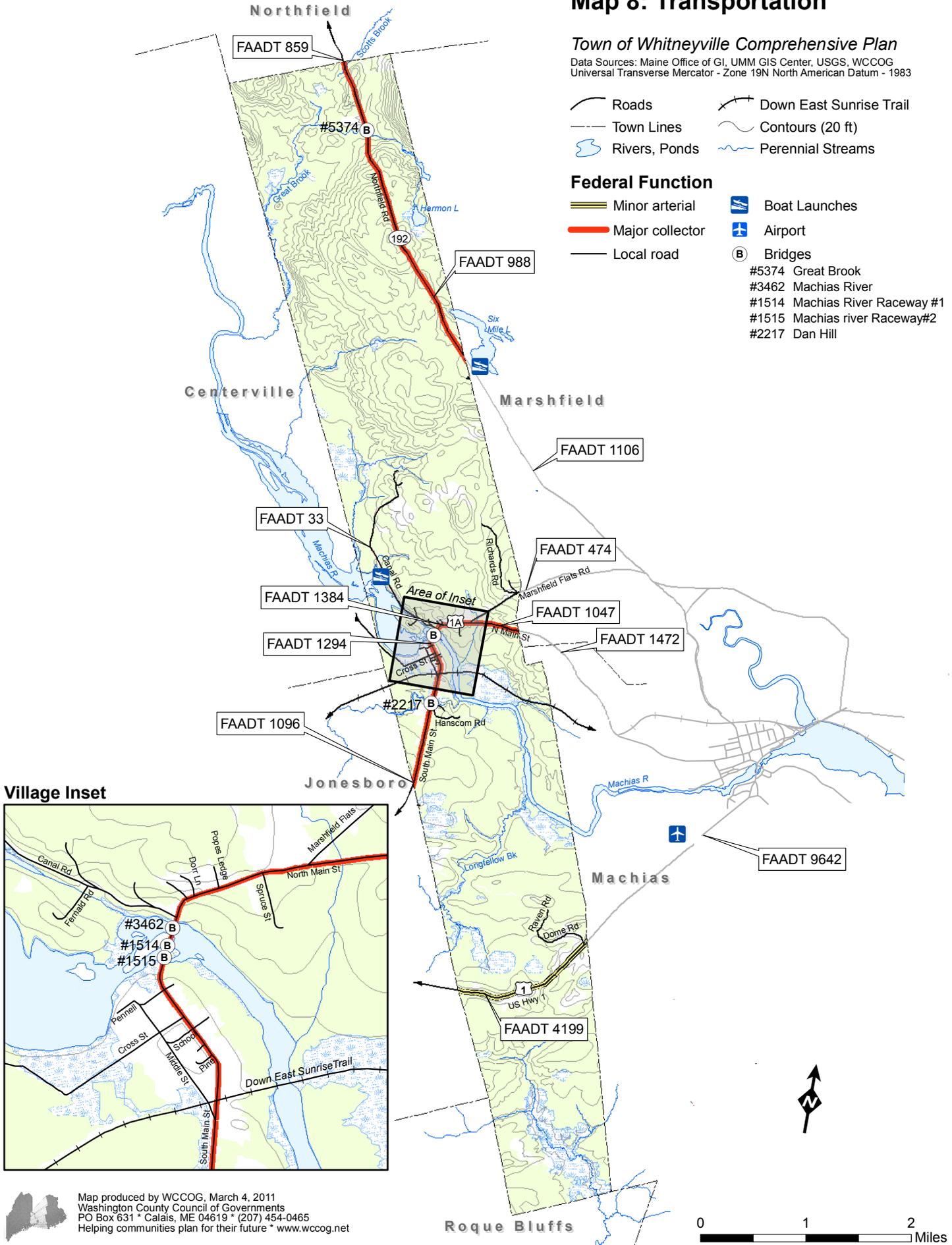
## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

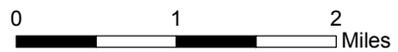
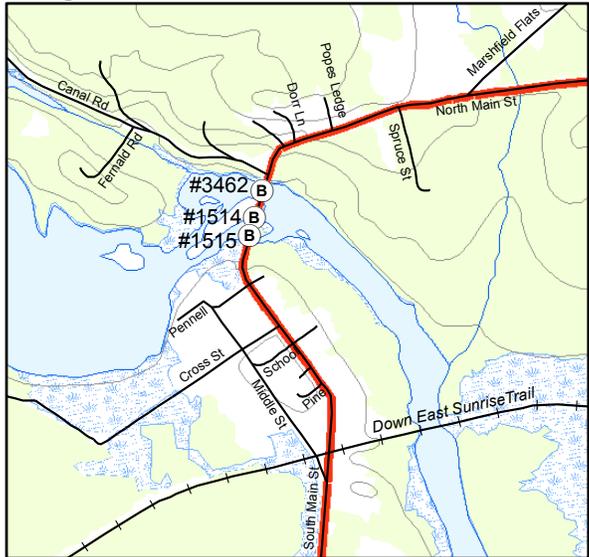
- Roads
- Town Lines
- Rivers, Ponds
- Down East Sunrise Trail
- Contours (20 ft)
- Perennial Streams

### Federal Function

- Minor arterial
- Major collector
- Local road
- Boat Launches
- Airport
- Bridges
  - #5374 Great Brook
  - #3462 Machias River
  - #1514 Machias River Raceway#1
  - #1515 Machias river Raceway#2
  - #2217 Dan Hill



### Village Inset



# Map 9: Current Land Use

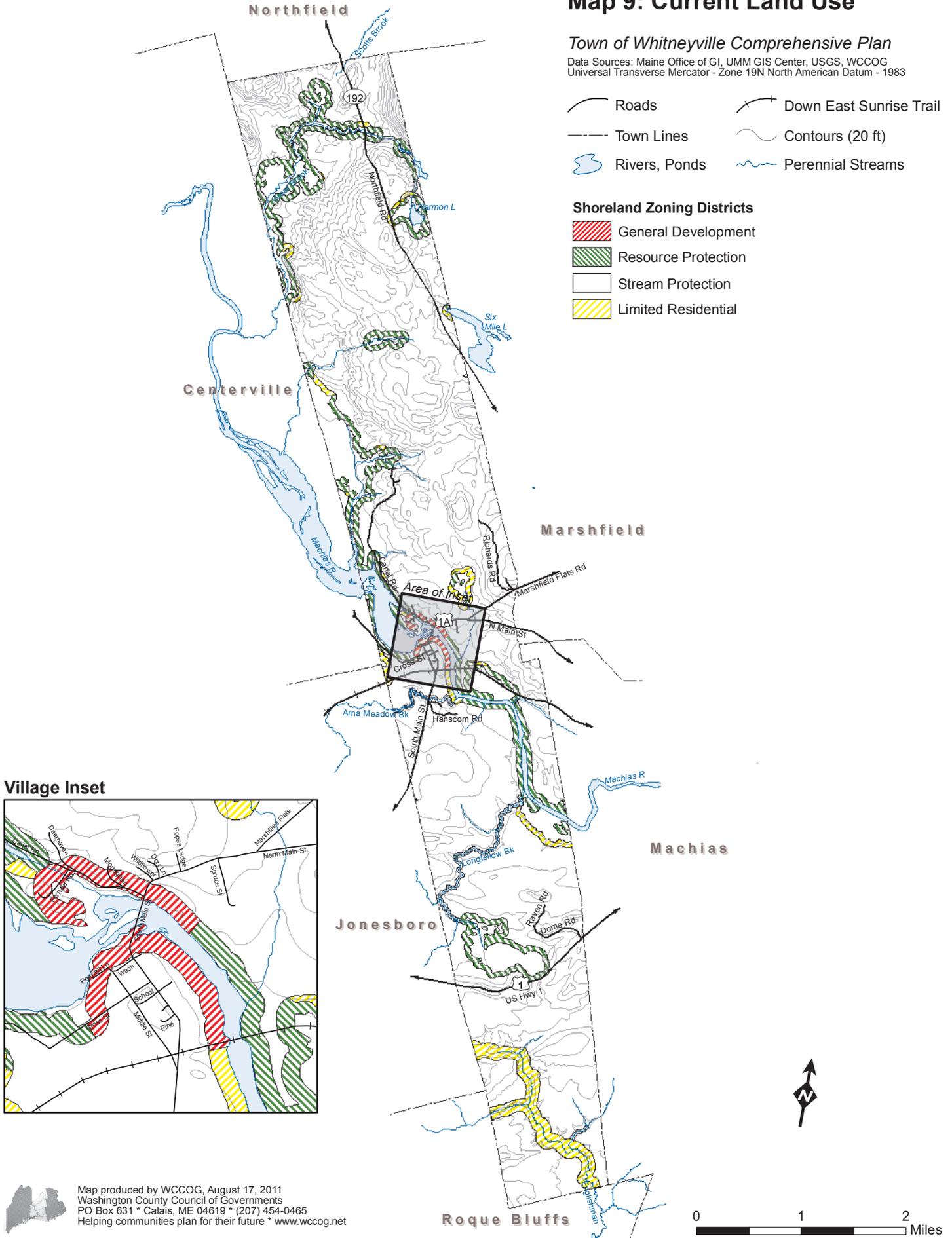
## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

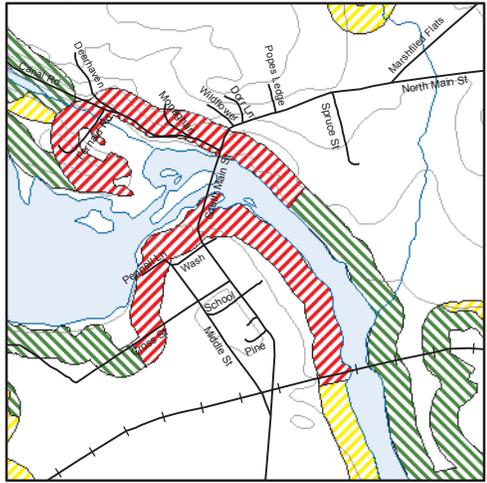
-  Roads
-  Town Lines
-  Rivers, Ponds
-  Down East Sunrise Trail
-  Contours (20 ft)
-  Perennial Streams

### Shoreland Zoning Districts

-  General Development
-  Resource Protection
-  Stream Protection
-  Limited Residential



### Village Inset



# Map 10: Future Land Use

## Town of Whitneyville Comprehensive Plan

Data Sources: Maine Office of GI, UMM GIS Center, USGS, WCCOG  
 Universal Transverse Mercator - Zone 19N North American Datum - 1983

- Roads
- Town Lines
- Rivers, Ponds
- Down East Sunrise Trail
- Contours (20 ft)
- Perennial Streams

### Growth Areas

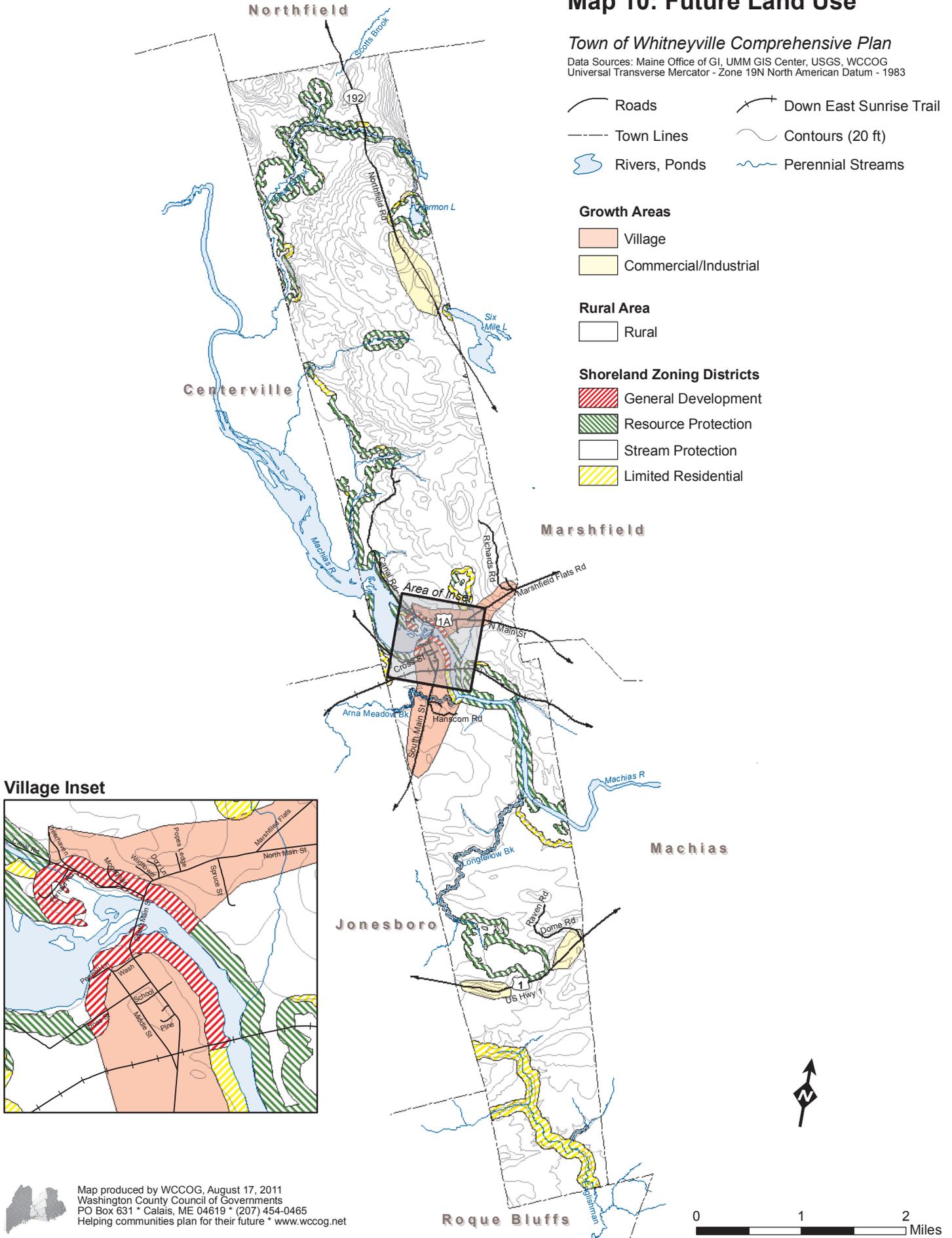
- Village
- Commercial/Industrial

### Rural Area

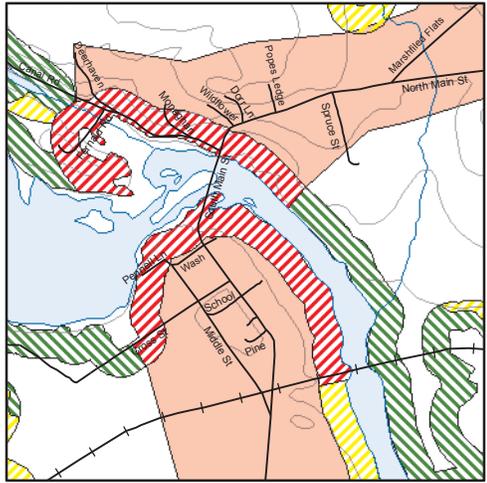
- Rural

### Shoreland Zoning Districts

- General Development
- Resource Protection
- Stream Protection
- Limited Residential



### Village Inset



## **Appendix A. COMMUNITY VISION STATEMENT**

The Community Vision Statement summarizes Whitneyville's desired future community character in terms of economic development, natural and cultural resource conservation, transportation systems, land use patterns and its role in the region.

### **Whitneyville Today**

*Whitneyville today is small, rural community with strong ties to the forests, the land and river that have shaped its history. Many long-time residents recall the days when river drives carried millions of logs down the Machias River to Whitneyville's sawmills. Today local residents are more likely to find work in nearby communities.*

*The village has seen better days. Many gracious old homes are not maintained as they once used to be. Although many residents take pride in their homes and their community, abandoned and un-kept properties are too common.*

*Nonetheless, the village remains the center and focus of community life in Whitneyville. Local residents come together at the Library, Whitneyville Congregational Church, at the community center and at the ball field. Local residents and visitors enjoy recreational access to the Machias River and the Sunrise Trail, both of which pass through the village.*

*There are fewer of us in town than there once were. In particular there are fewer families with young children. That said, a core group of local residents continue to lovingly care for our community and our local institutions – from the Library and the Church to the ball field and local cemetery. Whitneyville is still the kind of town where local residents enjoy a quiet, rural life-style, where neighbors know each other and help out.*

### **The Vision: Whitneyville in 2030**

*In 2030, Whitneyville's village will once again be the pride of the community. Residents will take pride in the well maintained homes and historic structures. Most residents will continue to find work in nearby communities, but a handful of new businesses – possibly including professional offices and a small store – will be attracted to the revitalized village, contributing to day-time activity in town. Long-time residents, many with family histories that go back generations in this community, will continue to provide a link to Whitneyville's past. But new residents will be attracted to the quality of life that Whitneyville offers.*

*Outside the village, Whitneyville will continue to be largely forested. New businesses along Route 1 in the southern part of Whitneyville will contribute to the employment base in the regional economy. Local residents as well as people from other parts of Washington County and elsewhere will continue to enjoy access to outstanding recreational resources in Whitneyville such as the Downeast Sunrise Trail and boating access to the Machias River.*

## **APPENDIX A. COMMUNITY VISION STATEMENT**

The Comprehensive Plan Committee hosted a community visioning meeting on April 12, 2011 at the Norman Duzen Fellowship Hall. Participants identified their favorite or most special places in Whitneyville. In an open forum the group discussed how they saw Whitneyville in the future. This Vision also draws on responses to the Whitneyville Community Survey and input from the Comprehensive Plan Committee.

### **Vision Sessions Participants**

Pat Brightly  
Herb Dowling  
Pam Dowling  
Roger Huntley  
Lori Nehrings  
Nate Pennell  
Jean Pennell  
Janice Getchell  
Judy Spencer

## **Appendix B: PUBLIC PARTICIPATIONS SUMMARY**

This appendix summarizes the public participation process used by the Whitneyville Comprehensive Plan Committee to solicit public participation in developing the Comprehensive Plan pursuant to 30-A MRSA §4324.

The public participation process included regularly schedule public meetings, a public Visioning Session (see *Appendix A*) and a community opinion survey (see *Appendix C*).

### **Comprehensive Plan Committee Meetings**

The Whitneyville Comprehensive Plan Update Committee worked to complete the Comprehensive Plan through a series of regular scheduled, monthly meetings held between November 2010 and July 2011. Comprehensive Plan Update Committee meetings were open to the public. The time and location of Comprehensive Plan Update Committee meetings was advertised at the Whitneyville Town Office and regular updates on the Comprehensive Plan process appeared in the Whitneyville column of the Machias Valley News Observer.

Minutes, agenda, and draft chapters for the Comprehensive Plan Meetings were posted on the Comprehensive Plan Committee's website. Comprehensive Plan committee meetings were facilitated by the Washington County Council of Governments.

### **Community Visioning Session**

The Comprehensive Plan Committee hosted a community visioning meeting on April 21, 2011. The Community Vision Session was attended by 9 Whitneyville residents representing a variety of interests and living different parts of town. Participants helped to craft the vision statement for Whitneyville. The group process is summarized in *Appendix A*.

Following the Community Vision Session, the draft Vision Statement was reviewed by the Comprehensive Plan Committee and posted on the Washington County Council of Governments website for comment. The Community Vision Statement provided direction to the policies and implementation measures developed by the Comprehensive Plan Update Committee.

### **Community Opinion Survey**

A Community Opinion Survey was distributed to Whitneyville residents in March 2011. Surveys were mailed to Whitneyville residents from a list compiled by the Town Clerk. The survey was advertised in the Machias Valley News Observer, through flyers posted in the community and via email and social networking sites. Additional copies of the survey were also available at the Town office and the Whitneyville Public Library. An electronic version of the Community Survey was made available online through the Washington County Council of Governments' website.

The Comprehensive Plan Committee received 23 responses, a 25% response rate. Responses to the survey are summarized in relevant sections of the Comprehensive Plan. Responses and comments submitted by Whitneyville residents guided the Comprehensive Plan Update Committee's development of goals and strategies. All of the written responses are reproduced in *Appendix C*.



**Appendix C: COMMUNITY SURVEY RESPONSES**

This appendix compiles the results of the public opinions survey distributed to Whitneyville residents in March 2011. The survey was posted online and advertised through fliers, local media, and e-mail distribution lists. Hard copies of surveys were mailed to Whitneyville residents from a list compiled by the Town Office. Additional hard copies of the survey were made available at the Town Office and Library. An online version of the survey was also posted on the Comprehensive Plan webpage.

The Comprehensive Plan Committee mailed 92 surveys. To encourage participation, the Committee held a drawing for \$50 gift certificate to Hannaford’s at the Community Vision Session on April 12, 2011. The Committee received a total of 23 responses (including 3 online responses) for a response rate of 25%.

Survey responses are reproduced below and summarized in relevant chapters of the Comprehensive Plan. Responses and comments submitted by Whitneyville residents guided the Comprehensive Plan Committee’s development of goals and strategies.

**1. How old are you?**

	<b>Percent</b>	<b>Count</b>
Under 20	0%	0
20-39	9%	2
40-59	52%	12
60-79	30%	7
Over 80	9%	2

**2. How many years have you lived in Whitneyville?**

**Average: 36 years**

**Responses:**

- Six
- 5
- Approx 60
- 40 years
- 62 years
- 38
- 41
- 51 years married. 20 years before that when I was single.
- Property owners in Whitneyville
- 45
- 26 years
- 17 years
- 32 years
- 32
- 3 months
- 56
- 69
- 1 year
- 40 years
- 24 years
- 34
- About 53
- 10

## APPENDIX C. COMMUNITY SURVEY RESPONSES

### 3. What are the things about the Town of Whitneyville that you like and would preserve?

- I enjoy the railroad trail, quietness of the town
- Small town atmosphere; Church; River
- The Library
- Used to be quiet residential area. Neighbors have tractors and other equipment (chainsaws) all hours of the day.
- Quiet, mostly friendly people, knowing the person next door and able to help them / receive help when needed.
- River frontage; Boat landing
- The old one-room school house on the hill - library. I would like to see a safe playground behind the town building - swings, benches, picnic tables & flowers
- Boat landing; River access; Recreational trail
- Preserve = church & fellowship hall, the new library, cemetery
- Small town feel; not really a thru-way; preserve all "old" historical buildings
- Preserve the river; Like the quiet town feeling
- Town clock; Community building
- Town history
- I've only lived in this town for a couple of months, but it seems like a great place to raise your kids. It has been so far very peaceful and our neighbors are very nice.
- Having lived in Whitneyville my whole life, my heart belongs in this town. I would like to see the quaint little village of my childhood, with residents showing pride in their properties.
- Our form of town government; boat landing; library; community building; Church
- Nothing
- 1. The river and beauty of the river running through and the area surrounding the river with areas of forest; 2. Library; 3. Keep commercial areas on Route 1
- Get the new library up and running. And the old school house, have for a historical building.
- We need to preserve the hometown feel of the town and preserve the old buildings which are a major part of our town history.
- Town cemetery
- Ball field & Library

## APPENDIX C. COMMUNITY SURVEY RESPONSES

### 4. What are the things about Whitneyville that you would like to see changed?

- An ordinance on junk vehicles; a day park, picnic area along the river; tourist attraction
- I would like to see the town "cleaned up". People should take pride in their homes and land.
- Town's money spent more wisely; Reasonable sewer fees for residents; Better road conditions; Input from younger residents
- Ordinance for keeping yards maintained
- Bring some small business in to help with tax prices. Get the volunteer fire department back.
- Certain dooryards that are covered with junk and junk vehicles
- I would like to see ordinances put in place that would make people clean up their yards. Whitneyville has many door yards that look like the slums.
- Junk yards; Auto parts; Wrecked vehicles
- Have sidewalks, have a walking park, cleaned up (dooryards, etc).
- Nothing
- I would like to see some residences cleaned up – junk yards gone.
- Have houses and lots more presentable
- To have more town folks involved with things
- I wouldn't mind seeing family orientated events to be held in town. Even a place to be able to go with your children (playground).
- More community pride; Lower taxes (consistently)
- Enforce the clean-up and regulate the area of town that are trashy. More community involvement in town affairs.
- the roads
- Easier access to the town office when needed
- 1. More clean and preserved buildings & land through the village (junk cars, etc)  
2. Cow manure cleaned up from road, ditch & brook on the north side of Whitneyville
- People shoveling snow back in the road after it is plowed and sanded. Plowing and sanding cost the town money. I would like to see something in the town warrant about clearing up the junk yards around town.
- Better care of side streets
- Get rid of all junk around buildings

## APPENDIX C. COMMUNITY SURVEY RESPONSES

### 5. Describe what you think Whitneyville will be like 20 years from now.

- Larger population
- Same with perhaps some economic growth.
- At the rate the town is going, Whitneyville will no longer exist 20 years from now.
- Unless something is done it will be more of a mess than it is now.
- Small town with nothing to do or able to work here if we don't change a little bit.
- Unknown
- High taxes and buildings that are not keep up, if things do not change.
- I want it back to where it was when I moved in. Everyone took pride in their lawns and yards. Junk piles and trash on front lawns were unheard of.
- Harry Smith's Junk yard
- I would like to have the new library up and going. Lord willing, it will not take 20 years!
- More people  
Possible small town friendly business
- I would like more businesses on Route 1. I think it will be more run down.
- As Machias grows, Whitneyville will too. Maybe more population. I would like to think it would be a quiet attractive town.
- Most likely the same with very few changes
- I don't see many changes that will take place in this town. I would hope for more development in commercial and residential properties. I don't think there will be much of a change.
- If the town continues to decline, it will be a ghost town.
- No clue
- A ghost town
- The same - hopefully not more run down and more businesses
- A very small group of people
- There will be no new development and hopefully the community center and library will still be in existence.
- Scary!
- It will be like the city dump if you don't make people clean up

## APPENDIX C. COMMUNITY SURVEY RESPONSES

### 6. Do you favor or oppose development of a locally written town-wide zoning ordinance?

	Percent	Count
Favor	65%	15
Neutral	13%	3
Oppose	13%	3
Don't know	9%	2

#### Comments:

- Unaware of what the town-wide-zoning ordinance consists of. Have not been informed by letter or other wise.
- Each town varies in what it wants to become. Anything that brings heavy traffic on a regular basis is something I wish NOT to see.

### 7. Do you favor or oppose developing other locally written land use regulations such as:

#### a. review standards for commercial development

	Percent	Count
Favor	83%	19
Neutral	4%	1
Oppose	0%	0
Don't know	13%	3

#### Comments:

- "Case by case development"
- What's available for commercial development in Whitneyville other than the marijuana clinic proposal which would not help the tax base.

#### b. site plan review for commercial development

	Percent	Count
Favor	83%	19
Neutral	4%	1
Oppose	0%	0
Don't know	13%	3

#### c. Other:

- Junkyards (Favor)
- Recreational Standards (Favor)
- Trailer parks (Oppose)

**APPENDIX C. COMMUNITY SURVEY RESPONSES**

## **APPENDIX C. COMMUNITY SURVEY RESPONSES**

### **8. Other Comments:**

- I feel that the town is drowning. Fresh ideas are needed to improve the town of Whitneyville.
- Thanks to the committee for making time in your life to get together on a regular basis to bring this all together.

**APPENDIX C. COMMUNITY SURVEY RESPONSES**

**Appendix D: PLAN IMPLEMENTATION**

This appendix compiles the policy and implementation strategies from each chapter of the Comprehensive Plan. It prioritizes how each implementation strategies will be carried out and identifies the responsible party.

**Historic & Archaeological Resources**

**Goal:** *Whitneyville will preserve its cultural, historic and archeological resources for future generations.*

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will protect to the greatest extent practicable the significant historic and archaeological resources in the community.	For sites with identified potential for historical and archeological resources, require subdivision or non-residential property developers to look for and identify any historical and archaeological resources, and to take appropriate measures to protect those resources, including but not limited to, modification of proposed site design, construction timing, and/or extent of excavation.	Selectmen; Planning Board	Short-term (1-3 years)
	Amend the Town’s land use ordinance to require that the planning board incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Selectmen; Planning Board	Short-term (1-3 years)
	Work with the Whitneyville Historical Society and the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community’s historic and archaeological resources.	Selectmen; Planning Board	Medium Term (3-5 years)

**APPENDIX D: PLAN IMPLEMENTATION**

**Population & Demographics**

**Goal:** Whitneyville will use complete and current information about its population when making administrative and policy decisions.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will actively monitor the size, characteristics and distribution of its population.	In conjunction with the Washington County Council of Governments, the designated census information center for Washington County, the town will gather all available population estimates, census data and other information concerning the number and characteristics of the town’s population.	Selectmen	On-going

**Public Facilities and Services**

**Goal:** Whitneyville will plan for, finance and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adaptation and implementation of a capital improvement program.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will efficiently meet identified public facility and service needs.	Whitneyville will budget for capital improvements outlined in the Capital Improvement Program.	Selectmen	Immediate
	Whitneyville will request a review of the governance structure for the Machias Bay Area Transfer Station that would include greater participation of member towns in the budget development process.	Selectmen	Short term (1 -2 years)
	Whitneyville will develop a Memorandum of Understanding (MOU) with the Town of Marshfield that formalizes the agreement between the two communities regarding use of the shared Salt-and-Sand facility.	Selectmen	Immediate
	Cont’d.		

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will continue to promote development in identified growth areas through careful maintenance of existing facilities.	Whitneyville will develop a Sewer Policy that clearly identifies maintenance responsibilities for the Town and for individual system users; and that equitably addresses financing of capital improvements to the system.	Selectmen	Immediate
	Whitneyville will work with the Library Association to develop plans for the best re-use of the current library building when the new library facility is built.	Selectmen	When needed

**Recreation**

**Goal:** Whitneyville will maintain existing facilities & expand recreational access for its citizens.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will maintain/upgrade existing recreational facilities as necessary to meet current and future needs.	Whitneyville will make necessary improvements at the town basketball court.	Recreation Committee	Short-term (1-3 years)
Whitneyville will preserve open space for recreational use as appropriate.	Whitneyville will work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses.	Selectmen	On-going
Whitneyville will continue to maintain at least one major point of public access to the Machias river for boating, fishing, and swimming; and work with nearby property owners to address concerns.	Whitneyville will continue to respect private property rights but seek to maintain traditional use of private rights of way to the water. Negotiations with private land owners to secure long-term access will include: <ul style="list-style-type: none"> <li>• Acknowledgement/celebration of landowners who continue the centuries old practice of allowing public use of their lands;</li> <li>• Informal agreements allowing public use of lands;</li> </ul> Cont'd	Selectmen	On-going

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	<ul style="list-style-type: none"> <li>• More formal agreements allowing public use of lands until and unless problems arise from disrespectful use of private land;</li> <li>• Providing property tax incentives to property owners who grant written, revocable rights of access across their property;</li> <li>• Purchasing rights of first refusal for access points or property of critical importance to the fishery;</li> <li>• Purchasing permanent easements or fee title to access points or property of critical importance to the fishery.</li> </ul>		

**Natural Resources**

**Goal:** Whitneyville will protect and preserve the natural resources on which its economy and quality of life depend.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville act to conserve critical natural resources in the community.	Whitneyville will amend its shoreland zone standards to meet current state guidelines.	Planning Board, Selectmen	Immediate
	Whitneyville will require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board	Short-term (1- 2 years)
	Whitneyville will designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.  Cont'd	Planning Board	Immediate

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	Whitneyville will incorporate maps and information provided by the Maine Beginning with Habitat program into the Planning Board review process.	Planning Board	Short-term (1- 2 years)
Whitneyville will coordinate with neighboring communities and state agencies to protect shared critical natural resources.	Whitneyville will participate in regional planning, management and/or regulatory efforts around shared critical natural resources.	Selectmen	On-going
	Whitneyville will make information available to those living in or near critical natural areas about applicable local, state or federal regulations.	Selectmen	On-going
	Whitneyville will participate in public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.	Selectmen	On-going
Whitneyville will minimize pollution discharges through the upgrade of existing public sewer/septic system.	Whitneyville will continue to maintain the community septic system that serves portions of the village and make upgrades as necessary.	Selectmen	On-going
Whitneyville protect significant surface water resources and drinking water resources from pollution and improve water quality where needed.	Whitneyville will continue to work with the DEP and private leach field owners to identify malfunctioning septic systems, particularly those located near streams and wetlands, and to seek grants through the Small Communities Grant Program to improve or replace malfunctioning systems.	Code Enforcement Officer	Ongoing
Cont'd	Whitneyville will include performance standards in its local land use ordinance that are consistent with: a. The Maine Stormwater Management Law and Stormwater Rules (Title 38 MRSA Section 420-D and 06-096 CMR 500 and 502).	Planning Board	Short-term (1- 2 years)

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	<p>b. DEP's allocations for allowable levels of phosphorus in lake/pond watersheds.</p> <p>c. The Maine Pollution Discharge Elimination System Stormwater Program.</p>		
	Whitneyville will consider incorporating low impact development standards in its Land Use Ordinance as described in the Future Land Use Plan.	Planning Board	Short-term (1- 2 years)
	Whitneyville will consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Planning Board	Short-term (1- 2 years)
	Provide educational materials at appropriate locations regarding aquatic invasive species.	Selectmen	On-going
	Whitneyville will adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's contractors.	Planning Board	Short-term (1- 2 years)
Whitneyville will encourage landowners to protect water quality.	Whitneyville will provide local contact information at the Town 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.	Selectmen	On-going
Whitneyville will participate in appropriate regional programs to preserve and protect the local water resources.	Whitneyville will participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Selectmen	On-going

**APPENDIX D: PLAN IMPLEMENTATION**

**Agriculture and Forestry**

**Goal:** Whitneyville will preserve the agricultural and forestry resources that support its rural economy.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will safeguard lands identified as prime farmland.	Whitneyville will include major concentrations of farm and forest lands in the “rural areas” of the Land Use Plan.	Comprehensive Plan Committee	Immediate
	Whitneyville will consult with the Maine Forest Service District Forester when developing new land use regulations pertaining to forest management practices.	Planning Board	As needed
	Whitneyville will consult with Soil and Water Conservation District staff when developing new land use regulations pertaining to agricultural management practices.	Planning Board	As needed
	Whitneyville will amend its land use ordinance to require commercial and subdivision developments in critical rural areas to maintain areas with prime farm soils as open space to the greatest extent practicable.	Planning Board	Short-term
Whitneyville supports farming and forestry and will encourage their ongoing economic viability.	Whitneyville will continue to support the appropriate application of the State’s Tree Growth Tax Law to encourage long-term management of the Town’s forest resources.	Selectmen	On-going
	Whitneyville will continue to 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.		
	Whitneyville will include agriculture and commercial forestry operations in local or regional economic development plans.	Selectmen	On-going

**APPENDIX D: PLAN IMPLEMENTATION**

**Economy and Employment**

**Goal:** Promote an economic climate that increases job opportunities and the overall well being of Whitneyville.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will support economic development efforts with a focus on revitalization of the village and job creation in Whitneyville and nearby communities.	Develop an action plan to identify means of dealing with abandoned and un-kept properties as part of a village revitalization plan.	Selectmen	Immediate
	Enact local land use ordinances to promote economic development consistent with the Future Land Use Plan.	Selectmen	Short term (1 -2 years)
	On a case-by-case basis, consider tax incentives (such as TIF) suitable for the types and locations of economic development desired in Whitneyville.	Selectmen	On-going
Whitneyville will coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	Continue to participate in regional economic development efforts through Sunrise County Economic Council, Washington County Council of Governments, Machias Chamber of Commerce and other organizations that promote economic development in the area.	Selectmen	Ongoing

**Housing**

**Goal:** Whitneyville will encourage affordable, decent housing options for its residents.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will encourage affordable, appropriate, and adequate housing for all residents.	Whitneyville will continue to allow the types of development that result in affordable housing, such as the addition of accessory apartments.  Cont'd	Selectmen	On-going

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	Whitneyville will seek to achieve a level of at least 10% of new residential development over the next 10 years be affordable.	Selectmen	On-going
Whitneyville will ensure that land use controls encourage the development of quality affordable housing, including rental housing.	Whitneyville will enact land use regulations in growth areas to allow for increased density and/or, decreased lot size, and setbacks to make housing less expensive to develop.	Selectmen	Short-term (1-2 years)
	Whitneyville will designate locations in growth areas where mobile home parks are allowed pursuant to 30-A MRSA §4358(3)(M).	Comprehensive Plan Committee	Immediate
Whitneyville will support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	Whitneyville will continue to support the efforts of WHCA and other regional organizations to address affordable housing and substandard housing issues.	Selectmen	On-going

**Transportation**

**Goal:** Whitneyville will encourage, promote and develop efficient and safe transportation facilities that will accommodate our town’s anticipated growth and economic development.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	Whitneyville will develop a prioritized maintenance and repair plan for the community’s transportation network.	Selectmen	Short-term (1-2 years)
	Whitneyville will continue to participate in regional transportation planning efforts facilitated by MaineDOT, WCCOG and other groups interested in improving regional coordination of transportation.	Selectmen	On-going

**APPENDIX D: PLAN IMPLEMENTATION**

Whitneyville will safely and efficiently preserve the transportation system.	Whitneyville will advocate for replacement of Great Brook Bridge.	Selectmen	Short-term (1–2 years)
Whitneyville will 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.	Whitneyville will enact local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); b. State access management regulations pursuant to 23 MRSA §704; and c. State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A.	Selectmen	Short-term (1–2 years)
Whitneyville will 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 users (motor vehicles, pedestrians, bicyclists).	When State roads require reconstruction or repair, Whitneyville will request that shoulders be added to improve public safety, particularly along identified segment of Route 192 and Route 1A.	Selectmen	As needed
	Whitneyville will support efforts to construct additional parking near the junction of the Sunrise Trail and Middle Street (or Route 1A).	Selectmen	Short-term (1–2 years)
	Whitneyville will enact standards for subdivisions and for public and private roads to foster transportation-efficient growth patterns and provide for future street and trail connections.	Selectmen, Planning Board	Short-term (1–2 years)

**APPENDIX D: PLAN IMPLEMENTATION**

	Whitneyville will participate in efforts through the WCCOG to develop a regional comprehensive transportation plan to include traffic flow, pedestrian links, sidewalk, scenic turnoffs, etc.	Selectmen	On-going
Whitneyville will promote fiscal prudence by maximizing the efficiency of the state and state-aid highway network.	Whitneyville will consider increasing center line setbacks on collector roads outside of the village area from 35 feet to 50 feet to accommodate future drainage, utility and safety concerns.	Selectmen, Planning Board	Short-term (1-2 years)

**Fiscal Capacity**

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

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will finance public facilities and services in a cost effective manner and reduce Maine’s tax burden by staying with LD 1 spending limits.	Whitneyville will implement the capital investment plan by developing a capital improvement program prioritizing the projects listed in the Capital Investment Plan.	Selectmen	On-going
	Whitneyville will budget for and conduct a Municipal Revaluation.	Selectmen	Immediate
	Whitneyville will review and/or update the capital improvement program biennially.	Selectmen	On-going
	Whitneyville will explore grants available to assist in the funding of capital investments within the community.	Selectmen	Short Term (1-2 years)
	Cont’d		

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	Whitneyville will direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.	Selectmen	On-going
	Whitneyville will continue to work with neighboring communities and WCCOG to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Selectmen	On-going

**Land Use**

**Goal:** To encourage growth and development in appropriate areas of Whitneyville while protecting the Town’s character and making efficient use of public services.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will protect critical natural resources from the impacts of development.	Whitneyville will periodically review the Town’s Shoreland Zoning Ordinance to ensure that appropriate critical natural resources within the Town’s Shoreland are protected from the impacts of development.	Planning Board	On-going
	Whitneyville will continue to work with land owners to protect critical natural resource through voluntary measures including better management practices and voluntary participation in land conservation.	Selectmen; Planning Board	On-going
Whitneyville will establish efficient permitting procedures, especially in growth areas.	Whitneyville will establish fair and efficient permitting procedures with appropriate fees and define protective measures for critical resources areas.	Planning Board	Immediate (1-2 years)
	Cont’d		

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will review and revise existing use regulations, consistent with the goals and guidelines of this Comprehensive Plan.	Whitneyville will prepare a zoning ordinance for review and approval by municipal vote consistent with the future land use designations in the Comprehensive Plan.	Planning Board	5-10 years
	Whitneyville will periodically update existing ordinances to ensure their consistency with state and federal laws and the local needs.	Planning Board; CEO	On-going
	Whitneyville will track new development in town by type and location and periodically (at least every five years) evaluate implementation of the Comprehensive Plan and land ordinances to ensure that community goals are being met.	Planning Board; Selectmen	On-going
	Require new growth-related public facilities be located within the village growth area.	Selectmen	Immediate (1-2 years)
Whitneyville will support the level of financial commitment necessary to provide needed infrastructure in growth areas.	Whitneyville will include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Selectmen	On-going
Whitneyville will enforce ordinances fully and fairly.	Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451.	Planning Board; Selectmen	On-going
Whitneyville will continue to co-operate with neighboring communities and coordinate Whitneyville’s land use strategies with other local and regional land use planning efforts.	Continue serving in regional groups and organizations including the Sunrise County Economic Council and the Washington County Council of Governments.  Cont’d	Selectmen	On-going

**APPENDIX D: PLAN IMPLEMENTATION**

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory (acquisition, et cetera) strategies.	Selectmen	Immediate (1-2 years)

## **Appendix E: EVALUATION MEASURES**

This appendix establishes evaluation measures that describe how the Town of Whitneyville will periodically (at least every five years) evaluate the following:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to community's designated growth areas, rural areas, and transition areas (if applicable)
- D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

### **Implementation of Future Land Use Plan**

The Land Use Chapter of the Comprehensive Plan establishes a municipal policy directing the Selectmen and Planning Board to “prepare a zoning ordinance for review and approval by municipal vote consistent with the future land use designations in the Comprehensive Plan.”

To ensure that this objectives is met, it is recommended that the Selectmen hold within six months of adoption of the Comprehensive Plan a joint meeting with the Planning Board, the Code Enforcement Officer, and staff from the Washington County Council of Governments to develop a specific time table for implementation of the Land Use policies and implementation strategies established in the Comprehensive Plan.

### **Growth Related Capital Investment**

The Fiscal Capacity chapter establishes a municipal policy of “financ[ing] public facilities and services in a cost effective manner” and with an implementation strategy directing to the Selectmen to “direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.” However, no growth related capital investments are identified in the current Capital Investment Plan.

To ensure that the objectives is met, the Town should periodically update is Capital Investment Plan. In years when the Town makes growth-related capital investment(s) the Selectmen should in their annual report indicate the percent of each growth related capital investment made in designated growth areas.

### **Location and Amount of New Development**

The Land Use Chapter of the Comprehensive Plan directs the Planning Board and Selectmen to “track new development in town by type and location and periodically (at least every five years) evaluate implementation of the Comprehensive Plan and land ordinances to ensure that community goals are being met.”

To ensure that this objective is met, the Selectmen should direct the Chair of Planning Board to submit with his/her annual report a table indicating the type and location of new development for which permits have been issued in the previous year.

## **APPENDIX E. EVALUATION MEASURES**

### **Protection of Critical Natural Resources**

The location(s) of critical natural resources are indicated on *Map 6: Habitat*. All identified critical natural resources are currently located within the Shoreland Zoning jurisdiction as established by Whitneyville Shoreland Zoning Ordinance.

To monitor the amount of critical resource areas protected through acquisition, easements, or other measures, the Town Assessor should maintain a record of parcels enrolled in Tree Growth, Farmland or Open Space protection programs as well as those parcels protected by conservation easement or managed by land trusts, the Town or federal and state agencies for conservation purposes, so that a parcel level map of protected critical resources can be compared against *Map 6: Habitat* as part of the periodic evaluation (see above).

## Appendix F: REGIONAL COORDINATION PROGRAM

As a very small rural community, the Town of Whitneyville actively coordinates with neighboring communities on a broad range of issues. This appendix summarized regional coordination efforts undertaken by the Town of Whitneyville for shared resources and facilities, including but not limited to public facilities, transportation facilities and recreation; and reproduces recommended policies and strategies for continue regional coordination from relevant sections of the Comprehensive Plan Update.

### PUBLIC FACILITIES AND SERVICES

Whitneyville works actively with neighboring towns in order to be able to provide quality public facilities and services that the town would not be able to provide on its own. Notably, regional coordination efforts include participation in the Machias Bay Transfer Station (for solid waste), use of a share salt and sand pile and coordination for road maintenance and plowing contracts with Marshfield (transportation), and contract fire, EMS and policing services (public safety) through regional partners.

Policies and strategies that address regional coordination for the delivery of public facilities and services are reproduced below.

**Goal:** Whitneyville will plan for, finance and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adaptation and implementation of a capital improvement program.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will efficiently meet identified public facility and service needs.	Whitneyville will request a review of the governance structure for the Machias Bay Area Transfer Station that would include greater participation of member towns in the budget development process.	Selectmen	Short term (1 -2 years)
	Whitneyville will develop a Memorandum of Understanding (MOU) with the Town of Marshfield that formalizes the agreement between the two communities regarding use of the shared Salt-and-Sand facility.	Selectmen	Immediate

### NATURAL RESOURCES

The natural resources chapter identifies a number of shared natural resources that require regional coordination for effective management. Most notably these include Essential and Significant Wildlife Habitat, high-value areas for agriculture and forestry.

The Town of Whitneyville currently works closely with DEP and neighboring communities on issues pertaining to water quality in the Machias River. The town has identified additional strategies for enhanced regional coordination, including consultation with relevant state agencies and neighboring communities in the development of land use ordinances and other municipal regulations. Policies and strategies that address regional coordination with regard to natural resources are reproduced below.

**Goal:** Whitneyville will protect and preserve the natural resources on which its economy and quality of life depend.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will coordinate with neighboring communities and state agencies to protect shared critical natural resources.	Whitneyville will participate in regional planning, management and/or regulatory efforts around shared critical natural resources.	Selectmen	On-going
Whitneyville protect significant surface water resources and drinking water resources from pollution and improve water quality where needed.	Whitneyville will continue to work with the DEP and private leach field owners to identify malfunctioning septic systems, particularly those located near streams and wetlands, and to seek grants through the Small Communities Grant Program to improve or replace malfunctioning systems.	Code Enforcement Officer	Ongoing
Whitneyville will participate in appropriate regional programs to preserve and protect the local water resources.	Whitneyville will participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Selectmen	On-going

## EMPLOYMENT AND ECONOMY

The Town of Whitneyville promotes regional coordination of economic development efforts in Washington County through participation with organizations that promote economic development in the region (Sunrise County Economic Council, Washington County Council of Governments, Eastern Maine Development Corporation, Incubators without Walls, et cetera).

Policies and strategies that address regional coordination with regard to employment and the economy are reproduced below.

**Goal:** Promote an economic climate that increases job opportunities and the overall well being of Whitneyville.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will support economic development efforts with a focus on revitalization of the village and job creation in Whitneyville and nearby communities.	Develop an action plan to identify means of dealing with abandoned and un-kept properties as part of a village revitalization plan.	Selectmen	Immediate
Whitneyville will coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	Continue to participate in regional economic development efforts through Sunrise County Economic Council, Washington County Council of Governments, Machias Chamber of Commerce and other organizations that promote economic development in the area.	Selectmen	Ongoing

## HOUSING

To date, Whitneyville has not participated in regional efforts to address issues of housing affordability. Policies and strategies that address regional coordination with regard to housing are reproduced below.

**Goal:** Whitneyville will encourage affordable, decent housing options for its residents.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	Whitneyville will continue to support the efforts of WHCA and other regional organizations to address affordable housing and substandard housing issues.	Selectmen	On-going

## TRANSPORTATION

The Town of Whitneyville currently participates in regional transportation planning efforts through the Washington County Council of Governments; and promotes integration of transportation planning with CEDS (Community Economic Development Strategy).

With regard to maintenance of the local roads network, Whitneyville coordinates with the Town of Marshfield on share salt and sand purchasing and on winter plowing.

Policies and strategies that address regional coordination with regard to transportation are reproduced below.

**Goal:** Whitneyville will encourage, promote and develop efficient and safe transportation facilities that will accommodate our town's anticipated growth and economic development.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	Whitneyville will continue to participate in regional transportation planning efforts facilitated by MaineDOT, WCCOG and other groups interested in improving regional coordination of transportation.	Selectmen	On-going
Whitneyville will 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 users (motor vehicles, pedestrians, bicyclists).	When State roads require reconstruction or repair, Whitneyville will request that shoulders be added to improve public safety, particularly along identified segment of Route 192 and Route 1A.	Selectmen	As needed

**FISCAL CAPACITY**

The Town of Whitneyville has participated in a number of regional projects coordinated through WCCOG. Whitneyville also coordinates with neighboring communities on shared purchasing (salt and sand) and participation in inter-local public facilities (Machias Bay Transfer Station, fire and EMS coverage). Whitneyville will continue to support efforts to increase cost savings and efficiencies by working with neighboring communities to plan for and finance shared or adjacent capital investments.

Policies and strategies that address regional coordination with regard to fiscal capacity are reproduced below.

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

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will finance public facilities and services in a cost effective manner and reduce Maine’s tax burden by staying with LD 1 spending limits.	Whitneyville will continue to work with neighboring communities and WCCOG to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Selectmen	On-going

**LAND USE**

The future land use districts as outlined in the Future Land Use Plan are in line with Future Land Use Plans and Land Use Ordinances in applicable surrounding communities. (Marshfield does not currently have an approved Comprehensive Plan). The Town participates in a number of regional organizations and will continue to participate in these organizations and seek input from neighboring communities as it develops ordinances to implement recommendations of the Comprehensive Plan Update. Policies and strategies that address regional coordination with regard to land use are reproduced below.

**Goal:** To encourage growth and development in appropriate areas of Whitneyville while protecting the Town’s character and making efficient use of public services.

<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
Whitneyville will continue to co-operate with neighboring communities and coordinate Whitneyville’s land use strategies with other local and regional land use planning efforts.	Continue serving in regional groups and organizations including the Sunrise County Economic Council and the Washington County Council of Governments.	Selectmen	On-going
	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory (acquisition, et cetera) strategies.	Selectmen	Immediate (1-2 years)