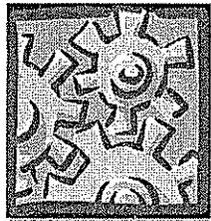


Town of Eddington

COMPREHENSIVE PLAN

Prepared for the Town of Eddington Comprehensive Plan Committee

By Penobscot Valley Council of Governments



October 2002

SPO Consistency: July 2004

Town Vote: 11/16/04

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2002 COMPREHENSIVE PLAN

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INTRODUCTION

During the economic “boom” of the eighties, the State of Maine experienced substantial growth, not only in our urban areas, but also in the outlying rural communities. This growth, which was a mix of industrial, commercial and residential, occurred in many communities that were not prepared to deal with the increased demands on municipal budgets or the environmental effects. In response to this growth and in an effort to reduce the impact on taxes, community character and our environment, the State of Maine Legislature enacted various land use laws that were intended to provide municipalities with the tools to prepare for future growth and development. The “Comprehensive Planning and Land Use Regulation Act” of 1988, which is frequently referred to as the “Growth Management Act” required municipalities throughout the State to adopt a Growth Management Program. The program, which consisted of a comprehensive plan and implemented land use ordinance, would provide the framework for municipalities to guide their future growth and development while still maintaining the character and identity of their community. Due to a period of decreasing state revenues, the program was repealed by the Legislature to eliminate the mandatory aspect of the law; but many communities had already recognized the necessity of this program and continue today to achieve Growth Management’s goals.

In January 2001, Public Law 776 “*An Act to Implement the Land Use Recommendations of the Task Force on State Office Building Location, Other State Growth-related Capital Investments and Patterns of Development*” went into effect to ensure that governmental investments are made in a manner that will not spur development sprawl and will concentrate public facilities and improvements in locally designated growth areas. “Growth-related capital investment” means investment by the State in only the following projects, whether using state, federal or other public funds and whether in the form of a purchase, lease, grant, loan, loan guarantee, credit, tax credit or other financial assistance:

- Construction or acquisition of newly constructed multifamily rental housing;
- Development of industrial or business parks;
- Construction or extension of sewer, water and other utility lines;
- Grants and loans for public service infrastructure, public facilities and community buildings; and
- Construction or expansion of state office buildings, state courts and other state civic buildings that serve public clients and customers.

"Growth-related capital investment" **does not** include investment in the following:

- Operation or maintenance of a governmental or quasi-governmental facility or program;
- Renovation of a governmental facility that does not significantly expand the facility's capacity;

- General purpose aid for education;
- School construction or renovation projects;
- Highway or bridge projects;
- Programs that provide direct financial assistance to individual businesses; community revenue sharing; or
- Public health programs.

A comprehensive plan is a document adopted by a local government and created by local people. This document is actually a map to the town's future that guides the decision making process regarding the community and the vision that the residents have for their future. The essential characteristic of the plan makes it comprehensive, general, and long-range. The plan is comprehensive since it encompasses all aspects of the community; general because the plan summarizes policies and implementation strategies but does not include detailed regulations, and long-range since the plan looks to the future to envision the problems and possibilities.

STATUTORY BASIS

Eddington's Comprehensive Plan was developed pursuant to the statutory requirements of the Comprehensive Planning and Land Use Regulation Act of 1988 (MRS Title 30, Section 4861). The adoption of the plan can assist Eddington in receiving preferential consideration when applying for federally or state funded grants that affect community development (MRSA Title 30-A, Section 4349).

PURPOSE

The purpose of a comprehensive plan is to provide the factual basis and policy framework for future planning, regulatory, and community development decision-making, in both the public and private sectors for the Town. The plan is a valuable working instrument for the future growth and development of Eddington.

CONSULTANT

Penobscot Valley Council of Governments is pleased to assist the Town of Eddington with their comprehensive planning efforts and continues to enjoy working with the community.

STATE'S GOALS

In order for the plan to be deemed consistent by the state, it must address the State's ten goals of growth management. The following is a listing of those goals.

- To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services and preventing development sprawl.
- To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
- To promote an economic climate that increases job opportunities and overall economic well being.
- To encourage and promote affordable, decent housing opportunities for all Maine citizens.
- To protect the quality and manage the quantity of the state's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.
- To protect the state's critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas and unique natural areas.
- To protect the state's marine resources industry, ports, and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.
- To safeguard the state's agricultural and forest resources from development that threatens those resources.
- To preserve the state's historical and archaeological resources.
- To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

SCOPE

This comprehensive plan involves the following:

- ♣ Survey of existing and potential resources;
- ♣ Analysis of past, present, and future community trends;
- ♣ Development of policies to abate, resolve or prevent local problems;
- ♣ Adoption and implementation of these policies by Town officials and residents;
and
- ♣ Continuous monitoring of the Plan's policies and implementation strategies.

A comprehensive plan follows an established framework set forth by the State. Within the plan, however, are the collective thoughts and actions of Eddington's residents. The entire comprehensive plan must be applicable now and in the future. As a result, the Town must periodically review the plan and update it to reflect needed changes in local policies and to incorporate updated information.

This comprehensive plan looks at local, as well as regional, issues that concern or affect the Town of Eddington. This Plan will guide the Town over the next ten years, and provide a reasonable approach to land use regulation in preparing the Town for future development while retaining, or even enhancing, the local quality of life.

This comprehensive plan examines the above mentioned available information, including inventory and analysis, local policies, implementation strategies and regional policy/coordination, through the following components:

- | | |
|---|----------------------------------|
| ♣ Historic and Archaeological Resources | ♣ Recreation |
| ♣ Population | ♣ Transportation |
| ♣ Employment and Economy | ♣ Public Facilities and Services |
| ♣ Natural Resources | ♣ Fiscal Capacity |
| ♣ Housing | ♣ Land Use |

LIMITATIONS

This comprehensive plan has been assembled and compiled with the genuine intention that all of the data and information contained herein is reasonably accurate and correct. The information contained in this plan was gathered from the sources cited. Some of the sources were found to be more detailed and more recent than other sources. Where appropriate, future application of the information contained in this plan should be preceded by a check of the sources to see if additional or revised information is available. Most of the information contained in the plan is considered current enough and of sufficient detail to support the conclusions and recommendations offered. Note that while this information is suitable for general planning, it may not be appropriate for site specific decisions.

POLICY AND IMPLEMENTATION STRATEGY TIMELINES

Throughout this plan, implementation strategies are broken town into three categories, Immediate, Short-Term and Long-Term. Immediate strategies are strategies that are to be implemented within two years of the Comprehensive Plan adoption. Short-Term Strategies are those that will be implemented between two to five years of Plan adoption, and Long-Term Strategies are those that will be implemented within five to ten years of Plan adoption.

STATE GOAL

To preserve the State's historic and archaeological resources.

INTRODUCTION

Eddington is one of the oldest towns in Penobscot County. With the exception of Bangor and Brewer, Eddington was the only town in Penobscot County appearing on the census returns of 1790, showing a population of 110. It also was the only town that census was taken by itself, the others being returned "with adjacent places." The formal settlement of the Town of Eddington came between 1785 and 1787. There is strong evidence to suggest that eleven years after the first settlers appeared in Bangor (1769), some families crossed the Penobscot and settled in what is now Eddington.

GEOGRAPHICAL FEATURES

Since the geographical features of an area, in part, influence its history, it may be well to give a description of the boundaries and topographical points of interest at the beginning of their account. As illustrated on Map A-1, the Town of Eddington has a peculiar boundary on the northwest Penobscot River, beyond which lies Veazie and Orono, with the famous old "bend" at the southwest corner of Eddington; on the northwest and for a little way on the east, lies Bradley with the interweaving line making an angle in Nichols (Chemo) Pond after passing to the southwest a little way, running off sharply to the south, where it forms the east boundary with Clifton beyond; on the south a straight line separating Eddington from Dedham, in Hancock County; on the northwest of this part of Town lies Holden, as also on the southwest of the main tract of Eddington; and on the southwest of the western part of the town of Brewer, with a slightly broken boundary line between.

The length of the boundary on the Penobscot River is three and a half miles; of the side toward Bradley, six miles; and that on Clifton, a little over five and a half miles. The extreme length of the town from the middle of the curve in the river above Eddington Bend to a point below Nichols (Chemo) Pond across the angle in Davis Pond is five and a half miles. The main body of the town has a breadth of two and four-fifths miles at the northeast end, whereas the southeast extremity is about two and one fourth; the entire distance from the west corner of Eddington at the "Bend" is less than one and one half miles.

As already indicated, Nichols (Chemo) Pond, lying partly in the eastern angle of the town, has less than one square mile of its surface within the limits of the town of Eddington; the major part is in Bradley. This fine sheet of water was named for one of the early settlers, James Nichols. It is now, generally called Lake Chemo or Chemo Pond. This name derived from the Indian name "K'chimchgwask," meaning "big bog," since at the outlet there is a large bog. On the west of the south projection of Eddington stretches Holbrook Pond, the largest part of which is located in the Town of Holden. The boundary line describes a great curve in this lake. A half-mile outlet connects it with Davis Pond, a roundish sheet of water

nearly a mile in its greatest diameter. A small part of Davis Pond lies in Holden and in turn, connects with Nichols (Chemo) Pond by an outlet (Mill Stream) across town.

The main stream of the northwestern part of the town is Blackman Stream, which rises half a mile from Davis Pond and flows with a very devious course altogether in this town, almost to the north corner where it empties into the Penobscot. A small tributary of Eaton Brook in Brewer rises in this part of town, wanders for a short way through Holden and back into Eddington for about two miles and then departs into Brewer.

The most remarkable feature of the town, other than the Penobscot, is Blackcap Mountain, almost at the extreme southeast. This hill or range of hills is about one and a half miles long with an average width of little more than a half-mile. It rises to a respectable height of 860 feet and is conspicuous across the county for long distances in each direction, being a prominent object in the landscape as viewed from Bangor, and is also in view from the sea.

LAND USES

The soil of Eddington is generally good and farming for many years was prominent and profitable. Most of the large profitable farms are gone. Poultry flourished for a time. Many of the farms of the 1880s, 1890s and early 1900s have been abandoned for more lucrative incomes in industry and because of other economic factors such as the rising cost of feed, machinery and labor.

Town officials and the Planning Board continue to improve regulations and ordinances regarding zoning, sub-divisions, and shoreland use. They will continue to wisely assist in the development of land usage for the future.

FOUNDING FATHERS

The history of Eddington cannot be even started without knowledge of the man, Jonathan Eddy. Not only was he a driving force for the development of Eddington, but also he was an outstanding patriot for the Revolutionary cause under General George Washington. He was born in Norton, Massachusetts in 1726, where he lived until 1755. During his early adult years, he helped erect Fort Halifax and other fortifications along the Kennebec River.

During 1758 to 1760, the now, Captain Eddy enlisted volunteers from the area of the Penobscot River, including land now known as Eddington. In 1763, Jonathan Eddy bought land in Fort Cumberland, Nova Scotia; land known for its rich farmland. Living for ten years at Chignecto Bay, he gained a great deal of influence and became very prominent as Sheriff of the County.

At the outbreak of the Revolutionary War, he sought out General Washington to raise troops to bring Nova Scotia into the Massachusetts Commonwealth. It was a painful defeat. To prevent arrest, the small group retreated across the St. John River. The families were allowed, eventually, to join them in the Machias area. The Council of Halifax offered 200

pounds for his apprehension. Jonathan Eddy, then entered the Continental Army. He was still living in the Machias area when the British sailed up Pleasant River and were defeated. Following the end of the Revolutionary War (1785), the General Court of Massachusetts granted Colonel Jonathan Eddy and 19 other Patriots 9,000 acres of land at the “head of the tide” on the condition that it would be settled within ten years. This grant, in addition to the land along the Penobscot River, obtained from the Tarratine Indians in a treaty that released the lands on both sides of the Penobscot River for settlement, provided the start of Township 10. Incorporation of Eddington was accepted on February 22, 1811. Although the application listed the name as Eddy’s Town, when it was granted the name came out as Eddington.

Colonel Eddy was chairman of a committee appointed to employ the first ministers settled on the Penobscot (Seth Noble in 1786). Jonathan Eddy was the first magistrate on the Penobscot River. Governor Hancock appointed him “A Special Justice of the Court of Common Place, A Registrar of Probate and Wills, A Justice of the Peace and Quorum for the County of Penobscot.” He qualified for all those offices by Colonel Paul Dudley Sargent and Judge William Venel. In February 1772, he issued a warrant to Captain James Bulge, calling a meeting of inhabitants to organize the town of Bangor. In 1800, he was appointed postmaster at Eddington Plantation, as postal routes had been established. His business was large as a justice. The marriages solemnized by him were numerous. After a long and eventful life, Colonel Eddy died August 1804 at the age of 78. He and one of his sons lie buried in the Old Settlers Cemetery atop the hill at Eddington Bend. At the front of the hill stands a granite shaft, dedicated as a memorial in his honor.

FORM OF GOVERNMENT

Continuation of increases in population brought about the need for a government. Eddington made use of the old form of government that dated back to 1634; fathers of the town, selectmen, were chosen. Equal rights for women were not recognized. Only males, 21 years of age or older, were permitted to vote. An income of three pounds annually, or an estate of sixty pounds or more was needed for the privilege of voting. By 1810, the population was 205 and in 1811, the Town Charter was signed incorporating the Town. The meetinghouse was the center of social interaction and meetings.

Today, Eddington still practices the selectmen form of government. The Selectmen are supported by a Town Manager. The Town also employs a Clerk, Deputy Clerk, Tax Collector, Deputy Tax Collector, Treasurer, Fire Chief, Police Chief, Welfare Director, Water Superintendent, Code Enforcement Officer, Registrar of Voters, Superintendent of Schools and an Animal Control Officer. In addition to the Board of Selectmen, the Town is managed and operated by a Board of Assessors, a Planning Board, a Board of Appeals, Cemetery Board and School Administrative District Directors.

EARLY POPULATION

In 1847, East Eddington organized a Fire Club. There were 40 members. Equipment consisted of 24 buckets, six ladders, 2 pick axes and 2 fire hooks. A building was supplied for storage and meetings. Many householders had peace of mind knowing they had someone to call in an emergency.

Tax books showed that tax collectors were given the authority against delinquent taxpayers. “You are required to distain the goods and chattels of such persons to the value thereof and the distress so taken to keep for the space of four days at the cost and charge of the owner and if he shall not pay the sum assessed within four days, then you are to sell at public auction the distress so taken, first giving 48 hours notice of sale - For want of goods or chattels whereon to distress, after 12 days you are to take the body of such persons and commit to the county jail to remain until he pay the amount assessed, etc.”

Around 1800 a group of settlers came to East Eddington. They settled further east utilizing the water supply at Davis Pond where its outlet flowed into Chemo Pond. After the roads were constructed, they built a dam to provide waterpower and a sawmill was built providing lumber for homes. Access to other families was sometimes difficult; many lived one to two miles apart and transportation was usually by foot. Nearly every settler had a cow providing milk and butter for the family. Oxen were the beast of burden. Work on the farm was indeed from dawn to dusk. The women, as their children left home, developed “home industries” such as weaving and sewing. Orders were filled as far away as Massachusetts. The early 1800s were hard. The embargo brought shipping to a standstill. After the end of the War of 1812, coastal shipping again resumed and lumber products could be shipped south. The winter of 1816-1817 was one of the severest on record. Following this severe winter, there was a continuance of a frost every month destroying many crops expected to be preserved for another winter. Seed was difficult to find. This season enticed some to move to a warmer climate.

On March 3, 1820, an act of Congress declared the District of Maine to be an independent state, on equal footing with the original states. By 1860, the population of Eddington had grown to 856. This was partly due to the land acquisitions of Jarvis Gore and part of Brewer.

The 1950s and 1960s were years of rapid growth – a 258% increase in population. Water supply was made available to residents along Route 9. Hydrants were gradually added from year to year depending on need, and street lighting was introduced for the dark road intersections. One major achievement in the 1950s was the consolidation and modernization of the Eddington school system, with the busing of students to Brewer High School.

The Centennial of 1976 brought together a community proud of its development. The old Eddington disappeared between the 1930s and 1970s, to be replaced by the new Eddington. The outlook for the future is very promising.

SOCIAL ISSUES

Since the early 1840s the temperance movement had been growing in Maine. Meetings of the American Society for the Promotion of Temperance were held in the Meetinghouse. This is the only gathering of women (noted in research) to attempt to change a part of society's actions.

Another social issue that was raised in the mid 1860s was slavery. With the entrance of the new states to the Union, slavery seemed to spread. The people of Eddington were split – more were inclined toward the abolition ideas. When the conflict of ideas reached to the proportion nationally, the Town of Eddington furnished the quota of men assigned to her to fight in the Civil War.

In the early 1900s, people came from Brewer, Clifton and Amherst to enjoy the annual agricultural fairs with exhibits of farm products, foods and livestock, along with horse pulling and baseball games. In 1879, the East Eddington Farmer's Club built the Public Hall. This Hall is now known as Comins Hall (East Eddington Community Center). The Hall was made available for town meetings, elections, and other group organizations. Eddington Bend also built a public hall during this period, but it later burned.

COMMUNICATIONS

The telephone exchange was popular from 1904 to 1952. This certainly was a way for news to travel fast. In 1917, the automobile had become commonly in use. The automobile brought about many changes - Shopping in Bangor and Brewer, thus closing the small stores in Eddington. Entertainment was found easier in the larger communities – and slowly the neighborly “get-togethers” disappeared.

The latter part of the teens and twenties brought the radio (for a time it promoted neighbors to share with those who could not afford one) and electric lights (allowing several appliances), and life began to be less strenuous for the housewives and the farmers and handymen used electric power to replace gasoline-powered appliances.

The introduction of television brought about another social change. This medium was, and continues to be, used to educate, entertain and advertise. Television allowed townspeople to be more educated on state and national affairs. The Gulf War of the 1980s was played in the living rooms of many Americans, be it good or bad.

Most recently, the Internet has changed the way the world communicates. The public has access to information and services that can be obtained from home. The public can do, what historically were labeled errands, such banking, shopping, even renewing drivers licenses right from home.

TRANSPORTATION SYSTEMS

A ferry was put into service in 1895 – linking Eddington to Veazie. Many people used the ferry service to get to work in Veazie. From Veazie, Eddington residents working in Orono used the electric cars to get there. The automobile became a common means of transportation in the 1930s. It created more work for the townspeople in building better and paved roads, new bridges, gas stations and repair shops. The automobile probably hastened the greatest change – taking Eddington from a self-sufficient little town to one of Bangor’s “bedrooms.” The depression of the 1930s forced townspeople to learn to live with less. The Civilian Conservation Corps employed some of the Town’s young men. Overall, Eddington fared well since the town was an agricultural community. Most people had plenty of food and wood to burn.

SCHOOL SYSTEMS

In the beginning, mothers taught their children at home. In later years, they united with other families and supported a private school. In 1823, Jarvis Gore, a section of Clifton, was annexed and the younger children attended the East Eddington School. As population increased, families banded together to hire a teacher, meeting in one of their homes. In 1805, monies were raised for schools by the Town (\$350) and the State (\$39.94) giving the Town a total of \$387.94. In the 1870s, money was raised for a free high school, but nothing was raised for the following years. In 1889, a high school was started in both Districts 1 and 5. Three free high schools were continued until 1910 when \$100 was raised for tuition outside the town.

One by one the district schools were closed and a school in District 5 was converted to a primary and grammar school. The Bend School was remodeled to accommodate two classrooms. In 1955, the consolidated school was opened. The old school buildings were sold and turned into homes. Today, the consolidated school is incorporated into a large district, which includes Clifton and Holden as well as Eddington. This District is known as Maine Administrative School District (MSAD) 63. Students residing in Eddington currently have their choice of high schools.

BOY SCOUTS

East Eddington Grange sponsored Boy Scout Troop No. 23 for 30 years beginning in 1946. The Explorer Group was begun in 1955 and disbanded in 1971. Cub Scouting was started in 1976. The Scouts have provided many community services to the Town.

GIRL SCOUTS

Girl Scout troops were organized in 1966. By 1975, there were nine troops. Cadet Troop, Junior Girl Scouts and Brownies. These troops have provides many community services to Eddington, including helping with roadside clean-ups.

CAMP ROOSEVELT

Camp Roosevelt was organized in 1921, and is located on Fitz Pond, east of Blackcap Mountain. It has continued to expand, now owning most of the land surrounding the Pond. It serves as a summer camp for many Boy Scout and Girl Scout troops in the State and is considered one of the best scouting camps in our nation.

4-H CLUB

In the 1920s, the local 4-H clubs were formed under the direction of the Extension Service of the University of Maine. Local leaders trained young people in the fields of homemaking, childcare, food preparation, growing of vegetables, animal husbandry, arts and crafts, sewing, and many other projects. General members attended the 4-H Congress Leadership Conference in Chicago.

RIVERSIDE GRANGE

Grange Number 273 was organized in 1885 with 39 Charter members. The Grange Hall is located beyond Eddington Bend on Route 9 and was built in 1886. Today, the same hall continues to be used by Grange members who contribute to scholarship funds for children of grangers. In addition, Grange members participate in the Pride of Maine Beautification Project.⁷

EAST EDDINGTON GRANGE

One of the oldest organizations was the East Eddington Grange was organized in 1889 with 12 people. The Grange hit its peak in 1952, having 239 members. In the later years, the Grange sponsored polio clinics and rabies clinics.

HISTORIC BUILDINGS

The National Register of Historic Places (NRHP) is the official list of the Nation's cultural resources worthy of preservation that are significant in American history, architecture, archaeology, engineering, and culture. Authorized under the National Register Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. The National Register is administered by the National Park Service under the Secretary of the Interior. Properties listed in American history, architecture, archaeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundation of the nation. Listing in the National Register includes the following results:

- Recognition that a property is of significance to the nation, the state, and the community;
- Consideration in the planning for federal or federally assisted projects;
- Eligibility for federal tax benefits; and

- Qualifications for federal assistance for historic preservation, when funds are available.

The Maine Historic Preservation Commission (MHPC) is the central repository in the state for archaeological and historic buildings survey information and maintains an inventory of important sites including buildings or sites on the NRHP. The standard of what makes a historic or archaeological resource worthy of preservation should normally be eligibility for, or listing in, the National Register of Historic Places. Because the National Register program accommodates buildings and sites of national, state and local significance, it can include local values. As reported by Kirk Mohoney of the Maine Historic Preservation Commission, the Town of Eddington does not have any historic buildings, structures or objects listed in the National Register of Historic Places.

BUILDINGS WITH LOCAL HISTORICAL SIGNIFICANCE

NORTH BREWER CHURCH

The first outlay was \$60.00 to pay for lumber purchased at East Eddington, thus the building of the Methodist Church in 1845. In late 1845, the first sermon in the Church was preached. The sermon was “He preached the word unto him.” In 1849, the church was taken over by the Methodist conference. First records in 1869 stated that Brother L. D. Wardwell had traveled 1,700 miles on horseback and on foot, made 644 pastoral visits and preached 140 times. Remodeling in 1906 was successful and dedicated. Previous to the change in 1896, a parsonage was obtained. This home continues to function as today’s parsonage. In the early 1940s, the dining room and the kitchen were remodeled for serving dinners (an important factor in raising funds). During 1946 – 1960 a wing was added to enlarge the dining facilities and rooms for a growing Sunday School. In later years, a second story was added to the parish wing, housing several classrooms. The 1980s and 1990s brought about a sizeable increase in parishioners. A very destructive fire in the early morning of April 11, 1987 burned the belfry and luckily created minimal damage. Services were still held on that Palm Sunday by carrying the hymnals to the Grange hall. Services, after that Sunday, were held in the damaged church until the repairs were completed in January 1988. Today, the basic church and additions are in excellent condition and provide services to full pews.

EAST EDDINGTON CHURCH

In March of 1890, a building committee composed of H. M. Shaw, E. B. Comins, and A.B Merrill was appointed. Money for the church was raised by subscription or donation of labor or work. The church was designed by John Temple who was also in charge of construction. The corner stone was built in September 1890 and cost ten dollars. The cost of the church was \$2,000, pews cost \$350 and \$86.35 was paid for the alter, three large plush chairs, five small chairs and a table. In 1909, the East Eddington Meeting House Corp. deeded the church to the Universalist Society of Maine. This was done to prevent any other denominations from taking it over. By 1937, due to lack of the original faith, the church functioned as a Community Church and recognized December 17, 1951 as the East Eddington Community Church Corp. During 1969, the East Eddington Community Church purchased the deed from the Universalist Society

for \$150, thus, thanks to Dr. Malcolm Coulter, the church owns the building and grounds. A lot next to the church, donated by Lawrence and Charlotte Grant in memory of their mother, Mrs., Marean Maddocks, and an adjoining lot was purchased adding to the previous church deed. In 1969, a new cement foundation and cellar was built on the new lots. The original cornerstone was used with a new date cut into one side. The church was moved from the old foundation to the new one. A special interest in the church organ, which carries the date of 1832 is claimed to be the only one of its type in use in a church today. The new basement now houses a kitchen, toilet facilities and a large room for meetings of youth groups, civic groups, as well as, church functions.

THE BILLINGTON HOTEL

East Eddington, as other small towns, built taverns for travelers passing through. The “Airline Route” from Bangor to Calais (Route 9) was opened in 1856. The route shortened the traveling time to Calais considerably and increased the popularity of “The Billington,” a well-known eating-place and hotel, which was built in the 1830s. This was close to the junction of Routes 9 and 46.

Mr. D.S. Billington ran it in 1836. Uncle Joel Foard replaced him in 1851. Upon his death in 1892, his Widow, Aunt Betsey operated the hotel for three more years until retirement at the age of 75 years. The Billings family operated the hotel until 1918 when the Leach and Davis families took over ownership. In 1949, one of the most famous landmarks was torn down to make room for a modern home.

Old Hotel registers show the activities of the Billington. Parties and banquets were put on for clubs and fraternities from Bangor, Orono, and Brewer. Guests from Hawaii to Prince Edward Island were noted.

COMINS HALL

In 1879, 17 publicly spirited individuals spearheaded to construct a large hall for community use. “The Hall Company” was formed to erect and maintain the structure. Hence 622 shares of stock were issued at \$5.00 per share. Some were purchased with money, others with promised labor. Money to complete the Hall was raised by East Eddington Farmers Club along with “The Young Ladies Sociable.” The rear section, which contains the stage, was built by the East Eddington Grange in 1911. The Grange became a stockholder in 1913.

The Hall has been used for meetings of the East Eddington Grange, Jr. Grange, Boy Scouts, Extension, Town Meetings, Elections, Dances, Church Suppers, Firemen’s Suppers, Reunions, Family Affairs, Political Meetings and Bible Study Sessions. Repairs and changes have taken place including a complete clean-up and painting of the cellar, done by a 4-H member. Another group of interested citizens raised monies to upgrade the interior and painting of the outside during the 1980s. Currently, the main income is from Wednesday night Bingo. Proceeds are turned back into repairs and normal expenses.

Comins Hall was named for John Comins, who was the son of Captain William Comins. Control of Comins Hall is in the hands of the stockholders corporation, the Eddington-Clifton Civic Center Corporation.

EDDINGTON HISTORICAL SOCIETY

The Eddington Historical Society became a reality as a result of the Eddington Bicentennial Committee in 1976. The Society has a president, Vice President, Treasurer and Secretary. Meetings are held on a monthly basis at the Community Church in Eddington. At the present time, there are approximately 50 members.

The Historical Society stores local historic documents and artifacts in the basement of the Municipal Building. Items with the historic society include journals written by Oliver Harrison, under the pen name of Burdock Rube. These resources need to be inventoried, protected and displayed in a more convenient location. The historical society recognizes the need for a museum and will, with the help of the Town, explore their options.

In addition, to providing residents with historical resources, the Historical Society is responsible for locating the Town's oldest citizen and presenting that person with the Boston Cane. Recently, with the help of donations from an anonymous donor, the Historical Society was able to name a room at Comins Hall for Mason Shaw. Each spring, the Historical Society chooses areas to donate and maintain planters for the Town. Three years ago, with donations from the Historical Society and funds from the Town, the Historic Society was able to hire someone to clean all the headstones in the Town's cemeteries and reset those stones that needed cement blocks. Today the cemeteries are in good condition and well taken care of. The historic society is currently participating in the Maine Memory Network.

BOSTON POST CANE

In 1909 Edward A. Grozier, publisher of the *Boston Post* newspaper, purchased 431 canes at an auction. The canes were made of African ebony with a 14 Karat rolled gold header. Some say he was the one who came up with the idea of distributing them to the New England Towns to be presented to the Town's oldest citizen, then passed along to the next oldest as each holder of the cane passed away.

The Eddington Boston Post Cane has been well cared for by numerous individuals since 1909, many of which have been ladies. At the present time, the recipient has been identified and will be awarded the cane by the Town's Historical Society. An engraved cup will be presented with a certificate. The Cane will then be returned to a glass case located at the municipal building.

CEMETERIES

Cemeteries are also a cultural resource providing insight into the history of the community. According to Carolyn A. Wood in *Reflections from Eddington*, the oldest burying ground of the town is Old Settlers Cemetery located on the hilltop at the Bend. Within the confines of this

cemetery are the graves of Colonel Jonathan Eddy (d. 1804) and his son Elias Eddy (d. 1808). At the front of the hill stands a granite shaft, dedicated as a memorial in honor of Jonathan Eddy. An extension to this cemetery was added in 2000.

Another cemetery in town is the Ward Cemetery, also known as the Pine Tree Cemetery on Route 46. The graves of 18 Civil War veterans and one Revolutionary War veteran are in the confines of this cemetery. The earliest date found in this cemetery is 1819.

The Davis or Settler's Cemetery (original cemetery) of the East Eddington settlement lies on a hill overlooking the lake just to the rear of the residence of the late Earl Merrill. This cemetery is the resting place of Samuel Davis, leader of the first party of settlers in Davis Mills, later called East Eddington. In memory of Samuel Davis and his party, a monument was erected in the cemetery and dedicated as part of Eddington's Bicentennial program. The earliest dates found in this cemetery are 1817 and 1818.

Another early burial spot is Meadowbrook Cemetery located on Route 9 about half way between the two larger villages. This is a little off the highway, surrounded by wooded areas and contains graves of other early citizens. The earliest dates found in this cemetery are of the Sibley family in 1820. Captain William Comins was buried here in 1824.

Between Route 178 and the banks of the Penobscot River, bordered on one side by Blackman Stream is Riverside Cemetery. Ten members of the Eddy family are buried here. Two veterans of the War of 1812 and seven of the Civil War are resting here. The earliest dates found are 1815, 1818, and 1821.

ARCHAEOLOGICAL RESOURCES

Prehistoric Archaeological Resources

Prehistoric archaeological resources are those associated with Native American archaeology and generally date prior to the 1600s. The MHPC lists sixteen (16) known prehistoric archaeological sites all located along the banks of the Penobscot River. The Eddington Bend Site is listed in the National Register of Historic Places. According to Arthur Spiess at the Maine Historic Preservation Commission, the Banks of the Penobscot River have been surveyed; however, the shorelines of Davis Pond and Chemo Pond need to be surveyed. Map B-2 depicts the location of these potential resourced identified by the MHPC.

Historic Archaeological Resources

Historic archaeological resources are those associated with the earliest European settlers. The MHPC does not list any historic archaeological sites in Eddington. Robert Bradley, of MHPC, reports that no professional survey for historic archaeological sites has been conducted to date in the Town of Eddington. Future such fieldwork could focus on sites relating to the earliest European settlement of the town, beginning in the 1780s.

LOCAL HISTORICAL RESOURCES***Reflections from Eddington***

A local Publication written by Carolyn A. Wood for the Eddington Bicentennial Committee.

THREATS TO HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Historical and archaeological resources must first be identified before they can be protected from any potential threats. Protection of identified historic sites in Eddington is the responsibility of the municipality or individual owners of the site(s). Archaeological resources are often threatened by development because their existence is not obvious. Public ownership of historic sites is an option, only if the owners desire to sell their property.

RESOURCE PROTECTION MEASURES**Maine Historic Preservation Commission**

The MHPC contains an inventory of sites yet has no jurisdiction over these sites. The MHPC coordinates funding for inventory and restoration of historic sites. Towns with historic protection ordinances may also be eligible for monies through MHPC. Funding for inventory and restoration is (sometimes) available depending on legislative appropriation.

National Register of Historic Places

MHPC also coordinates a National Register. Sites registered by the owner with the National Register are protected through federal legislation, but only protected against any intervention or development by a federal agency. Eligible sites include those with only local significance or value.

Local Ordinances

Local adopted ordinances, such as land use and subdivision ordinances, can protect historic area zones from harmful impact and regulate their development.

Shoreland Zoning Ordinance

Because archaeological sites are found along shores (99% of Maine's known prehistoric archaeological sites are located near water), shoreland zoning will often provide protection of such sites. To the extent that the future archaeological sites may be identified on the banks of water bodies within the community, they may be partially protected from development by state mandated setbacks in shoreland zones.

The Site Location Law

The law requires consideration of impact on historic resources.

Easement and Initiatives

Individual landowners, historic societies, or nonprofit agencies may apply a number of development restrictions to their properties on a voluntary basis. These restrictions may be strengthened by deed constraints or easements.

Public or Nonprofit Ownership

Public ownership of historic resources is another option for protection of historic buildings or sites.

POLICIES

In order to preserve the State's historic and archaeological resources from development that could threaten those resources, the Town of Eddington has developed the following policies:

1. The Local Historical Society, shall be utilized as an advisory board to the selectmen.
2. Protection and preservation measures of archaeological and historic sites shall be developed.
3. Awareness and recognition of buildings, artifacts and sites of historic significance shall be promoted.
4. Potential areas and artifacts of historical and archaeological significance shall be documented and historical and archaeological sites and artifacts should be monitored to ensure their protection and preservation.

Resident's shall have an awareness of available funding for historic preservation.

- 6 The Town shall coordinate historic and archaeological resource protection measures for shared resources with neighboring communities.

IMPLEMENTATION STRATEGIES

In order to implement the policies above, the following strategies will be undertaken:

Immediate: The Planning Board, Board of Selectmen and Historical Society will educate the public and highlight the existence of locally significant historical buildings and sites.

The Town Office staff will have readily available information about tax incentives for historic preservation for residents.

The Town will continue participated in the Maine Memory Network.

The Planning Board, in conjunction with the Historical Society, will create historic preservations standards. Existing ordinances will be reviewed to ensure that historic sites are protected within each ordinance.

The Planning Board will identify historic sites of local, state and national importance in the future land use section of this plan.

Prior to approving proposed development within known archaeologically sensitive areas, the Planning Board will require the applicant to conduct appropriate site investigations to determine whether there are significant resources, and if any are found, or have already been identified, they will be protected as part of the local permitting process.

Long-Term:

The Board of Selectmen will assist the Historical Society in their efforts to obtain a building, or a room within another municipal building, to serve as a museum that would house and preserve historical documents and artifacts.

Attempts will be made by the Planning Board, with help from the Historical Society, to inventory any historical buildings, sites, or artifacts of local interest that are in existence and in the possession of the Historical Society.

The Planning Board, under advisement of the Historical Society, will seek funding sources to conduct a professional survey of historical resources and archaeological sites/artifacts within the Town.

STATE GOAL

Although there is no state goal that specifically addresses population, all the other goals of the Growth Management Act depend on an understanding of the population.

INTRODUCTION

Eddington’s present and future population trends are important factors to consider in relation to its future. The goal of this section is to analyze selected socio-economic characteristics of Eddington's year-round population (hereinafter referred to as population) to provide a basis for future growth management decisions. An important goal of a comprehensive plan is to provide for a productive relationship between the future population and important community resources. Accordingly, most phases of the Comprehensive Plan are either dependent upon, or strongly influenced by, the size and composition of the Town's population.

TOTAL POPULATION AND GROWTH RATES

Table 1

HISTORIC POPULATION Town of Eddington		
<i>Year</i>	<i>Population</i>	<i>Percent of Change</i>
1800	167	--
1810	205	22.8%
1820	276	34.6%
1830	405	46.7%
1840	595	46.9%
1850	696	17.0%
1860	856	23.0%
1870	776	(9.4)%
1880	746	(3.9)%
1890	729	(2.3)%
1900	661	(9.3)%
1910	611	(7.6)%
1920	527	(13.7)%
1930	487	(7.6)%
1940	571	17.2%
1950	664	16.3%
1960	958	44.3%
1970	1358	41.8%
1980	1769	30.3%
1990	1947	10.1%
2000	2052	5.4%
2010	2,113	3.0%

Source: Municipal Statistics Book for the Penobscot District – Penobscot Valley Regional Planning Commission
U.S. Census Bureau
Projections: Maine State Planning Office

Table 1 shows Eddington's population grew steadily between 1800 and 1860. This is due in part to land area annexations from Clifton and Brewer, which increased Eddington's landmass from 9,000 acres to 16,813 acres. The United States Civil War began a downward trend in Eddington's population. The 1870 Census showed the population began to drop significantly, a trend that continued until 1930. The 1930s began the turnaround to increase Eddington's population. This increase continues to date and is expected to continue, albeit at a slower rate, through the next decade.

COMPARATIVE TRENDS IN POPULATION GROWTH

The information in Table 2 illustrates comparative population trends for the Town of Eddington along with trends for the towns of Holden and Clifton, Penobscot County and the State of Maine. The Maine State Planning Office (SPO) projects that Eddington's population will continue to grow over the next decade.

Table 2

		POPULATION LEVELS AND RATES OF GROWTH					
		1970	1980	1990	2000	2010 Projection	2013 Projection
Eddington	Population	1,358	1,769	1,947	2,052	2,113	2,155
	rate of growth		30.3%	10.1%	5.4%	3.0%	2.0%
Holden	Population	1,841	2,554	2,951	2,827	2,783	2,806
	rate of growth		38.7%	15.5%	(4.2)%	(1.6)%	.83%
Clifton	Population	233	462	608	743	836	861
	rate of growth		98.3%	31.6%	22.2%	12.5%	3.0%
Penobscot County	Population	125,393	137,015	146,601	144,919	145,621	147,371
	rate of growth		8.5%	6.5%	(1.2)%	.5%	1.2%
State of Maine	Population	993,663	1,124,660	1,227,928	1,274,923	1,330,117	1,353,686
	rate of growth		13.2%	9.1%	3.8%	4.3%	1.7%

Source: U.S. Census Bureau
 Projections: Maine State Planning Office

SEASONAL POPULATION

Although Eddington has a lot of outdoor recreational opportunities, local opinion indicates that there is not a significant seasonal population in the Town of Eddington.

GROUP QUARTERS

2000 Census information indicates that Eddington has 24 persons, or 1.2% of the population living in group quarters. The percentage of residents living in group quarters in Eddington is much lower than the reported total population for the State of Maine who live in group quarters, at 34,912 persons or 2.7%, and Penobscot County has 6,463 persons, or 4.5% of the population living in group quarters.

MIGRATION PATTERNS

Maine's population is mobile. The Maine State Planning Office (MSPO) reports that, on average, 40 percent of the State's residents move at least once during a five-year period. Such population shifts will affect a small rural municipality like Eddington. Net migration is defined as the number of people that Eddington has gained or lost after factoring out the actual number of births and deaths. From 1990 to 2000, Eddington's net migration was 2.9% (59 people), which is referred to as in-migration, as illustrated in Table 3. This percentage of in-migration is consistent with past migration patterns. Penobscot County had an out-migration of 3.7% while the State of Maine had an in-migration of 1.17% of population over the same period.

Table 3

MIGRATION PATTERNS											
	Population			1990-2000 Intercensal		1980-1990 Intercensal		2000 Migration		1990 Migration	
	2000	1990	1980	Births	Deaths	Births	Deaths	Persons	%	Persons	%
Eddington	2,052	1,947	1,769	197	151	259	138	59	2.88%	57	2.9%
Penobscot County	144,919	146,601	137,015	16,436	12,760	19,106	11,652	(5,358)	(3.7)%	2,132	1.5%
State of Maine	1,274,923	1,227,928	1,124,660	148,158	116,087	167,922	109,672	14,924	1.17%	45,018	3.4%

Source: U.S. Census Bureau

Net Migration = $\frac{1990 \text{ Population} - (1980 \text{ Population} + (\text{Intercensal Births} - \text{Intercensal Deaths}))}{2000 \text{ Population} - (1990 \text{ Population} + (\text{Intercensal Births} - \text{Intercensal Deaths}))}$

POPULATION BY AGE GROUP

A comparative population breakdown by age group for the Town of Eddington, Penobscot County and the State of Maine is presented in Tables 4 and 5. Eddington’s median age has increased 10.3 years in the last two decades. In 1980, the median age in Eddington was 29.9. In 2000, the median age of an Eddington resident is 40.2. During the 1990s Eddington's total population increased. However, the preschool population (0-4) dropped significantly (25%) and the young adult population (18-24) decreased dramatically (51.3%). If the 5-17 and 18-24 age groups are added together to account for differences in Census breakdowns, there is a total of 4.5% decrease in the combined age group from 1990 to 2000, and a 16.1% increase for the same group projected for 2010. Young adults are leaving their towns and even Maine to obtain educations or find work in states that are more culturally diverse. These places attract young people because they are perceived as having more economic opportunity. In a distinguished honors graduate lecture at the University of Maine, James Tierney, the former Attorney General of Maine, suggested that if Maine became more diverse, young people would be more inclined to stay here and cultivate our economy.

It is evident from looking at Table 4, that Eddington's population is aging. The 65+ age bracket has increased by 38.3% and is expected to continue increasing. The significant increase in population in this age group is consistent throughout the State. Table 5 shows that Penobscot County and the State of Maine as a whole also have increasing elderly populations. In 2000, Maine was ranked the fourth oldest state in our Nation. With an aging population comes the need for the state and towns to provide more services such as prescription drug assistance and assisted living facilities. However, in order to provide incentive to our young people to maintain residency and participate in Maine’s economy, it will be necessary to provide educational opportunities, training programs, culturally stimulating activities and diversity. This is a balance that will be difficult to maintain in the future as funding resources are limited and Maine is already one of the most heavily taxed states.

Table 4

EDDINGTON POPULATION BY AGE AND PERCENT OF CHANGE					
	1980	1990	Percent of Change	2000	Percent of Change
0-4	129	132	2.3%	99	(25.0)%
5-17 * 5-19	404	351	(13.1)%	409*	16.6%
18-24 * 20-24	208	158	(24.0)%	77*	(51.3)%
25-44	523	625	16.3%	635	1.6%
45-64	352	488	27.9%	565	15.8%
65+	153	193	20.7%	267	38.3%
Total	1,769	1,947	10.1%	2,052	5.4%
Median age	29.9	35.3		40.2	

Source: U.S. Census Bureau
Maine State Planning Office (Projections)

Note: 2000 Census breaks down age groups differently than those in the past. Therefore there will be slight differentiations in the 5-17/5-19 and the 18-24/20-24 age groups.

EDDINGTON POPULATION PROJECTIONS BY AGE					
	2000	2010 Projectio n	Percent of Change	2013 Projection	Percent of Change
0-4	99	93	(6.1)%	94	1.1%
5-17 (5-19*)	*409	297	(27.4)%	298	.34%
18-29 (20-34*)	*346	267	(22.8)%	260	(2.6)%
30-44 (35-44*)	*366	473	29.2%	487	3.0%
45-64	565	649	14.9%	644	(.77%)
65-79 (65-84*)	*246	284	15.5%	322	13.38%
80+ (85+*)	*21	50	138.1%	50	0

Source: U.S. Census Bureau
Maine State Planning Office (Projections)

* Because SPO breaks age groups differently that the U.S. Census, comparisons are not exact.

Chart 1

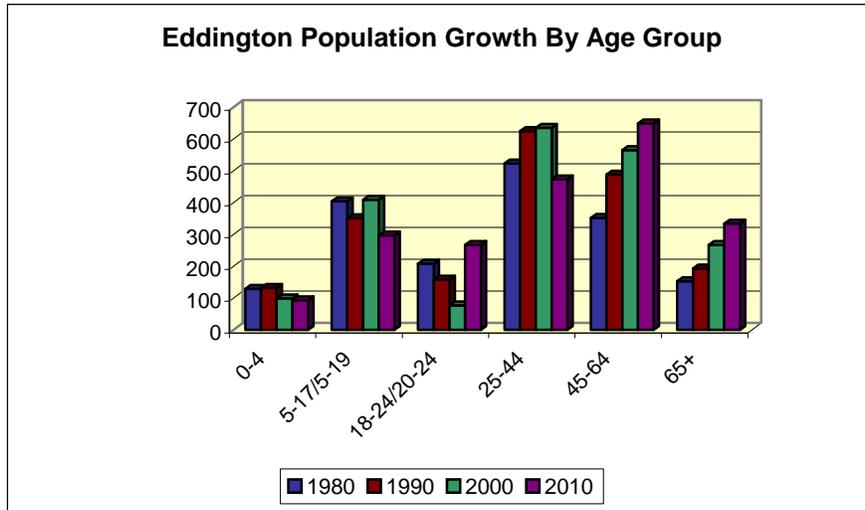


Table 5

POPULATION BY AGE AND PERCENT OF CHANGE PENOBSCOT COUNTY AND STATE OF MAINE														
	Penobscot County							State of Maine						
	1980	1990	1980-1990	2000	1990-2000	2010	2000-2010	1980	1990	1980-1990	2000	1990-2000	2010	2000-2010
0-4	9,309	9,601	3.1%	7,768	(19.1)%	7,747	(.3)%	78,514	85,722	9.2%	70,726	(17.5)%	72,043	1.9%
5-17 * 5-19	28,756	26,010	(9.6)%	30,688*	18.0%	20,858	(32.0)%	242,873	223,280	(8.1)%	264,759*	18.6%	199,393	(24.7)%
18-24 * 20-24	23,091	19,643	(14.9)%	10,962*	(44.2)%	26,587	142.5%	141,433	123,772	(12.5)%	69,656*	(43.7)%	189,784	172.5%
25-44	36,446	46,685	28.1	42,028	(10.0)%	28,284	(32.7)%	301,524	398,580	32.2%	370,597	(7.0)%	261,676	(29.4)%
45-64	25,255	27,702	9.7%	34,553	24.7%	41,960	21.4%	219,398	233,201	6.3%	315,783	35.4%	408,070	29.2%
65+	14,158	16,960	19.8%	18,920	11.6%	20,185	6.7%	140,918	163,373	15.9%	183,402	12.3%	199,151	8.6%
Total	137,015	146,601	6.5%	144,919	(1.2)%	145,621	4.8%	1,124,660	1,227,928	9.1%	1,274,923	(3.8)%	1,330,117	4.3%
Median age	28.2	32.5		37.2				30.4	33.9		38.6			

Source: U.S. Census Bureau
State Planning Office Projections

* 2000 Census breaks down age groups differently from the 1980 and 1990 U.S. Census

EDDINGTON POPULATION BY GENDER

As shown in Table 6, the Town of Eddington’s population remains split between male and female, as has historically been the case. An increase in the female population between 1980 and 1990 shifted the trend from a majority male population to a majority female population.

Table 6

POPULATION BY GENDER TOWN OF EDDINGTON						
Year	Female	%	Male	%	Median Age	Total
2000	1,033	50.34%	1,019	49.66%	40.2	2,052
1990	1,002	51.5%	945	48.5%	35.3	1947
1980	867	49.0%	902	51.0%	29.9	1769
1970	671	49.4%	687	50.6%	26.8	1358

Source: U.S. Census Bureau
Municipal Statistics Book for the Penobscot District – Penobscot Valley Regional Planning Commission

HOUSEHOLD

In Tables 7 and 8, the number of households, household size and rates of change for the Town of Eddington, Penobscot County and the State of Maine are presented. With increased population, demographic trends showing smaller households, resulting in fewer people living in more housing units, the 6.5 percent decrease in household size and 11.5 percent increase in the number of households is understandable. This trend may be attributable to young adults leaving home and setting up one-person and two-person households; families with smaller numbers of children; higher divorce rates; and an increase in the elderly population who are living longer and on their own. It is expected that the trend of decreasing household size and an increasing number of households will continue in Eddington.

Table 7

HOUSEHOLD SIZE AND RATE OF CHANGE					
		1980	1990	2000	2010 Projections
Eddington	size	3.01	2.63	2.46	2.24
	% of change		(12.6)%	(6.5)%	(8.9)%
Penobscot County	size	2.8	2.57	2.38	2.20
	% of change		(8.2)%	(7.4)%	(7.6)%
State of Maine	size	2.75	2.56	2.39	2.23
	% of change		(6.9)%	(6.6)%	(6.7)%

Source: U. S. Census Bureau

Table 8

		NUMBER OF HOUSEHOLDS AND RATE OF CHANGE			
		1980	1990	2000	2010
Eddington	number	586	740	825	993
	% growth		26.3%	11.5%	20.4%
Penobscot County	number	45,974	54,063	58,096	65,755
	% growth		17.6%	7.5%	13.2%
State of Maine	number	395,184	465,312	518,200	598,855
	% growth		17.8%	11.4%	15.6%

Source: U.S. Census Bureau

EDUCATION CHARACTERISTICS

Educational attainment is a community planning issue based on the premise that meeting the academic requirements of specific programs better prepares a labor force to function at a more productive level. As the economic environment has grown more complex over the years, there has been a corresponding increase of educational expectations and aspirations. At one time, an eighth grade education was considered sufficient. Today a high school diploma is considered a minimum level of achievement. However, the means to more earning potential has, for a very long time, been reserved for those with a college education. No other social indicators suggest quality of life and overall well being more than educational attainment. It is the single most important factor in predicting how well we prosper over the years. Culture, aspirations, economic opportunities, family, community institutions and activities influence educational attainment.

The upward trend in education attainment levels of individuals age 25 and over reflect the increasing emphasis placed on higher education. This trend shows up in Maine as it does elsewhere in the United States; although overall, Maine shows a slightly higher number of persons with at least a high school diploma and slightly less with college degrees than the United States as a whole. This is due more to the nature of the economy in Maine rather than any lack of interest in higher education. Since people generally attend college as a way of ensuring greater economic opportunity, the tendency is to migrate to places where the opportunities are the greatest. The same economic influence accounts for differences among the counties and municipalities of the state as well. Rural counties and towns some distance from job centers tend to have lower levels of educational attainment because economic opportunity is usually found elsewhere. Rural communities within commuting distance of job centers tend to have higher levels because economic success allows the flexibility of residential choice.

Given current trends of our mobile society, individual educational attainment levels are not a direct reflection of educational attitudes of the geographical area. The distribution and comparison figures shown in Table 9 are more a reflection of economic labor force

conditions, trends in mobility and quality of life decisions rather than a reflection of the school system. The workforce in the Bangor region is pretty well educated. Many people who did not attain traditional high school diplomas are going back to school, those who have some post-secondary education, but have not obtained a degree, are likely to continue to further their educations. As shown in Table 9, from 1990 to 2000, the amount of people in Eddington 25 years and over who have graduated from high school has increased to 88.3 percent. The 25 years and over population in Eddington with four or more years of college has also increased to 19.8 percent. It is projected that educational attainment will continue to increase.

Table 9

EDUCATIONAL ATTAINMENT								
	High School Graduate				4 Years or More of College			
	1980	1990	2000	2010 projection	1980	1990	2000	2010 projection
Eddington	76.0%	77.9%	88.3%	95.5%	15.6%	13.4%	19.8%	22.5%
Penobscot County	70.2%	79.1%	85.7%	95.2%	14.2%	17.7%	20.3%	24.7%
State of Maine	68.7%	78.8%	85.4%	95.8%	14.4%	18.8%	22.9%	29.7%

Source: U.S. Census Bureau

STATE GOAL

To promote an economic climate that increases job opportunities and overall economic well-being.

INTRODUCTION

This section of the Comprehensive Plan will look at several economic indicators, such as income, which is one of the best measures of economic well-being and vies with educational attainment and occupation as a measure of socio-economic status.

The Town of Eddington is part of the Bangor Suburban Economic Summary Area (ESA) within the Penobscot Economic Summary District. The Bangor Suburban ESA represents a large and geographically diverse economy. This area includes the towns of Alton, Bradley, Cardville, Carmel, Clifton, Corinna, Corinth, Costigan, Dixmont, Eddington, Etna, Exeter, Glenburn, Greenbush, Hampden, Hermon, Holden, Hudson, Kenduskeag, Levant, Milford, Newburgh, Newport, Olamon, Orrington, Plymouth, Stetson and the Township of Argyle.

LABOR FORCE

The basic concepts involved in identifying the employed and unemployed are quite simple. People with jobs are employed. People who are jobless, looking for jobs, and available for work are unemployed. People who are neither employed nor unemployed are not in the labor force. The sum of the employed and the unemployed constitutes the civilian labor force. People who have no job and are not looking for one are counted as "not in the labor force." Many who do not participate in the labor force are going to school or are retired. Family responsibilities keep others out of the labor force. Others have a physical or mental disability, which prevents them from participating in labor force activities.

Table 1 shows civilian labor force statistics for Eddington, Penobscot County and the State. Eddington's total labor force increased by 13.01% between 1990 and 2000, total employment increased by 12.39% and total unemployment increased by 31.58%. Although unemployment seems to have increased significantly, the reality is that it increased by 12 persons. It is projected that total employment will increase in the next ten years and unemployment will decrease.

Table 1

CIVILIAN LABOR FORCE					
	1980	1990	2000	2001	2010 Projection
Eddington	857	1,063	1,202	1,209	1,453
Total Employment	798	1,025	1,152	1,155	1,407
Total Unemployment	59	38	50	54	46
Bangor MSA	N/A	48,643	52,660	52,942	58,339
Total Employment		46,146	51,359	51,463	57,161
Total Unemployment		2,497	1,301	1,479	1,178
Penobscot County	61,209	74,718	79,357	79,882	92,594
Total Employment	56,023	70,477	76,373	76,557	90,244
Total Unemployment	5,186	4,241	2,984	3,305	2,350
State of Maine	497,401	634,601	688,754	683,907	837,053
Total Employment	455,378	601,778	664,601	656,764	817,276
Total Unemployment	37,879	32,823	24,153	22,143	19,777

Source: Maine Department of Labor – Labor Market Information

UNEMPLOYMENT

Table 2 shows the unemployment rate of the Town of Eddington, the Bangor MSA, Penobscot County and the State of Maine. Eddington’s unemployment rate has continually increased since 1990. The Bangor MSA, Penobscot County and the State of Maine all showed decreases in unemployment rates from 1990 to 2000, but have all shown increases from 2000 to 2001.

The Bangor Metropolitan Statistical Area (MSA) includes the towns of Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Old Town, Orono, Orrington, Veazie, Kenduskeag, Winterport, Milford and Penobscot Indian Island Reservation. An MSA is defined as a large population nucleus, together with adjacent communities, which have a high degree of economic and social integration with that nucleus. In New England, MSAs are composed of cities and towns rather than entire counties as in other areas of the United States. The Maine Department of Labor reports that to qualify as an MSA, an area must contain a city of at least 50,000 people or have a total population of at least 75,000.

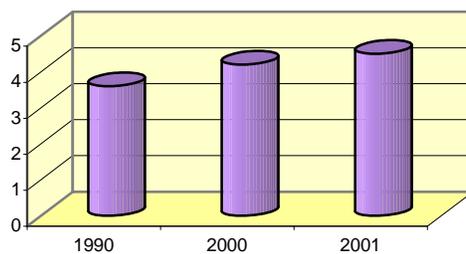
Table 2

Chart 1

UNEMPLOYMENT RATES			
	1990	2000	2001
Eddington	3.6	4.2	4.5
Bangor MSA	5.1	2.5	2.8
Penobscot County	5.7	3.8	4.1
State of Maine	5.2	3.5	4.0

Source: Maine Department of Labor – Labor Market Information

Town of Eddington Unemployment Rate



EMPLOYMENT

In a study prepared by The University of Southern Maine Center for Business and Economic Research prepared a *Profile of the Workforce in the Bangor Region* in 2001 statistical information regarding employment mobility and recruiting trends, unemployment and underemployment, employment costs, education, training and skills and commuting was obtained through surveys to households and employers in the Bangor Region. For the purposes of the study the Bangor Region includes the Bangor MSA and the Outer Bangor Labor Market Area.

Table 3 shows the employed population by occupation for Eddington, Penobscot County and the State as reported in the 2000 Census. This table indicates almost one-third of Eddington’s employed population reports occupations in management, professional and related occupations. As shown in Charts 2, in 1990 the U.S. Census Bureau reported that the majority, 17.83%, of Eddington’s employed population reported occupations in precision production, craft and repair. Because the Census reports occupation breakdowns differently from 1990 to 2000, it is not possible to exactly compare increases and or decreases in any given occupation category.

The *Profile of the Workforce in the Bangor Region* indicates, that like Eddington residents reported in the 2000 Census, the Bangor region as a whole has a high concentration of professional and managerial occupations. A total of 322 persons responded to the survey, with 32.3 percent of respondents reporting professional and managerial occupations as their primary job.

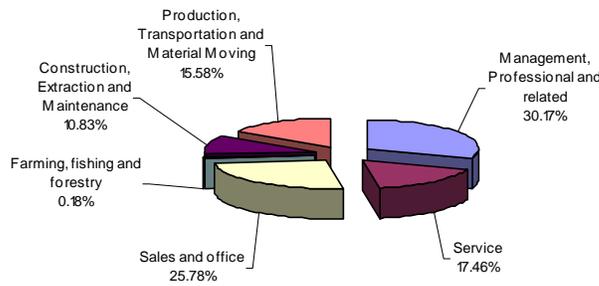
Table 3

2000 Employed Population by Occupation						
	Eddington	Percent	Penobscot County	Percent	State	Percent
Management, Professional and related	337	30.2	21,156	30.3	196,862	31.5
Service	195	17.5	11,641	16.7	95,601	15.3
Sales and office	288	25.8	18,728	26.8	161,480	25.9
Farming, fishing and forestry	2	.2	901	1.3	10,338	1.7
Construction, Extraction and Maintenance	121	10.8	6,844	9.8	64,064	10.3
Production, Transportation and Material Moving	174	15.6	10,576	15.1	95,666	15.3
Employed persons 16 years and over	1,117		69,846		624,011	

Source: U.S. Census Bureau

Chart 2

**Town of Eddington
2000 Employed Population by Occupation**



**Town of Eddington
1990 Employed Population by Occupation**

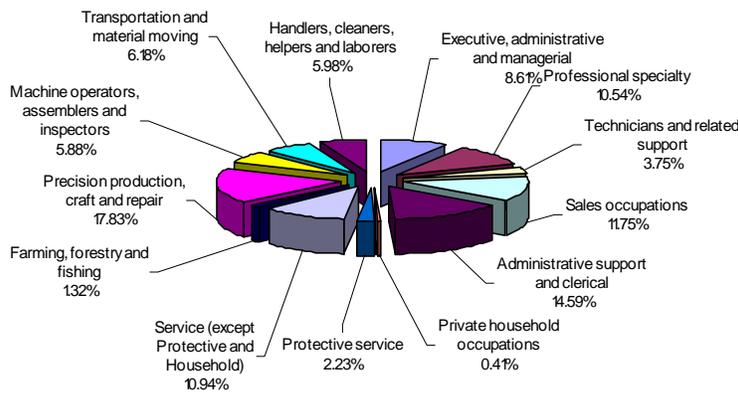


Table 4 shows the employed population by industry for Eddington, Penobscot County and the State as reported in the 2000 Census. The industry that employed the greatest number of people in Eddington is educational, health and social services (31.3%). The Bangor region is heavily concentrated in the retail and service industries. More than 50 percent of survey respondents in the 2001 *Profile of the Workforce in the Bangor Region* reported working in the services industry. In 1990, the Census reported retail trade as the industry employing the majority of Eddington’s population (19.05%). As is the case with occupation, the Census breaks down industry sectors differently from 1990 to 2000, therefore it is not possible to accurately depict employment increases or decreases in any given industry.

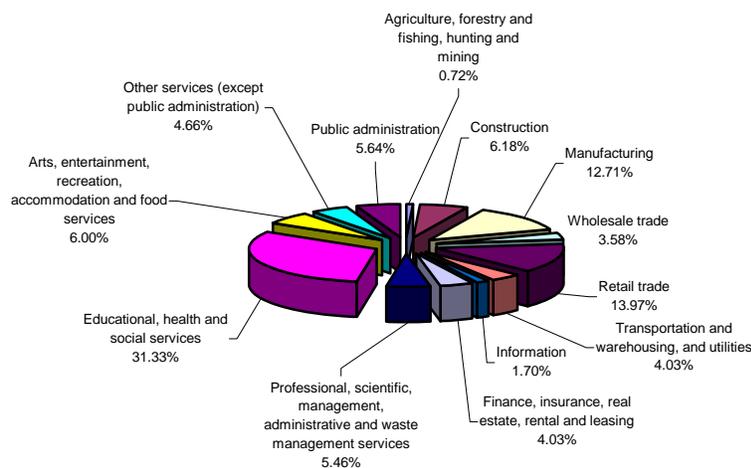
Table 4

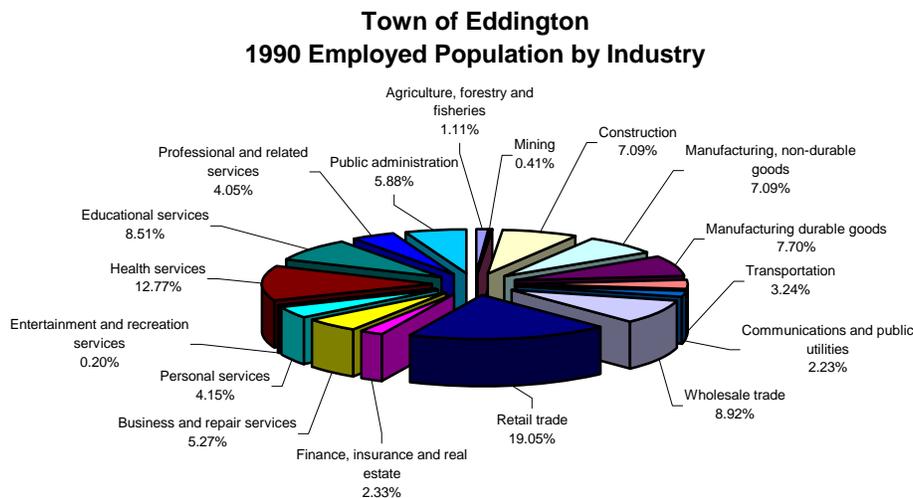
2000 Percent of Employed Population by Industry						
	Eddington	Percent	Penobscot County	Percent	State	Percent
Agriculture, forestry and fishing, hunting and mining	8	.7%	1,607	2.3%	16,087	2.6
Construction	69	6.2%	4,037	5.8%	42,906	6.9
Manufacturing	142	12.7%	8,308	11.9%	88,885	14.2
Wholesale trade	40	3.6%	2,658	3.8%	21,470	3.4
Retail trade	156	14.0%	9,745	14.0%	84,412	13.5
Transportation and warehousing, and utilities	45	4.0%	3,899	5.6%	26,857	4.3
Information	19	1.7%	1,662	2.4%	15,294	2.5
Finance, insurance, real estate, rental and leasing	45	4.0%	2,859	4.1%	38,449	6.2
Professional, scientific, management, administrative and waste management services	61	5.5%	3,908	5.6%	43,074	6.9
Educational, health and social services	350	31.3%	19,968	28.6%	144,918	23.2
Arts, entertainment, recreation, accommodation and food services	67	6.0%	4,785	6.9%	44,606	7.1
Other services (except public administration)	52	4.7%	3,445	4.9%	29,182	4.7
Public administration	63	5.6%	2,965	4.2%	27,871	4.5
Employed persons 16 years and over	1,117		69,846		624,011	

Source: U.S. Census Bureau

Chart 3

**Town of Eddington
2000 Employed Population by Industry**





Higher education has become exponentially more critical and Maine currently has one of the worst track records for post-secondary educational attainment. Long-term wage gains will depend heavily on Maine's investment in education, particularly post-secondary and a major upgrading of skill levels of the current workforce. The Bangor region has a fairly well-educated workforce. *The Profile of the Workforce in the Bangor Region* reports one-third of surveyed household respondents have an associates degree or higher. Fifty-two percent of the surveyed employers reported that more than half of new hires required remedial training. Many employers in the region offer their own internal training programs, and most use external trade and professional associations for training in specialized areas.

Reflecting recent history, virtually all net job gains in the next ten years will be led by services, which along with retail trade, will account for two-thirds of all new jobs. The service industry will be the principal engine of growth. The importance of Bangor in the regional economy will consequently increase, due to that City's role as the service center for Eddington and all of Eastern Maine.

COMMUTING PATTERNS

Influencing a community's labor force is the immigration and/or emigration of workers or people looking for work in the area. In addition, labor force size will change because of an increasing tendency for a group of residents, such as spouses, young adults, the elderly, or students, to either work or look for work.

Table 5 indicates that, not unlike the County and State, Eddington's patterns for mode of transportation did not change drastically from 1990 to 2000. The percentage of commuters driving alone has increased and the percentage of commuters driving in carpools has decreased. However, in the 20 years since 1980 there has been a dramatic increase in the percentage of commuters driving alone and a similarly dramatic decrease in those commuters in carpools. Eddington residents who do not have home occupations travel to work primarily in the Bangor, Brewer and Orono area and mean travel time has remained fairly consistent at about 22 minutes. The study prepared on commuting for *The Profile of the Workforce in the Bangor Region* shows

a direct correlation between commuting time and wage or salary. It appears that those in the workforce who travel 30 minutes or more are more likely to make a higher salary than those who travel less.

Table 5

MODE OF TRANSPORTATION			
	1980	1990	2000
Eddington			
Percent drove alone	72.89%	79.2%	81.2%
Percent in carpools	17.63%	15.1%	13.1%
Percent using public transportation	---	---	---
Percent using other means	2.63%	.2%	.4%
Percent walked or worked at home	6.84%	5.5%	5.3%
Mean travel time to work (minutes)	21.4	22.0	22.7
Penobscot County			
Percent drove alone	60.67%	74.9%	79.2%
Percent in carpools	21.43%	13.7%	10.7%
Percent using public transportation	1.27%	.9%	.9%
Percent using other means	2.49%	1.1%	.9%
Percent walked or worked at home	14.15%	9.5%	8.4%
Mean travel time to work (minutes)	15.7	17.5	20.7
State			
Percent drove alone	59.37%	74.3	78.6%
Percent in carpools	24.53%	14.0	11.3%
Percent using public transportation	1.52%	.9	.8%
Percent using other means	1.92%	1.2	.9%
Percent walked or worked at home	12.66%	9.7	8.4%
Mean travel time to work (minutes)	17.6	19	21.2

Source: U.S. Census Bureau

The U.S. Census Bureau reports there are 1,097 commuters from Eddington. As shown in Table 6, not surprisingly, the majority of Eddington's residents are employed in Bangor and Brewer (making up 63.72% of the workforce. The third largest place of employment for Eddington residents is Eddington (9.94%).

Table 6

WORKFORCE COMMUTING PATTERNS FROM EDDINGTON	
<i>Place of Employment</i>	<i>Percent of Workforce</i>
Bangor city Penobscot Co. ME	50.05%
Brewer city Penobscot Co. ME	13.67%
Eddington town Penobscot Co. ME	9.94%
Holden town Penobscot Co. ME	4.28%
Orono town Penobscot Co. ME	3.92%
Ellsworth city Hancock Co. ME	2.37%
Old Town city Penobscot Co. ME	2.19%
Bucksport town Hancock Co. ME	1.55%
Hampden town Penobscot Co. ME	1.37%
Hermon town Penobscot Co. ME	1.28%
Milford town Penobscot Co. ME	1.09%
Millinocket town Penobscot Co. ME	1.09%
Orrington town Penobscot Co. ME	1.00%
Corinth town Penobscot Co. ME	0.64%
Clifton town Penobscot Co. ME	0.36%
Kenduskeag town Penobscot Co. ME	0.36%
Deer Isle town Hancock Co. ME	0.27%
East Millinocket town Penobscot Co. ME	0.27%
Glenburn town Penobscot Co. ME	0.27%
Howland town Penobscot Co. ME	0.27%
Lincoln town Penobscot Co. ME	0.27%
Milo town Piscataquis Co. ME	0.27%
Surry town Hancock Co. ME	0.27%
Veazie town Penobscot Co. ME	0.27%
Alton town Penobscot Co. ME	0.18%
Augusta city Kennebec Co. ME	0.18%
Blue Hill town Hancock Co. ME	0.18%
Bradley town Penobscot Co. ME	0.18%
Brooklin town Hancock Co. ME	0.18%
Caribou city Aroostook Co. ME	0.18%
Chattahoochee Co. GA	0.18%
Dedham town Hancock Co. ME	0.18%
Etna town Penobscot Co. ME	0.18%
Fairfield town Somerset Co. ME	0.18%
Newport town Penobscot Co. ME	0.18%
Otis town Hancock Co. ME	0.18%
Portland city Cumberland Co. ME	0.18%
Scarborough. town Cumberland Co. ME	0.18%
Greenbush town Penobscot Co. ME	0.09%

Source: U.S. Census Bureau

The U.S. Census Bureau reports there are 260 positions in Eddington for employment. Table 7 shows the majority of Eddington's jobs are held by Eddington residents (41.92%). The greatest number of other commuters coming into Eddington for employment are coming from Bangor, Lincoln and Hermon.

Table 7

WORKFORCE COMMUTING PATTERNS INTO EDDINGTON	
<i>Place of Residence</i>	<i>Percent of Workforce</i>
Eddington town Penobscot Co. ME	41.92%
Bangor city Penobscot Co. ME	15.77%
Lincoln town Penobscot Co. ME	10.00%
Hermon town Penobscot Co. ME	5.00%
Clifton town Penobscot Co. ME	3.85%
Holden town Penobscot Co. ME	3.85%
Mattawamkeag town Penobscot Co. ME	3.46%
Orrington town Penobscot Co. ME	2.69%
Bradley town Penobscot Co. ME	1.92%
Amherst town Hancock Co. ME	1.54%
Corinth town Penobscot Co. ME	1.54%
Dedham town Hancock Co. ME	1.54%
Levant town Penobscot Co. ME	1.54%
Kenduskeag town Penobscot Co. ME	1.15%
Chester town Penobscot Co. ME	0.77%
Etna town Penobscot Co. ME	0.77%
Sedgwick town Hancock Co. ME	0.77%
Stockton Springs town Waldo Co. ME	0.77%
Veazie town Penobscot Co. ME	0.77%
Sullivan town Hancock Co. ME	0.38%

Source: U.S. Census Bureau

Once the I-395 interchange becomes a reality, commuting patterns may change. Keeping this in mind, the Town will monitor commuting trends, as they become available, to determine whether or not the interchange alters commuting patterns to and from the Town of Eddington, and in turn alters workforce demographics. The Town will continue to have representatives actively participate in all public advisory committees and public meetings related to the extension of the I-395 interchange.

INCOME

Income levels affect the Town's economy and ability to raise revenues through taxes or fees. Income patterns are of importance to the Town for economic development and affordable housing issues. When the income figures for the area are particularly low, generally there is a proportional increase in the municipal general assistance expenditures.

Table 8 shows median household income and rates of growth for Eddington, Penobscot County and the State of Maine. As has been historically true, Eddington shows a higher median household income than Penobscot County and the State. In 1999, the median household income reported for Eddington was just under \$6,000 more than that of Penobscot County and just over \$3,000 more than that of the State. It is projected that this trend will continue through the next decade. The Maine Labor Market Information Service reports the annual median household income for the Bangor MSA in 2000 is \$35,837. So in addition to being higher than the County and the State, Eddington has a higher median household income than the Metropolitan Statistical Area.

Table 8

Median Household Income and Percent of Change									
	1979	1989	Change	1999	Change	2001 Estimate	Change	2010 Projection	Change
Eddington	\$15,525	\$30,033	93.45%	\$40,250	34.02%	\$42,802	4.55%	\$72,300	68.9%
Bangor MSA	N/A	\$27,473	N/A	\$35,837	30.44%	N/A	N/A	\$61,931	72.81%
Penobscot County	\$14,181	\$26,631	87.79%	\$34,274	28.70%	\$35,799	4.45%	\$58,555	63.6%
State	\$13,816	\$27,854	101.60%	\$37,240	25.20%	\$37,592	.95%	\$68,809	83.0%

Source: U. S. Census/Labor Market Information Service
Estimates: Claritas, Inc.

Like median household income, per capita income reflects the relative wealth and job opportunities of the area. Table 9 shows Eddington's per capita income was \$19,113 as reported in the 2000 Census. This is slightly lower than the per capita income for the state, but significantly greater than that of the county. The State Planning Office forecasts that per capita income in Penobscot County will be approximately \$33,234 in the year 2010, or an average increase of approximately 3.8% per year.

In the State Planning Office report *30 and 1000* How to Build a Knowledge Based Economy in Maine and Raise Incomes to the National Average By 2010* published in 2000, indicates that by increasing the percentage of Maine's adults with 4-year college degrees to 30%, perhaps even 10% with advanced degrees, and increasing the amount of research and development spending \$1,000 per employed worker in the state, the per capita income for the state will be raised to that of the national average, or possibly above. The report further specifies that there is nearly no other combination of things that would increase the per capita income in our state to this level.

Table 9

Per Capita Income							
	1979	1989	Growth	2000	Growth	2010 Projection	Growth
Eddington	\$5,535	\$13,289	140.09%	\$19,113	43.83%	\$42,556	122.7%
Bangor MSA	\$8,141	\$15,824	94.37%	\$23,889	50.97%	\$46,995	96.72%
Penobscot County	\$5,593	\$12,231	118.68%	\$17,801	45.54 %	\$37,228	109.1%
State	\$5,768	\$12,957	124.64%	\$19,533	50.75%	\$42,840	119.3%

Source: U.S. Census Bureau/ Labor Market Information Service

Because the entire population is included in the per capita income measure, it can be used as an economic dependency indicator. Economic dependency describes the ratio between workers and non-workers. According to Table 1 in the Population Section of this Comprehensive Plan, Eddington's population was 2,052 in 2000. Thus Eddington's nonworking population is equal to 935, when Eddington's 2000 employed population of 1,117, as indicated in Table D-3 is subtracted from the total population. This yields a ratio of 1:.84; therefore for every person working, there are .84 persons not working. This ratio is qualified as the economic dependency of Eddington. Economic dependency is influenced to a very high degree by structure, the very young and the elderly compared to the working population. As indicated in Table 5 of the Population Section of this Comprehensive Plan, Eddington's elderly (65year +) population have been increasing significantly while the working age populations (18-64 years) have been on the decline.

DISTRIBUTION OF HOUSEHOLDS BY INCOME

Table 10 and Chart 4 show that nearly 60 percent of all households in Eddington report incomes of \$35,000 or greater. That means the majority of Eddington's residents have incomes as high or greater than the median income for Penobscot County. The percent of Eddington households with incomes below \$14,999 is dramatically smaller than that of the County as a whole, and the percent of the Town's households with incomes between \$15,000 and \$74,999 is significantly greater than that of the County, while households with incomes of \$80,000 or more is about the same.

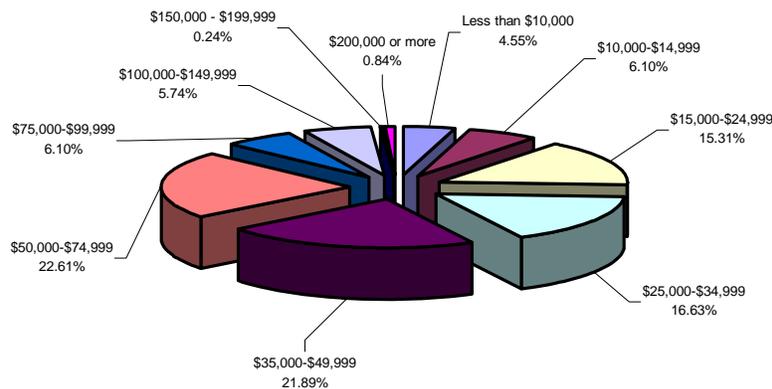
Table 10

Distribution of Households by 1999 Income								
	Eddington		Bangor MSA		Penobscot County		State	
	Num	%	Num	%	Num	%	Num	%
Less than \$10,000	38	4.5%	4,661	12.7%	7,260	12.5%	53,259	10.3%
\$10,000-\$14,999	51	6.1%	2,905	7.9%	4,947	8.5%	39,231	7.6%
\$15,000-\$24,999	128	15.3%	5,242	14.3%	8,949	15.4%	76,633	14.8%
\$25,000-\$34,999	139	16.6%	5,092	13.9%	8,448	14.5%	73,614	14.2%
\$35,000-\$49,999	183	21.9%	6,220	17.0%	10,502	18.1%	94,848	18.3%
\$50,000-\$74,999	189	22.6%	6,595	18.0%	10,376	17.8%	100,423	19.4%
\$75,000-\$99,999	51	6.1%	3,091	8.4%	4,261	7.3%	43,341	8.4%
\$100,000-\$149,999	48	5.7%	1,973	5.4%	2,346	4.0%	24,348	4.7%
\$150,000 - \$199,999	2	.2%	403	1.1%	485	.8%	5,866	1.1%
\$200,000 or more	7	.8%	427	1.2%	561	1.0%	6,809	1.3%
Total Households	836		36,609		58,135		518,372	

Source: U. S. Census Bureau

Chart D-5

Distribution of Eddington Households by 1999 Income



POVERTY STATUS

The income cutoffs used by the U.S. Census Bureau to determine poverty status consist of a set of several thresholds, including family size and number of family members less than 18 years of age. Table 11 shows the poverty thresholds in 2000 by size of family and number of related children under 18 years old. The 2000 poverty threshold for a family of four is \$17,603. This is an increase of \$4,929 to the 1990 poverty threshold of \$12,674.

Table 11

POVERTY THRESHOLDS IN 2000	
Size of family unit	Weighted Average Thresholds
One Person (unrelated individual)	\$8,794
Under 65 years	\$8,959
65 years and over	\$8,259
Two Persons	\$11,239
Householder under 65 years	\$11,590
Householder 65 years and over	\$10,419
Three Persons	\$13,738
Four Persons	\$17,603
Five Persons	\$20,819
Six Persons	\$23,528
Seven Persons	\$26,754
Eight Persons	\$29,701
Nine Persons or more	\$35,060

Source: U.S. Census Bureau, Current Population Survey

The number of families in Eddington reported below the poverty level is significantly lower than that of Penobscot County and the State as a whole. Eddington has a relatively low poverty rate, with only 3.2 percent of families reported below the poverty level (Table 10). This rate is approximately one-third of the county, and one-half of the state. Likewise, Eddington also shows a relatively low poverty rate for individuals. The rate (6.7%) is approximately half of the county and a little more than one-third less than of the state.

Table 10

1999 Percent of Population Below the Poverty Level				
	Eddington	Bangor MSA	Penobscot County	State
Families	3.2%	9.0%	9.7%	7.8%
With related children under 18 years	5.2%	13.2%	14.6%	11.9%
With related children under 5 years	14.9%	19.3%	19.6%	16.0%
Families with female householder	16.9%	31.9%	35.7%	28.1%
With related children under 18 years	24.4%	39.9%	44.1%	36.4%
With related children under 5 years	64.7%	57.7%	62.2%	54.7%
Individuals	6.7%	13.4%	13.7%	10.9%
18 years and over	6.4%	13.1%	13.0%	10.1%
65 years and over	4.6%	10.9%	11.1%	10.2%
Related children under 18 years	5.5%	13.0%	15.0%	13.0%
Related children 5 to 17 years	2.5%	11.2%	13.7%	12.0%
Unrelated individuals 15 years and over	24.3%	28.6%	28.7%	22.5%

Source: U.S. Census Bureau

EDDINGTON EMPLOYERS/BUSINESSES

Eddington has a relatively small amount of industrial business located in Town. The industry in the Town is Peavey Manufacturing. The majority of businesses located in Eddington are classified as small retail, service, construction and maintenance. The three largest employers in

the Town are Commonsense Housing, Katahdin Scout Reservation and New Hope Hospice. The majority of businesses located in Eddington are located where they are because the owner also lives in the community. Because Eddington does not have a municipal sewer system and the townspeople would prefer to remain a “bedroom community” to Bangor and Brewer, small businesses that do not pose a threat to the rural character of the town and do not create negative impacts on the Town financially or environmentally, are encouraged and will continue to be encouraged in the future.

In order to create a solid economic base, keep residents taxes relatively low and increase municipal revenues to ensure public services continue to be available to all Eddington residents, the Town wishes to encourage business of a service, recreational and/or natural resource nature. Because the Town wishes to promote recreation, including boating and fishing, the Town will investigate opportunities to obtain public access to waterways.

The Town wishes to limit any industry that would generate heavy industrial wastes as the infrastructure of the town cannot handle these types of wastes. Light commercial uses, including home-based occupations, restaurants, professional offices, small retail, and natural resource based commercial activities are more appropriate for the economic development wants and needs of the Town.

In 2001, the Town completed a Business Park Assessment Study that concluded that Eddington should expect very little interest from existing Eddington businesses to move to an industrial park. Furthermore, it was recommended that Eddington not consider constructing a business park at the time, due to the difficulty of competing with neighboring Bangor and Brewer, who offer ample existing business park space with access to an employment base, transportation systems, utilities and public services (i.e., public sewer system).

The following table (Table 11) is a sampling of the businesses in Eddington. The majority of Eddington businesses are owner-operated and home occupations. The number of employees is broken down by categories, less than ten, 11 to 25, 26-30, 100+, and does not imply an exact count of employees.

Table 11

Business	# of Employees	Business	# of Employees
3 G Plowing*	<10	Katahdin Scout Reservation	26 – 30
Airline Construction *	<10	Kelly’s Candles *	<10
Airline Farm & Fence*	<10	Krafty Kreaions *	<10
Air-Line Mechanical Co*	<10	La Claire Electric *	<10
All Sharp Saws & Tools*	<10	Lakeview Auctions	<10
Bangor Water District	<10	Maine Asphalt Surfacing	<10
Budget Sheet Metal*	<10	Maintenance Lot	<10
Carl Smith Investigations*	<10	Mike’s Plumbing & Cottage Care*	<10
Chapman Oil	<10	New Hope Hospice	26 – 30
Cheney Auction	<10	New To You *	<10
Clewley Farm*	<10	Northeast Restaurant Equipment	<10
Commonsense Housing	100+	Ozone Treatment Plant	<10
Daggett’s Barn Antiques*	<10	P A Lyford Inc*	<10
David R Merritt*	<10	Peavey Manufacturing Co	26 - 30
Eddington Auto Sales	<10	Penobscot Welding*	<10
Eddington Elementary School	11 – 25	Petal Patch Greenhouse*	<10
Eddington Superette	<10	Powell Refrigeration Inc*	<10
Eddington Store	<10	Precision Lawn Care*	<10
Eddington United Methodist Church	<10	Redco Inc*	<10
Eddy Heights Community Bldg	<10	Rideout Gardens*	<10
E Eddington Community Church	<10	Robertson Glass Co*	<10
Eddington Fire Dept.	11 – 25	Stearns Machine *	<10
Fluid Power Systems Inc*.	<10	Stinson’s Auto Sales	<10
Friendly Dragon Daycare*	<10	Town Office	<10
Gary’s Plumbing Svc*	<10	Union River Outfitters Inc*	<10
Greenwood Acres Campground	<10	US Post Office	<10
Hutchings Greenhouse*	<10	Victorian Antiques*	<10
Imperial Homes	<10	Victory Vinal*	<10
Jeff’s Property Maintenance*	<10	Vogue Day Spa & Wellness Ctr*	<10
		Williams Plowing & Sanding*	<10

* Home Based Occupation

HOME OCCUPATIONS

A majority of commercial enterprises in Eddington are home-based occupations.

The Town of Eddington recognizes that a home occupation is the preferred way for some persons to work and the Town recognizes the rights of property owners to be free of possible nuisances caused by certain home occupations, the Town has developed home occupation performance standards to be observed by all home occupations.

These standards include:

- Home occupations shall be carried wholly within the principal building or within a building or other structure accessory to it. The home occupation will not occupy more than 33% of the floor area of all structures on the property.
- Exterior storage of material and any other exterior evidence of the home occupation shall be located or screened, as to not detract from the residential character of the principal building.
- No nuisance such as waste discharge, offensive noise, vibration, smoke, duct, obnoxious odors, heat, glare, fumes, traffic, parking, or radiation shall be generated. Such home occupation shall not produce electrical interference detectable beyond the property lines.
- Signs for home occupations shall be limited to one sign no larger than two square feet on each side.
- No goods shall be sold which have not been made or substantially altered on the premises and/or accessory to services provided on premises.
- A minimum number of off-street parking spaces shall be provided as follows:
 - Two off street spaces per on-premise dwelling unit and two additional off street parking spaces, or as determined by the Board.
- Home offices shall not be considered a home occupation.

These standards will be further defined in the future land use ordinance.

RETAIL SALES

Annual taxable consumer retail sales by sector for 1997 to 2001 are presented in Table 12 for the Bangor Suburban ESA, Penobscot District and the State of Maine. Chart 6, graphically illustrates 2001 taxable retail sales by sector for the Bangor Suburban ESA, Penobscot District and the State of Maine from 1997-2001. All three areas show a total increase in retail sales with the majority of retail sales being in the automotive sector for each. The State Planning Office forecasts that taxable retail sales will increase, on an annual average, by 3.9% from 1998 to 2010.

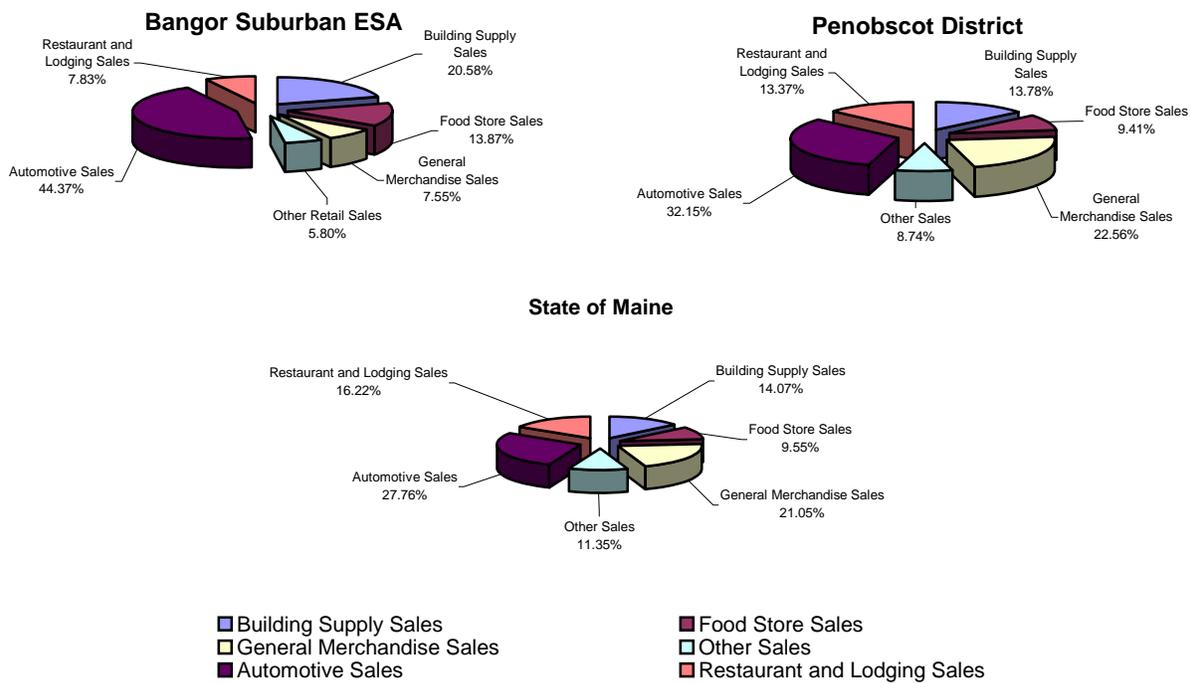
Table 12

TOTAL TAXABLE CONSUMER RETAIL SALES BY RETAIL SECTOR					
	1997	1998	1999	2000	2001
Bangor Suburban ESA	\$161,471,000	\$174,943,000	\$202,573,000	\$214,090,000	\$252,718,000
Building Supply Sales	34,944,000	37,191,000	43,445,000	43,700,000	45,779,000
Food Store Sales	21,698,000	24,203,000	30,335,000	33,888,000	30,864,000
General Merchandise Sales	12,031,000	13,941,000	15,785,000	18,399,000	16,792,000
Other Retail Sales	8,505,000	10,609,000	11,057,000	11,565,000	12,907,000
Automotive Sales	71,135,000	73,979,000	86,414,000	90,958,000	98,723,000
Restaurant and Lodging Sales	13,159,000	15,021,000	15,538,000	15,581,000	17,419,000
Penobscot District	\$1,302,573,000	\$1,406,483,000	\$1,558,724,000	\$1,575,576,000	\$1,653,899,000
Building Supply Sales	173,830,000	172,097,000	194,939,000	227,382,000	227,881,000
Food Store Sales	148,282,000	156,965,000	168,751,000	176,739,000	155,578,000
General Merchandise Sales	293,590,000	347,725,000	365,760,000	366,066,000	373,101,000
Other Sales	106,087,000	105,415,000	134,501,000	139,156,000	144,505,000
Automotive Sales	394,312,000	422,758,000	480,272,000	506,362,000	531,712,000
Restaurant and Lodging Sales	186,473,000	201,524,000	214,502,000	217,930,000	221,123,000
State of Maine	\$9,858,740,000	\$10,734,751,000	\$11,638,157,000	\$12,107,641,000	\$12,413,335,000
Building Supply Sales	1,197,610,000	1,340,365,000	1,536,757,000	1,664,894,000	1,746,892,000
Food Store Sales	1,148,156,000	1,218,613,000	1,282,179,000	1,330,256,000	1,185,002,000
General Merchandise Sales	2,083,035,000	2,311,938,000	2,441,896,000	2,535,876,000	2,612,551,000
Other Sales	1,238,803,000	1,312,437,000	1,387,551,000	1,429,986,000	1,409,147,000
Automotive Sales	2,561,584,000	2,797,605,000	3,126,904,000	3,248,452,000	3,446,345,000
Restaurant and Lodging Sales	1,629,837,000	1,753,793,000	1,869,186,000	1,956,237,000	2,013,398,000

Source: State Planning Office *Maine Retail Sales Quarterly Report Annual Review 2000*

2001 TAXABLE CONSUMER RETAIL SALES BY RETAIL SECTOR

Chart 6



ECONOMIC DEVELOPMENT PROGRAMS

The following programs are available to Maine communities and counties through the Office of Community Development.

COMMUNITY DEVELOPMENT

Housing Assistance Grant Program

The Housing Assistance Grant Program (HA) provides funding to address housing problems of low and moderate-income persons. Eligible activities are those directly related to assisting or creating residential housing units including Acquisition, Code Enforcement, Conversion of Non-Residential Structures, Demolition, Historic Preservation, Housing Rehabilitation, New Housing Construction, Relocation Assistance, and Removal of Architectural Barriers. The maximum amount for a Housing Assistance program grant award is \$400,000.

Downtown Revitalization Grant Program

The Downtown Revitalization Program (DTR) provides funds for communities to implement comprehensive, integrated and innovative solutions to identified problems facing their downtown districts. These downtown revitalization projects must be part of a strategy that

targets downtown service and business districts and will lead to future public and private investment. Eligible activities include all those eligible under the Public Facilities, Public Infrastructure, Public Service, Housing Assistance and Business Assistance Grant programs as relevant to the revitalization of a downtown district. A community must have completed a comprehensive downtown strategic plan or updated an existing plan within in the past five years. The maximum amount for a Downtown Revitalization Program grant award is \$400,000.

Public Facilities Grant Program

The Public Facilities Grant Program (PF) provides funds for communities to address local issues, which are part of a community development strategy leading to future public and private investments. Eligible activities include construction, acquisition, reconstruction, installation, rehabilitation, site clearance, historic preservation, and relocation assistance associated with public projects for:

Community, child, senior and health centers, Libraries, Sheltered workshops, Homeless shelters, Piers/wharfs and Fire stations with a maximum grant award amount of \$250,000

Fire fighting equipment, Salt/sand storage shed, Transfer station, Parks and recreation facilities and Public works garages with a maximum grant award amount of \$50,000.

Public Infrastructure Grant Program

The Public Infrastructure Grant Program (PI) provides funds for communities to address local issues, which are part of a community development strategy leading to future public and private investments. Eligible activities include construction, acquisition, reconstruction, installation, rehabilitation, site clearance, historic preservation, and relocation assistance associated with public projects and infrastructure in support of new affordable housing construction. Program activities are grouped as follows:

- Water system installation/improvements, Sewer system installation/improvements, Water/sewer system hookups, Storm drainage, Utility infrastructure and infrastructure in support of new affordable housing with a maximum grant award amount of \$400,000.
- Streets, roads and sidewalks with a maximum grant award amount of \$250,000.
- Parking areas, curbs and gutters with a maximum grant award amount of \$50,000.

Public Service Grant Program

The Public Service Grant Program (PSG) provides funding for community resource needs for operating expenses, equipment and program materials for public service programs. Past program activities have included dental clinics, job training, literacy training, welfare-to-work programs, senior center programs and day care programs. All beneficiaries of public service programs must be low to moderate income.

Urgent Need Grant Program

The Urgent Need Grant Program (UNG) provides funding to enable a community to address serious and immediate threats to health and welfare of its residents. All units of general local government in Maine, including plantations, are eligible to apply for and receive Urgent Need Program funds. An applicant must address a community development need which:

- Poses a serious and immediate threat to the health or welfare of the community;
- Became a threat to public health or safety within 18 months of the submission of the application;
- Cannot be funded by the applicant or the applicant cannot find an entity or individual to fund the project.
- The maximum Urgent Need Grant Program award amount is \$100,000.

ECONOMIC DEVELOPMENT*Business Assistance Program*

The Business Assistance Program (BA) provides funds to communities to loan/grant businesses for the creation or retention of jobs for low and moderate-income persons. The Business Assistance Program funds may be used to meet the infrastructure, capital equipment and real property needs of the assisted business. The program assists those economic initiatives and development opportunities that are of sufficient magnitude to have a significant impact on a local or regional economy. The maximum Business Assistance Program award amount is \$400,000.

Development Fund Program

The Development Fund Program (DF) provides funding to communities to assist businesses to with loan funds. These funds may be used for non-real property improvements such as operating capital or purchase of inventory. The purpose of this program is to promote the creation or retention of jobs for low and moderate-income persons. The maximum Development Fund Program award amount is \$200,000.

Economic Development Infrastructure Grant Program

The Economic Development Infrastructure Grant Program (EDI) provides funds to communities to develop or rehabilitate public infrastructure in support of new and existing non-retail businesses for the creation or retention of jobs for low to moderate-income individuals. Eligible activities include Acquisition, Relocation, Demolition, Clearance, Construction, Reconstruction, Installation, and Rehabilitation associated with public infrastructure projects such as water and sewer facilities, flood and drainage improvements, publicly-owned commercial/industrial buildings, parking, streets, curbs, gutters, sidewalks, etc. which are necessary to create or retain jobs in the non-retail private sector for low and moderate income persons. The maximum Economic Development Infrastructure Grant Program award amount is \$400,000.

Micro-Loan Grant Program

The Micro-Loan Program (ML) provides communities with funds to assist existing and new businesses to create and/or retain jobs for low and moderate-income persons. Eligible activities include the establishment of a local commercial loan program for the purpose of assisting for-profit businesses. The maximum Micro-Loan Program award amount is \$100,000, part of which may be used to provide technical assistance to loan applicants.

Regional Assistance Fund Program

The Regional Assistance Fund Program (RAF) provides financial resources to communities or regional organizations which can use the funds as leverage/match to obtain funds under the Economic Development Administration (EDA) Economic Adjustment Assistance Program (Title IX) and the EDA Public Works Program (Title I) or the Rural Development Agency (RDA), Rural Business Enterprise Grant (RBE) and the Intermediary Relending Program (IRP) and/or other Federal, State and private programs. The purpose of the RAF Program is to bring additional money into the State of Maine and therefore cannot be used as match with the CEBG Program or conventional lending institutions. The maximum Regional Assistance Fund Program award amount is \$200,000.

Regional Super Park Program

The Regional Super Park Program provides funding to communities to construct necessary infrastructure to develop a regional business park (Super Park). The state recognizes the need to have an inventory of "Super Parks" in Maine and is challenging communities to develop the next generation of business industrial parks. These parks are to be developed through a creative regional process involving tax sharing and other cooperative agreements. Eligible activities include acquisition, relocation, demolition, clearance, construction, reconstruction, installation, and rehabilitation associated with public improvements such as water and sewer facilities, utility infrastructure, flood and drainage improvements, parking, streets, curbs, gutters, sidewalks, etc. which are necessary to create or retain jobs in the non-retail private sector for low and moderate income persons. The "Super Park" program is available in even numbered program years and the maximum Regional Super Park Program award amount is \$1,000,000.

PLANNING*Community Planning Grant Program*

The Community Planning Grant Program (CPG) provides funding to communities or community partnerships that have clearly identified a local community or economic development problem and lack the resources to develop a strategy for solving the problem. CPG funds may be used for planning only activities that include studies, analysis, data gathering, preparation of plans and maps, and identification of actions that will implement plans. Engineering, architectural and design costs related to specific activities are not eligible. All applications containing ineligible or non-planning activities will not be considered. The maximum Community Planning Grant award amount is \$10,000.

Housing Assessment Planning Grant Program

The Housing Assessment Planning Grant Program (HAPG) provides funding to communities or community partnerships to identify their housing problems and to develop a strategy for solving the problems. HAPG funds are to be used to conduct a comprehensive study of housing issues. The study must cover issues such as the number and age of units, condition, energy considerations, affordability, occupancy rates, needs for new construction, rehabilitation, code enforcement, elderly, assisted living, special needs housing and financial resources to address housing needs. Engineering, architectural and design costs related to specific activities are not eligible. The maximum Community Planning Grant award amount is \$15,000.

Project Development Planning Grant Program

The Project Development Planning Grant Program (Phase II) provides communities funding to gather, analyze and provide information require during the project development process. These funds are only available to communities invited into the Project Development Phase of the CDBG Program application process. The maximum Project Development Planning Grant Program award amount is \$2,500.

POLICIES

In order to promote an economic climate that increases job opportunities and overall economic well-being, the following policies have been developed. The Town should:

1. Pursue available grant funds from the State of Maine and the Federal Government to match the economic needs of the Town.
2. Encourage the creation of small businesses that will not put a strain on the Town's public facilities, natural resources and finances.
3. Promote and support existing businesses within the Town.

4. Support and encourage the creation of an Economic Opportunity Committee.
5. Provide guidelines for home-based occupations in residential areas in the future land use ordinance.
6. Pursue available resources to promote/market the Town of Eddington.

IMPLEMENTATION STRATEGIES

In order to implement the policies above, the following strategies will be undertaken:

Immediate:

The Planning Board, or their designee, will continue to pursue grant opportunities and contact the applicable state and federal agencies to solicit information regarding grants and/or opportunities that would support appropriate types of economic development, in keeping with the vision of the Town.

In order to promote and support local businesses, the Town Clerk will prepare and maintain a rolodex of local businesses to be kept in the municipal office for public reference.

The Town Manager, along with the Planning Board and Board of Selectmen, will consider developing its own web page to help promote and market the community, using available technology.

Short-Term:

The Planning Board will work with the Selectpersons and/or Economic Opportunity Committee to facilitate appropriate development within the town by reviewing the Town's ordinances for appropriate land use regulations, which will attract, enhance and support existing and future development within the Town, to minimize negative impacts of non-compatible uses.

The Planning Board will develop language regarding home-based occupation performance standards in the future land use ordinance. Home occupation should be compatible with a residential use and should not infringe upon the neighborhood or environment.

STATE GOAL

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

INTRODUCTION

Housing, and especially its affordability, is very important for the Town of Eddington. No matter where you go in Maine, there is some level of housing need. With growing demands and our ever-changing economy, the need for affordable housing on a local level is increasingly coming into conflict with local land use regulations and neighborhood opposition. This is a challenge facing not only Eddington, but all of Maine's communities.

HOUSING UNITS

The number of year-round housing units is important to consider when planning. Table E-1 below shows total housing units for Eddington, Penobscot County, and the State. Between 1970 and 1990, Eddington's housing stock increased significantly. The Town's increase during that 20-year period was at a noticeably higher rate than that of Penobscot County and the State. Although the housing stock continued to increase during the 1990s, it increased at a slower rate than the previous two decades -- a rate more in line with that of the County and the State. Chart E-1 graphically depicts the percent of change in growth rates from 1970-2000. The increase in the housing stock can be directly attributed to the increase in population and the decrease of household size as referred to in the population section of this Plan. Table E-1 also shows projected housing units for 2010, 2013 and 2015. Projections have been estimated using a 20-year linear regression analysis method. This method indicates a projected increase of 183 housing units from 2000 to 2013, and an additional 26 unit increase from 2013 to 2015.

Table E-1

NUMBER OF TOTAL HOUSING UNITS AND RATE OF CHANGE							
	1970	1980	1990	2000	2010 Projection	2013 Projection	2015 Projection
Town of Eddington	500	664	843	920	1,065	1,103	1,129
Rate of Change		32.8%	27.0%	9.1%	15.8%	3.6%	2.4%
Penobscot County	42,791	53,415	61,359	66,847	73,972	75,987	77,330
Rate of Change		24.8%	15.2%	8.9%	10.7%	2.7%	1.8%
State of Maine	397,182	501,093	587,045	651,901	730,821	753,442	768,523
Rate of Change		26.2%	17.2%	11.1%	12.11%	3.1%	2.0%

Source: U.S. Bureau of Census

Projections based on a 20-year period from 1980 to 2000 using linear regression analysis.

STRUCTURE TYPE

The type of housing units is an important indicator of affordability, density, and the character of the community. Within a community there should be a diverse distribution of types of homes to provide variation according to affordability and style. Table E-2 breaks down the housing stock by structure types.

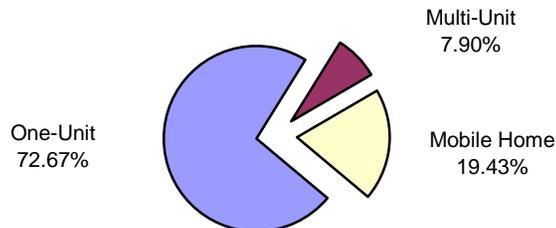
Table E-2

TOTAL HOUSING UNITS									
	Town of Eddington			Penobscot County			State of Maine		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
One-Unit	509	568	662	34,869	36,858	42,260	282,560	390,718	453,846
Multi-Unit	70	86	72	12,988	15,079	15,190	110,580	140,206	132,342
Mobile Home	86	189	177	5,558	9,422	9,239	35,105	66,121	63,902
Other			--			158			1,811
Total Units	665	843	911	53,415	61,359	66,847	428,245	587,045	651,901

Source: U.S. Bureau of Census

* * The Census has slightly different total household unit information from sample data (short form) to total count data (long-form); therefore, total units is reported differently.

**Town of Eddington
2000 Housing Units by Structure Type**



The majority of homes in Eddington are single-family, owner-occupied units (72.67%). The remaining housing stock consists of multi-unit renter occupied homes (7.90%) and mobile homes (19.43%). Mobile homes are currently allowed to be placed anywhere in town and relatively few mobile homes are placed in mobile home parks. Eddington has two mobile home parks. Hill Street Mobile Home Park can accommodate four mobile homes, and White Pine Mobile Home Park on Carriage Lane, is permitted to accommodate nine mobile homes. The Town’s future land use ordinance will include mobile home park standards.

HOUSING STOCK

Maine's housing stock reflects the State's history, the uniqueness of its culture and the independent character of its people. Maine's housing stock is the oldest in the nation. It ranks first in the proportion of the State's housing stock that was built prior to 1940.

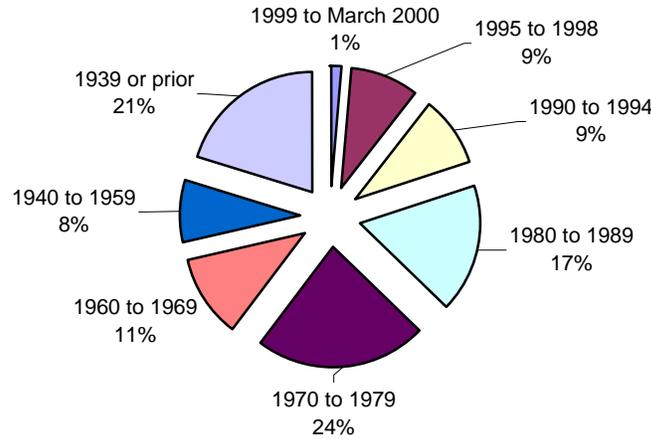
In Eddington, the homes are aging; however, Eddington has a somewhat healthy percentage of newer homes. Approximately 29% of Eddington's homes were built prior to 1960, but one-fifth of the total housing stock is reported by the U.S. Census Bureau as having been built from 1990 to March of 2000. Penobscot County shows 45% of the housing stock built prior to 1960, and only 14% having been built from 1990 to March of 2000. The State as a whole shows 44% of the total housing units being built prior to 1960, and only 15% built since 1990. Homes built prior to the 1960s are more likely to be in substandard condition and in need of insulation, maintenance, and repair. They are more likely to be deteriorating and therefore incurring a loss in the market, or requiring extensive rehabilitation before being marketable. Aging houses, not properly cared for, can impact the quality of the housing stock. It is important for all of Eddington's residents to be aware of existing rehabilitation funds and for renters to be aware of their rights to demand a certain level of maintenance by their landlords. Table E-3 shows how many homes were built in each decade from 1939 for Eddington, Penobscot County and the State of Maine.

Table E-3

	YEAR OF STRUCTURE BUILT		
	Town of Eddington	Penobscot County	State of Maine
1999 to March 2000	12	834	12,493
1995 to 1998	84	3,424	36,375
1990 to 1994	85	4,938	46,041
1980 to 1989	157	9,955	104,039
1970 to 1979	210	11,412	103,806
1960 to 1969	102	6,506	59,812
1940 to 1959	77	10,865	99,476
1939 or prior	184	18,913	189,859

Source: U.S. Census Bureau

**Town of Eddington
Housing Stock by Year Built**



HOME OCCUPANCY

Home ownership is a good indicator to assess the overall standard of living in an area. One way to trace home ownership changes over time is to compare owners and renters as proportions of total occupied housing. A high rate of owner-occupied housing is typical for rural Maine communities. In Maine, although many renters would like to own their own homes, the majority of renters lack adequate income to purchase a home.

Table E-4 shows that between 1990 and 2000, Eddington's percentage of owner-occupied housing units decreased slightly. The percentages for ownership in the county and the state also remained stable with only a slight increase between 1990 and 2000. Local opinion is that homes in Eddington, that are for sale, sell very quickly and there are not many housing units available for rent. The continued housing needs of older residents, as they live longer and healthier lives, with some moving into smaller units and others remaining in their family homes, will contribute to the increase in demand for renter-occupied housing.

Table E-4

HOUSING OCCUPANCY						
Town of Eddington						
	2000		1990		1980	
	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total
Owner-occupied	666	80.7%	702	82.5%	498	85.0%
Renter-occupied	159	19.3%	149	17.5%	88	15.0%
Total	825		851		586	
Town of Clifton						
Owner-occupied	258	85.1%	190	81.5%	141	85.5%
Renter-occupied	45	14.9%	43	18.5%	24	14.5%
Total	303		233		165	
Town of Holden						
Owner-occupied	1,010	87.6%	975	86.1%	802	87.7%
Renter-occupied	143	12.4%	157	13.7%	112	12.3%
Total	1,153		1,132		914	
Penobscot County						
Owner-occupied	40,554	69.8%	37,679	69.7%	32,203	70.1%
Renter-occupied	17,542	30.2%	16,384	30.3%	13,771	29.9%
Total	58,096		54,063		45,974	
State of Maine						
Owner-occupied	370,905	71.6%	327,928	70.5%	280,377	70.9%
Renter-occupied	147,295	28.4%	137,384	29.5%	114,807	29.1%
Total	518,200		465,312		395,184	

Source: U.S. Census Bureau

The high level of home ownership may present a unique situation for lower income residents, as quality rental units may be rare and the price may be inflated. Rights exist for renters to assure a safe and sanitary housing environment. Also, subsidized rental housing development and renter assistance programs help to make housing more affordable for renters. There are programs offered through the Penquis Community Action Program (Penquis CAP), Rural Development (formerly FmHA), and Maine Housing Authority to assist low-income homeowners to attain or maintain safe and affordable housing.

PENQUIS COMMUNITY ACTION PROGRAM

Housing Emergency Loan Program

The Housing Emergency Loan Program provides loans up to \$1,500 to low and very low income homeowners for minor home health and safety needs. The interest rate is 3% for a term up to 24 months. An 8% fee (minimum \$24) will be charged and can be included in the loan amount. Residents of Penobscot and Piscataquis Counties who meet income guidelines are eligible for this program. Loans can be approved within 48 hours in an emergency.

Typical eligible improvements include furnace upgrade or repair, weatherization items, handicap items, replacement of appliances, well and septic system upgrades or repairs and minor home repairs such as roofs, electrical wiring, plumbing and chimneys. Ineligible improvements include cosmetic improvements, construction of sundecks, swimming pools and other recreational items, refinancing existing debt and purchase of personal property.

Section 8 Housing

Section 8 Housing provides subsidized rent to qualifying families. Families contribute between 30% and 40% of their income toward rent. Penquis CAP, acting as an agent for Maine State Housing Authority, subsidizes the balance. Housing must meet Housing and Urban Development quality standards and Fair Market Rent guidelines. Income-eligible individuals who are handicapped, disabled or 62 years of age or older, or income-eligible families of two or more living in Penobscot, Piscataquis, Knox and Waldo Counties may apply for this program. Preference is given to individuals and families who are homeless.

Temporary Housing Assistance Program

Temporary Housing Assistance Program assists people in Penobscot and Piscataquis Counties who are homeless or at risk of becoming homeless. Assistance may be a security deposit, back rent or forward rent.

Own ME Program

Own ME helps eligible first-time home buyers in finding, financing and rehabilitating a home. Soft second money is available for assistance with rehabilitation, closing costs or mortgage buy down, depending on the circumstances. The soft second money is a loan by MaineStream Finance in the form of a second mortgage. This second mortgage is a 0% interest loan deferred for a term of up to 15 years, depending on the amount. If the homebuyer continues to own and live in the house for the term of the mortgage, that loan is forgiven, and does not have to be repaid. However, if the homebuyer chooses to sell the house before the end of the term, the second mortgage amount must be repaid to MaineStream Finance from the proceeds of the sale.

Residents of Penobscot and Piscataquis Counties who have not owned a home in the past three years (with the exception of a mobile home, if it is not on a slab foundation) and who meet income guidelines are eligible for this program.

RURAL DEVELOPMENT***Rural Housing Service***

The Rural Housing Service is an agency within Rural Development that provides Single Family Housing loans, grants, and guarantees; loans and guarantees for Multi-Family Housing; and loans, grants, and guarantees for not-for-profit and municipal Community Facilities. The following is a listing of programs offered through the Rural Housing Service

Section 502 Guaranteed Loans - Loans are made by mortgage lenders and guaranteed by USDA Rural Development to low and moderate income applicants to buy or build homes (30 year fixed interest rate) in rural areas of Maine.

Section 502 Direct Loan Program - Low interest loans are made directly by Rural Development to applicants whose incomes are less than 80 percent of the median income for the area. This program is focused towards purchasing modest housing, constructing new homes, or repairing pre-owned dwellings, located in rural areas of Maine.

Section 504 Direct Loan Program - Loans are made at 1 percent interest rate to repair, improve, or modernize modest single family homes in rural areas, making homes safer or more sanitary, or to remove health and safety hazards. Applicants' incomes must be less than 50 percent of the median income for the area.

Section 504 Direct Grant Program - For homeowners 62 years old or older who cannot repay a loan, grant funds are available to remove health or safety hazards, or remodel dwellings to make them accessible to household members with disabilities.

Mutual Self-Help Housing Program - Low interest loans are made directly by Rural Development to applicants whose incomes are less than 80 percent median income for the area. This program is focused towards constructing modest new homes, through a group effort, in rural areas of Maine.

Rural Utilities Service

The Rural Utilities Service is an agency within Rural Development that provides loans, grants, and guarantees for Water and Waste Disposal systems to municipalities, public utilities, and not-for-profit water or sewer systems.

Section 515 Direct Loans - Loans made by USDA Rural Development to build or repair apartment style housing in rural areas whereas up to 97 percent of the appraised value or development costs can be borrowed.

Section 538 Guaranteed Loans - Loans made by mortgage lenders and guaranteed by USDA Rural Development covering up to 90 percent of development cost of apartment style housing in rural areas.

Housing Preservation Grants - Grants made by USDA Rural Development to not-for-profit entities to operate a program which finances repair and rehabilitation activities to individual housing and rental properties for very-low and low-income property owners.

Farm Labor Housing Loans and Grants - Loans and Grants made by USDA Rural Development to public bodies, not-for-profit entities or individuals to finance rental units for domestic farm labor

Direct Community Facility Programs - Loans made directly by USDA Rural Development with the intention to improve, develop, or finance essential community facilities in rural areas with populations less than or equal to 20,000.

Guaranteed Community Facility Programs - Loans made by conventional lenders and guaranteed by USDA Rural Development to improve or develop community facilities such as water and waste disposal facilities.

Community Facility Grant Program - Grants made to cover up to 75 percent of the cost of developing essential Community Facilities in rural areas with populations less than or equal to 20,000.

MAINE STATE HOUSING AUTHORITY

Maine State Housing Authority (MSHA) provides low-interest rate loans and grants to provide housing for first-time home buyers, lower income renters, owners of housing that needs repair, people with special needs, and people who are homeless.

First Time Homebuyers Program

This flagship MSHA program helps Maine families realize the American dream to own a home. It provides lower interest rate mortgages, generally one to two points below conventional interest rates, to low and moderate income Maine people for the purchase of their first homes. The program has maximum income limits for borrowers and price limits for eligible homes. It can be used to finance single-family homes; mobile homes; two-to-four unit owner-occupied homes; and condominiums. In the coming years MSHA plans to make \$100 million or more in mortgages annually, helping 2,000 or more Maine families buy their first homes.

In order to reduce the required down payment, MSHA's program requires borrowers to use mortgage insurance. Mortgage insurance reduces the down payment to 5% or less, depending on the type of insurance used. Borrowers have the option of using private mortgage insurance; Federal Housing Administration (FHA) insurance; Veterans Administration (VA) guarantee; or the Rural Development (formerly Farmers Home) insurance. Each type of insurance has slightly different eligibility requirements. Borrowers who complete a home buying course may qualify for a reduced down payment (3% instead of 5%). MSHA also finances some types of mobile homes with self-insurance with a 5% down payment.

Closing Cost Assistance

Closing Cost Assistance is available for borrowers who do not have the cash to cover these costs. The costs include such fees as title examination, credit check, and several others. Eligible applicants receive 2% of the mortgage amount, which is credited toward the closing costs. The closing cost assistance is repaid by a slightly higher interest rate on the mortgage.

Down Home Program

For some lower income borrowers, the Housing Authority offers its "Down Home" loans that permit a family to buy a home with a minimum cash contribution of \$750 or \$1,000 in out-of-pocket expenses. The option is limited to borrowers who qualify for the MSHA purchase program, use FHA insurance, have less than \$4,000 in liquid assets, and have an income that is 90% or less of the median income. The difference between the borrower's payment and the actual up front costs are repaid when the borrower sells the home.

Purchase Plus Improvement

MSHA also offers a Purchase Plus Improvement option that allows applicants to borrow more than the purchase price in order to make immediate repairs or improvements to the home. Details on Closing Cost Assistance, Down Home, Purchase Plus Improvement, and our regular program are available from MSHA or from participating lenders.

Great Rate Program

Introduced in June 1999, the Great Rate program makes monthly payments affordable with an interest rate that is at least 1% lower than the regular MSHA program interest rate in effect at the time of application. The Great Rate interest rate was lowered to 4.5% in June 2000 and is available for applicants with household incomes at or below 65% of the area median income. A 10-hour homebuyer education course must be completed before loan closing. MSHA expects up to 150-200 credit-worthy households may take advantage of this reduced rate program in 2001.

hoMEworks Program

MSHA's Homeownership division participates in hoMEworks, Maine's network of homebuyer education. These programs give potential homebuyers an opportunity to sort through the complex process of buying a home, including building good credit, shopping for a home, qualifying for a loan, and life as a homeowner. Some MSHA programs require completion of a 10-hour homebuyer class.

New Lease Program

The New Lease Program provides additional low income rental housing and improve rental housing stock. MSHA's New Lease program for 2001 provides \$2 million of subsidized loans to promote the acquisition and rehabilitation of smaller rental properties (4-19 units) in Maine. The program is intended to improve the quality of approximately 80 apartment units, and to reduce the rents in a significant number of those units so that the apartments are affordable to very low income tenants. When completed, 30% of the units are rented to tenants with incomes at or below 60% of the area median income; 40% of the units are rented to tenants with income at or below 40% of the area median income, including one unit rented to a tenant with an income at or below 30% of the area median income. In selecting projects for New Lease financing, MSHA intends to limit the number to 35 to any one community in any one year. Developers will be limited to no more than two projects per year.

Pre-Development Loan Program

The Pre-Development Loan Program provides interest-free capital to cover mortgageable pre-development costs incurred by nonprofit borrowers who are developing affordable housing projects. Eligible uses include any expense related to the proposed project including, but not

limited to: option or earnest money payments on a purchase & sale contract; environmental testing; legal services; architectural services; engineering assessment; appraisal services; consulting fees or staff time devoted to project management.

Rental Loan Program

The Rental Loan Program (RLP) is MSHA's program for development of affordable rental housing in projects of 10 or more units. The program provides long term mortgage financing at attractive interest rates. RLP financing can be linked with the subsidy available from the federal Housing Tax Credit. Developers using RLP and/or the housing credit must reserve a portion of the units for low or very low income renters. The RLP program may be used for acquisition, acquisition/rehab, or new construction of apartment buildings.

Subsequent Loan Program

The Subsequent Loan Program provides funds to existing MSHA mortgagors to make capital improvements, including converting electrically heated projects to another energy source; to make major repairs or to create new affordable units within an existing project. Subsequent loans may not be used to reimburse owners for work already completed. A property with an electric heating system must use a portion of the subsequent loan for a heat conversion to an alternate fuel source. Project reserves must also be considered as a source of funding for needed improvements.

Preservation Financing Program

The Preservation Financing Program is a program to preserve the future affordability of MSHA-financed Section 8 projects. Projects currently financed by MSHA are eligible on a walk-in basis. Debt can be used for acquisition or refinancing, and physical plant improvements. In exchange for MSHA financing, owners must agree to any extension of the subsidy contract. If the subsidy ends, the owner must rent 40%-70% of the units to households with incomes at or below 40% of the area median income beyond the term of the Section 8 HAP Contract.

Supportive Housing Program

The Supportive Housing Program (SHP) provides reduced interest rate mortgage financing and subsidy funding to eligible nonprofit sponsors to create housing for persons with special needs. The program targets low income tenants, especially those with very low incomes. Eligible sponsors must be 501(c)(3) nonprofit corporations. The program may be used for the purchase, purchase and rehab, or new construction of facilities such as transitional housing, group homes, emergency shelters, and supported or independent apartments. Sponsors must show that revenue from the housing or other sources is sufficient to amortize the mortgage.

HOUSING VALUES

As indicated by the data in Table E-5, the median value of owner-occupied housing units has more than doubled from 1980 to 2000 in Eddington. Maine State Housing Authority reports that the average selling price for a single-family home in Eddington was \$80,540 in the year 2000.

Table E-5

MEDIAN VALUE OF OWNER- OCCUPIED HOUSING UNITS			
	April 1, 1980	April 1, 1990	April 1, 2000
Town of Eddington	\$39,900	\$74,500	\$86,400
Town of Clifton	\$34,000	\$71,300	\$85,000
Town of Holden	\$44,600	\$90,900	\$112,600
Penobscot County	\$36,700	\$69,100	\$82,400
State of Maine	\$37,900	\$87,400	\$98,700

Source: U.S. Census Bureau

The median contract rent for Eddington nearly tripled from 1980 to 2000. The median contract rent was reported between 14 to 19 percent higher than that of neighboring communities of Clifton and Holden in 2000. Table E-6 shows median contract rents also increased significantly for Penobscot County and the State.

Table E-6

MEDIAN CONTRACT RENT			
	April 1, 1980	April 1, 1990	April 1, 2000
Town of Eddington	\$198	\$329	\$565
Town of Clifton	\$130	\$388	\$456
Town of Holden	\$193	\$456	\$485
Penobscot County	\$178	\$335	\$468
State of Maine	\$173	\$358	\$497

Source: U.S. Census Bureau

VACANCY RATE

The vacancy rate is of concern to a community if it is too high or too low. High vacancy rates may lead to abandonment or nonprofitable housing markets, while low vacancy rates lead to competition for housing and inflated prices. It is important to keep these two items in balance.

The 2000 Census reports that the homeowner vacancy rate for Eddington is 1.2% and the rental vacancy rate is 7.0%. The lack of available housing contributes to higher rental rates for those who wish to stay in Eddington. As mentioned before, local trend indicates that there is a shortage of available and appropriate rental units and homes don't stay on the market for long before they are sold.

HOUSING AFFORDABILITY

Many factors contribute to the challenge of finding affordable housing. Including population dynamics, especially internal migration to job growth areas; the emergence of the "baby boom" generation; older residents living longer, healthier lives at home; more single parent households, and generally smaller household sizes than in previous years.

Many people in Maine are affected by a lack of affordable housing including: older citizens facing increasing maintenance costs 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 to jobs; and grown children seeking independent housing.

The affordability of housing units is of critical importance for any municipality. High costs are burdensome to individuals, to governments, and to the economy of the area. Excessively high housing costs will force low to moderate-income (LMI) residents to leave the community, having an impact on the labor force.

The Town of Eddington, with the Towns of Bradley and Clifton, have engaged the services of a consultant to assist the group in preparing a Community Development Block Grant (CDBG) housing study to apply for funds to rehabilitate low to moderate income (LMI) housing units.

The Maine Department of Economic and Community Development (DECD) has suggested communities consider options for affordable housing. Affordable housing can include manufactured housing, multi-family housing, government-assisted housing for LMI families, and group and foster care facilities. In addition, decreased unit sizes, smaller lot sizes, increased density, and reduced frontage requirements can contribute to a community's affordable housing stock.

Traditionally, Maine residents have been moderate-income people who own their homes. While it was often a struggle for Maine people to realize their dream of home ownership, having and owning a home was generally within the grasp of the working Maine household. Since the prices of homes are increasing at a faster rate than the median household income, purchasing a home today is becoming more of a challenge. Maine State Housing Authority reports that four units were purchased in Eddington through their first-time homeowners program in 2000.

One way to gauge the financial ability to buy a home is to establish a ratio between the price of the property and the income of the person wishing to buy. The Maine State Housing Authority (MSHA) reports an affordability index by housing market. An index under 1.00 is unaffordable and an index over 1.00 is reported as affordable. According to this index, the Bangor Housing Market has affordable housing.

AFFORDABILITY INDEX BY BANGOR HOUSING MARKET	
Index	1.25
Median Home Sale Price	\$85,000
Median Income	\$37,614
Home that can be afforded at Median Income	\$106,299

Source: *Maine State Housing Authority
Statewide Multiple Listing Service*

More generally, affordable housing means decent, safe, and sanitary living accommodations that are affordable to LMI people. Eddington's extremely low-income households are households with an annual income of less than or equal to 30 percent of the County's median annual family income, very low-income households are households with annual income of less than or equal to 50 percent. Low-income households are households with annual incomes more than 50 percent, but less than or equal to 80 percent, of the County's median annual family income. Moderate-income households are households with annual incomes more than 80 percent, but less than or equal to 150 percent, of the County's median annual family income. Table E-7 shows the percentage of Eddington's owner-occupied households that are in each affordability category.

Table E-7

EDDINGTON OWNER-OCCUPIED HOUSEHOLDS BY INCOME FOR 2000					
	Extremely Low <30%	Very Low <50%	Low <80%	Moderate <150%	Total/Median
Households	36	97	210	427	606
Income	\$12,176	\$20,293	\$32,469	\$60,879	\$40,586
Percent of Total Households	6.0%	15.9%	34.7%	70.5%	
Approximate Value of Affordable Home (up to)	\$34,395	\$57,325	\$91,720	\$171,975	\$115,000

Source: *Maine State Housing Authority*

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

A renter-occupied housing unit is considered affordable to a household if the unit's monthly housing cost (including rent and utilities) does not exceed 30 percent of the household's gross monthly income. Table E-8 shows the percentage of Eddington's renter-occupied households that are in each affordability category.

Table E-8

EDDINGTON RENTER-OCCUPIED HOUSEHOLDS BY INCOME FOR 2000					
	Extremely Low <30%	Very Low <50%	Low <80%	Moderate <150%	Total/ Median
Households	21	41	72	110	125
Income	\$12,176	\$20,293	\$32,469	\$60,879	\$40,586
Percent of Total Households	16.5%	33.0%	57.9%	88.2%	
Approximate Value of Affordable Contract Rent per month including utilities (up to)	\$304	\$507	\$812	\$1,522	\$1,015

Source: Maine State Housing Authority

The 2000 Census indicates that the median value of owner occupied housing units for Eddington is \$76,400 and the median contract rent for a renter-occupied housing unit is \$565 per month.

Table E-9

TOWN OF EDDINGTON 2000 VALUE OF OWNER-OCCUPIED HOUSING UNITS		
	Number of Units	Percentage of Total
Less than \$50,000	29	6.9%
\$50,000 to \$99,999	258	61.1%
\$100,000 to \$149,999	112	26.5%
\$150,000 to \$199,999	17	4.0%
\$200,000 to \$299,999	6	1.4%
\$300,000 or more		
Total	422	
Median value	\$86,400	

Source: U. S. Census Bureau

Town of Eddington Value of Housing Units

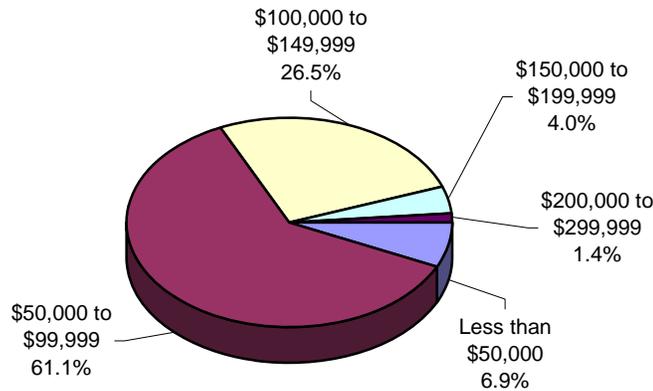
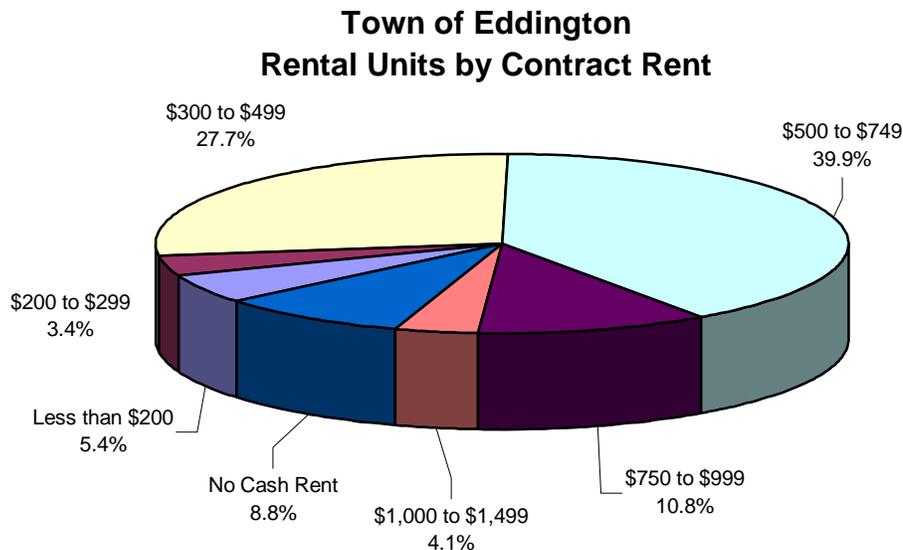


Table E-10

TOWN OF EDDINGTON 2000 MONTHLY VALUE OF RENTER-OCCUPIED HOUSING UNITS		
	Number of Units	Percentage of Total
Less than \$200	8	5.4%
\$200 to \$299	5	3.4%
\$300 to \$499	41	27.7%
\$500 to \$749	59	39.9%
\$750 to \$999	16	10.8%
\$1,000 to \$1,499	6	4.1%
No Cash Rent	13	8.8%
Total	148	
Median contract rent	\$565	

Source: U. S. Census Bureau



Although the Town of Eddington has relatively few multi-unit rental structures, housing is affordable for the majority of residents. The extremely low and very low household income categories are the only household income categories that indicate a need, although it is a very slight need, for additional housing options.

Tables E-7 through E-10 indicate that approximately 13 units have contract rents of less than \$300 per month, while 21 households fall within the extremely low income category which would require rents of approximately \$304 per month or less.

There are approximately 41 rental units with rents between \$300 and \$499 per month with 41 households within the very low incomes category, affording an approximate rent of up to \$507. It appears that there is exactly enough housing currently for very low income households.

Currently there are two subsidized developments, Eddy Heights and Hope Manor that together offer 40 subsidized units.

The majority of Eddington's housing units are single family units, including those classified as mobile homes. The majority of Eddington's residents can afford a home within the Town. It is slightly more difficult to determine whether or not housing demands are being met for all owner-occupied household income categories since the Census breaks down value of units at rounded values (e.g. \$50,000 to \$99,999). There is a total of 97 households that fall within the extremely low and very low owner occupied housing unit household income, 36 of which could afford homes of up to \$34,395. The Census reports 29 units with values of less than \$50,000. Again, there is a slight need for extremely low to low household income housing units.

SUBSIDIZED HOUSING

Local, state, and federal governments have a number of different program subsidized housing. In most cases, the efforts of the different levels of government are integrated, with funding and operation and jurisdictional fields overlapping.

The United States Department of Housing and Urban Development (HUD) and the United States Department of Agriculture (USDA) is the primary Federal agency dealing with affordable housing. The Maine State Housing Authority (MSHA) is the state's agency for such issues and Penquis CAP is the agency for Penobscot county. The Town of Eddington does not have a local housing authority but the Town does have a General Assistance Program, which is used at times to defray housing and utility costs.

Subsidized units are built with state or federal funding for the express purpose of providing housing to lower income individuals and families. A housing project or development may be entirely formed by subsidized units, or the project may be of mixed uses. Subsidized units are typically available to individuals below certain income guidelines, and residents are expected to pay a fixed percentage of their income as rent.

Housing is also subsidized through certificates and vouchers. Especially when subsidized units are not available, MSHA will provide monies for citizens to use as payment for rent for non-public units. The Town is also reimbursed by the state for general assistance money, which may be given to citizens with short-term immediate needs for housing. Finally, low interest loans through the federal or state governments are also a form of subsidy.

Even though elderly and family housing units may appear to be the solution to affordable housing problems, rent is only one of the many housing expenses. Our subsidized housing problems include poor insulation and heating which can inflate total housing expenses. An overlap exists between the need for "affordable" and "appropriate" housing and the need for "subsidized" housing. Many residents are not eligible for subsidies, but are not able to maintain houses by themselves and may not be able to afford high rents.

Rental assistance and vouchers are used to compensate when subsidized housing units are not available. These forms of assistance are often more expensive than providing actual units, and thus it may be in a community's best interest to facilitate the construction of housing units and/or projects. According to Eddington’s assessing office, there are two low-income developments, which include the following:

Eddy Heights

Eddy Heights is a 24-unit project located approximately one and one-quarter miles east of the Eddington bend on Route 9. There are income guidelines needed to be met in order to qualify for residency, however the development is not limited to any certain population segment. Section 8 vouchers are accepted and rent is based on a percentage of income. This development is managed by Maine Development Association and financed through USDA.

Hope Manor

Hope Manor is a 16-unit project located west of Route 46 on Route 9. The development includes 11 one-bedroom and 5 two-bedroom units. There are income guidelines needed to be met in order to qualify for residency, generally rent will be calculated as 30 percent of income. This development is also managed by Maine Development Association and financed through USDA.

SUBSTANDARD CHARACTERISTICS

A diverse population occupies Eddington’s substandard housing units. The table below outlines the percentage of housing units lacking complete plumbing facilities, kitchen facilities and telephone.

Table E-11

TOWN OF EDDINGTON		
2000 SELECTED CHARACTERISTICS		
	Number of Units	Percentage of Total Units
Lacking complete plumbing facilities	4	.5%
Lacking complete kitchen facilities	5	.6%
No telephone in housing unit	12	1.5%
Total Housing Units	911	

Source: U.S. Bureau of Census

BUILDING CODES AND SAFETY STANDARDS

Eddington employs a part-time code enforcement officer (CEO) to oversee the issuance of building permits, which are aimed at making sure the State Plumbing Code is met. The CEO also assures that new and remodeled homes meet state regulations.

POLICIES

In order to encourage and promote affordable, decent housing opportunities for all Eddington citizens, the following policies have been developed:

1. The Town shall continue to recognize the importance of safe, decent and affordable housing for residents.
2. The Town shall continue to enforce and implement applicable laws, codes, guidelines and ordinances.
3. The Town shall encourage mixed uses and mixed income housing within the appropriate residential areas of the town.
4. The Town shall pursue grants for housing rehabilitation programs and educate residents about the available resources.
5. The Town shall revise zoning guidelines, minimum lot sizes, and frontage requirements that will support the intent of the growth and rural areas identified by the Land Use Plan.
6. The Town shall research the quality of affordable housing units, especially for the elderly.
7. The Town shall ensure that manufactured housing within Eddington is safe, decent and affordable.
8. The Town shall review and ensure safety for all multi-family dwellings.
9. The Town shall ensure availability of safe and healthy rental units.
10. The Town shall provide residents with information on housing rights and energy efficient programs.

IMPLEMENTATION STRATEGIES

In order to implement the policies above, the following strategies will be undertaken:

Immediate

Through the future land use ordinance, the Town will continue to encourage affordable housing opportunities by allowing a mixture of appropriate housing types. In this effort, the town will encourage senior citizen housing opportunities and the land use ordinance will provide residential areas that allow single and multi-family dwellings, as well as manufactured housing.

The building codes will be enforced by the code enforcement officer and all development within the town will meet the applicable codes. This practice will provide safe housing for the community. The code enforcement officer will enforce and implement the Maine State Subdivision Law, the National Electrical Code, Shoreland Zoning Guidelines and duly approved municipal ordinances. The code enforcement officer will work with the planning board to address any need for modification to the existing land use regulations that may be appropriate.

The Town Clerk will assemble and display information about available housing programs to residents.

The CEO, as supported by the Planning Board, will ensure that manufactured housing built prior to 1976 be consistent with the future land use ordinance performance standards, including electrical, fire, plumbing, and related design standards. The Planning Board will write a mobile home ordinance to ensure that safety, health and welfare standards are met.

Short-term

The Planning Board will include language in the future land use ordinance requiring multi-family projects of three or more units to be reviewed and adopt National Fire Protection Standards for multi-family dwellings.

The Town's future land use ordinance will allow for a variety of housing alternatives throughout the Town. Housing options that will be used by the Town to increase affordability will include multi-family housing, as long as it meets requirements; in-law apartments and single family conversions will be permitted in the growth area and in the rural area after review; mobile home parks will be allowed within the growth area, as long as they meet the dimensional requirements and local standards.

The Planning Board will include language in the future land use ordinance aimed at ensuring safe and decent rental conditions.

The Town Manager will make obtain and make available information to renters and landlords on each party's rights and responsibilities and on the availability of housing assistance programs designed to reduce and eliminate housing energy loss and health and safety problems.

The Planning Board, Board of Selectmen and Town Manager will evaluate the need for additional code enforcement time.

The Planning Board will apply for future grants through a CDBG application for housing rehabilitation.

The Planning Board and Board of Selectmen will ensure that the Town will meet its responsibilities by ensuring that the CEO is allowed adequate enforcement time to make necessary inspections and ensure compliance with the State regulations.

Long-Term

The Planning Board will work with the Towns of Clifton and Bradley to cooperate in exploring options of financing and supporting a housing complex dedicated to the elderly.

The Planning Board will seek funds to perform a professional housing affordability study within the Town.

STATE GOALS

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

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas and unique natural areas.

To protect the State's marine resources industry, ports and harbors from incompatible development to promote access to the shore for commercial fisherman and the public.

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

INTRODUCTION

Natural resources information is useful in identifying opportunities and constraints for development and for protecting environmentally sensitive areas. The natural resources of Eddington also contribute greatly to the quality of life in the Town. The Natural Resources section includes information on soil suitability, agriculture and forest, water, marine, and critical resources. The goal of the Natural Resources section is to protect the quality and manage the quantity of Eddington's natural resources, as well as safeguard them from development that may threaten these resources.

LAND SUITABILITY

Septic systems should be constructed carefully on poorly drained soils, soils with high water tables, and on shallow to bedrock soils. Development and use of poorly suited soils are the underlying cause of many environmental and economic problems. Water pollution, high cost and maintenance of public services, and the destruction of existing wildlife and scenic values are just a few of the existing ways that a community ends up paying for improper land use.

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

The Eddington portion of the Penobscot County soil survey map and interpretations of the soil survey can provide information on potential ratings reflecting the potential use rather than the limitations of use (Appendix A). Soil Potential for Low Density Urban Development is broken down into four categories: Septics, Dwellings, Roads, and Development. Agriculture, Farmland, Floodplain, and Sand and Gravel Aquifers are addressed further in this section. The remaining

categories, Highly Erodible Soils, Soils on Steep Slopes, and Soil Potential for Low Density Urban Development, are presented below.

SOIL POTENTIAL FOR LOW DENSITY DEVELOPMENT

Soils that are wet, steep, subject to flooding, shallow to bedrock or restrictive layer, or have a coverage of stone or boulders are often more expensive to develop. To minimize these impacts, soils limitations need too be recognized and identified. A rating system called Soil Potential for Low Density Development (LDD) has been developed by the Soil and Water Conservation District to enable the rating of soils for this purpose. LDD is defined as 3-bedroom single-family unit residence with basement and comparable buildings covering 2,000 sq. ft. and subsurface wastewater disposal system, with or without on-site source of water. Paved roads in development are also included. Residences may be a single unit or a cluster of units in a development. The subsurface wastewater disposal system would have the capacity of processing 270 gallons per day of effluent and would be installed according to the Subsurface Wastewater Disposal Rules, Chapter 241, of the Maine Department of Human Resources (DHS), Division of Health Engineering.

Soils potential have been developed by selecting the best-suited soil Countywide for LDD. A map unit of Hermon fine sandy loam, 2 to 8 percent slopes (HbB), possesses all the desirable properties for low-density development uses. It is the best simply because it has the fewest limitations and therefore is the least expensive soil on which to construct a home, septic system, and a road. HbB has been established as the reference soil for Penobscot County. Since all the soil properties are desirable, the Soil Potential Index for this soil is 100. All other soils in Penobscot County will have an index of less than 100, unless a soil has equal properties to the HbH soil. The Soil Potential Index, a numerical rating of the soil ranging from 0 to 100, is based on the performance of the reference soil minus the values of corrective measures (costs for overcoming soil limitations are developed and converted to index points). The Soil Potential Rating is based on the index value obtained after the corrective measures have been subtracted from 100. Since the entire range is large, these numerical ratings are separated into Soil Potential Rating Classes of very low to very high.

HYDRIC SOILS

A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Penobscot County Soil and Water Conservation District's (SWCD) General Soil Survey Information states that wetlands represent the collection of aquatic or semi aquatic habitats commonly referred to as marshes, swamps and bogs. The USDA's Natural Resources Conservation Service, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency define wetlands by the presence of wetland vegetation (hydrophytes) and hydrology (degree of flooding and/or soil saturation) and by reference to wet soils (hydric soils). The prevalence of hydrophytes and the presence of wet soil reflect the long-term hydrology and therefore, are useful indicators of wetland. Some of the benefits of wetlands include, waterfowl

breeding, habitat for waterfowl and other birds, flood control, water quality, shoreline stabilization and others.

If wetlands are identified as critical resource, then a good first step would be to inventory the extent of hydric soils that were mapped in the soil survey. It is important to remember that because of map scale very small areas of hydric soils are often not shown on the soil survey. The soil survey provides a general location of hydric soils; however, it is necessary that the exact wetland boundary be located in the field. When the boundary is not clear, the Town should consult with technical experts. A list of hydric soils is located on page 6 of the Penobscot County General Soil Survey Information in Appendix A.

Because soils maps have not been digitized for Penobscot County, the best available information digitally is the STATSGO soils (Map F-1). The following tables describe each of the soils that are located in Eddington.

COLONEL-DIXFIELD-BRAYTON (ME010)

MUID	SEQNUM	COMPNAME	S5ID	SLOPEL	SLOPEH	DRAINAGE	HYDRIC	PRIMFML
ME010	2	BRAYTON	ME0101	1	8	P,SP	Y	0
ME010	1	COLONEL	ME0107	1	8	SP	N	0
ME010	6	COLONEL	ME0106	1	8	SP	N	0
ME010	11	COLONEL	ME0107	5	15	SP	N	0
ME010	3	DIXFIELD	ME0105	3	8	MW	N	0
ME010	5	DIXFIELD	ME0105	3	15	MW	N	0

DIXFIELD-MARLOW-COLONEL (ME021)

MUID	SEQNUM	COMPNAME	S5ID	SLOPEL	SLOPEH	DRAINAGE	HYDRIC	PRIMFML
ME021	4	COLONEL	ME0107	3	8	SP	N	0
ME021	11	COLONEL	ME0107	3	15	SP	N	0
ME021	12	COLONEL	ME0106	3	8	SP	N	0
ME021	1	DIXFIELD	ME0105	3	15	MW	N	0
ME021	3	DIXFIELD	ME0105	3	8	MW	N	0
ME021	8	DIXFIELD	ME0104	3	8	MW	N	1
ME021	13	DIXFIELD	ME0105	15	30	MW	N	0
ME021	2	MARLOW	NH0010	3	15	W	N	0
ME021	7	MARLOW	NH0010	15	30	W	N	0

HERMON-BRAYTON-MONADNOCK (ME027)

MUID	SEQNUM	COMPNAME	S5ID	SLOPEL	SLOPEH	DRAINAGE	HYDRIC	PRIMFML
ME027	4	BRAYTON	ME0101	0	8	P,SP	Y	0
ME027	16	BRAYTON	ME0123	3	8	P,SP	Y	0
ME027	2	HERMON	ME0091	8	15	SE	N	0
ME027	6	HERMON	ME0002	8	15	SE	N	0
ME027	10	HERMON	ME0091	15	45	SE	N	0
ME027	13	HERMON	ME0002	3	8	SE	N	0
ME027	15	HERMON	ME0001	8	15	SE	N	0
ME027	17	HERMON	ME0002	8	15	SE	N	0
ME027	1	MONADNOCK	NH0036	8	15	W	N	0
ME027	7	MONADNOCK	NH0035	8	15	W	N	0
ME027	9	MONADNOCK	NH0036	15	45	W	N	0

SWANVILLE-BOOTHBAY-LYMAN (ME064)

MUID	SEQNUM	COMPNAME	S5ID	SLOPEL	SLOPEH	DRAINAGE	HYDRIC	PRIMFML
ME064	2	BOOTHBAY	ME0074	3	8	MW,SP	N	1
ME064	3	BOOTHBAY	ME0074	8	15	MW,SP	N	0
ME064	13	BOOTHBAY	ME0074	15	25	MW,SP	N	0
ME064	6	LYMAN	MA0079	8	15	SE	N	0
ME064	9	LYMAN	MA0079	3	8	SE	N	0
ME064	10	LYMAN	MA0028	3	8	SE	N	0
ME064	1	SWANVILLE	ME0075	0	3	P	Y	0

Source: United States Department of Agriculture, Natural Resources Conservation Service and Maine Department of Geographic Information Systems

SLOPES

Slope is one of the most noticeable of soil properties. It is a major component of the landscape and is one of the most significant soil properties governing land use. Most land use and development takes place on the less sloping areas, areas with slopes of less than 15 percent (representing an average drop of 15 feet or more in 100 feet horizontal distance). On steep slopes, areas with slopes of 15 percent or more, soils present problems for buildings, roads, and septic systems. The costs of engineering foundations and installing septic or sewer and other utility systems increase.

Soils, slope and wetlands can be utilized in Eddington's land use ordinances to direct and control various types of development. Utilizing this same information can provide the Planning Board with useful information as to the likelihood of where certain types of development are likely to occur. In addition to the information provided in Appendix A, the Contour Map, Map F-2, can be used to determine where steep slopes are within the town.

HIGHLY ERODIBLE SOILS

The removal of surface vegetation from large areas of land result in erosion, which is a major contributor of pollution to lakes and ponds. Highly erodible soils are those soils that have a potential to erode more rapidly than what is considered a tolerable loss. Rainfall and runoff, susceptibility to erosion, and the combined effects of slope length and steepness are taken into consideration when identifying highly erodible soils. Highly erodible soil has a potential that would cause a considerable decline in long-term productivity of that soil, as well as possible negative effects on water quality. A listing of highly erodible soils is located on page 17 of the Soil Survey Data for Growth Management in Penobscot County, Maine in Appendix A.

AGRICULTURAL AND FOREST RESOURCES***FARMLANDS***

Development threatens the irreversible conversion of farmland to other uses. Recognizing that land use cannot remain static as our state is becoming more urban, it seems reasonable that conversion of agricultural land should be based on the quality of our soils. Soils can be rated in terms of their ability to grow agricultural crops. Obviously some soils in Maine are much more valuable for agriculture than others.

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. Criteria for prime farmland is tied directly to soil protection properties and not land use, except for urban land. If the land is urban, or built-up, it cannot be prime farmland. Prime farmland can be land in cultivation, forest, pasture or idle, and it can be remote or inaccessible. Prime farmland is a limited strategic resource. No more of it is being created. A list of soils considered prime is located on pages 7 and 8 of the Penobscot County General Soil Survey Information in Appendix A.

Although agriculture plays a minor role in Eddington's economy, these lands are a non-renewable resource. To reduce potential environmental problems resulting from farming activities, Eddington will ensure that shoreland zoning and other ordinances are properly enforced. Moreover, appropriate performance standards will be developed to minimize environmental contamination such as encouraging local farmers to work in close cooperation with NRCS to ensure appropriate farming practices.

The 2000 Municipal Valuation did not show Eddington as having any acreage in Farmland.

EXISTING FARMLAND PROTECTION MEASURES

Farm and Open Space Tax Law - Farm land is eligible for the Farm and Open Space Tax Law Program (Title 36, MRSA, Section 1101, et seq.) if that farm consists of at least five (5) contiguous acres in a single town and has shown gross earnings from agricultural production of at least \$2,000 during one of the last two years or three of the last five years. The Farm and

Open Space Tax Law encourages landowners to conserve farmland and open space by taxing the land at a rate based on its current, rather than potential, use if landowners agree not to develop their property. The benefits of this program are that it enables farmers to continue their way of life without being forced out of business by excessive property taxes, which can be brought about by rising land valuations. As reported in the 2000 Municipal Valuation Return Statistical Summary, Eddington does not have any acreage registered in the Farm and Open Space Tax Law Program.

Farmland and Registration Program - Another program is the Farmland Registration Program designed to protect the farmers' right to farm their land. Upon registration, a farmer is guaranteed a 100-foot buffer zone between the productive fields and new incompatible development, such as residential development. The Farmland Registration Program also lets new and potential abutter know that a working farm is next door.

Mandatory Shoreland Zoning and Subdivision Law - State legislation provides environmental guidelines and mandates shoreland zoning and subdivision which consider agricultural issues.

FOREST COVER

Although forestry plays only a minor role in Eddington's economy, forests should be effectively managed and harvested so they are commercially viable and continue to be home to many unique habitats. Loss of forestland is attributed to fragmentation and development, land valuation/taxation, and productivity decrease. The 2000 Municipal Valuation indicated 1,603 acres in 24 parcels of land listed in the tree growth program.

WOODLAND PRODUCTIVITY

Soils rated with a woodland productivity of medium or above are qualified as prime forestland soils. Prime forestland is land that has soil capable of growing wood at the economic productive growth rate of the eastern white pine. This designation does not preclude the use 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. A list of soils and woodland productivity ratings is located on pages 13 –15 of the Soil Survey Data for Growth Management in Penobscot County, Maine in Appendix A.

EXISTING WOODLAND PROTECTION MEASURES

Tree Growth Tax Law - The Tree Growth Tax Law (Title 36, MRSA, Section 571, et seq.) provides landowners with the opportunity to apply for tax valuations of timberlands and woodlands based on their current use (i.e., for timber and wood production). This encourages landowners to retain and use their timberland and woodlands and, if managed properly, conserves the wildlife habitats these forested areas provide. According to the 2000 Municipal Valuation Return, Forestland, including waste acreage (bogs) listed under the Tree Growth Tax Law, represents 24 parcels or 1,603 acres in Eddington and has a total valuation of \$156,839.

The Forest Practices Act - The State Forest Practices Act regulates timber-harvesting activities in forests that give protection to land by allowing tax incentives to owners of those lands who meet the appropriate definitions. However, forest resources adjacent to residential development will need to be protected (in order to preserve the residential character) with additional timber harvesting standards and at the discretion and application of the owners of parcels less than 500 acres but more than 10 acres in size. The Act taxes forestland on the basis of its potential for annual wood production as opposed to an added value basis.

Mandatory Shoreland Zoning, Subdivision Control Law, and Clear Cutting - State legislation provides environmental guidelines and mandates regarding shoreland and subdivision activities which consider forestry issues, as well as regulations on clear cutting.

RESOURCES OF STATEWIDE IMPORTANCE

The Natural Resources Protection Act (Title 38 §480-A et seq.) establishes a permit review process designed to provide protection of natural resources of statewide importance. Some of those protected resources are:

- Rivers, Streams and Brooks - A channel between defined banks and associated floodplain wetlands, meeting two or more of the following characteristics:
 - Depicted as a solid or broken blue line on the most recent edition of the USGS map.
 - It contains flowing water for at least 3 months of the year.
 - The channel bed is composed of mineral material that has been deposited or scoured by water.
 - The channel contains aquatic animals in the water or within the streambed.
 - The channel contains aquatic vegetation and is devoid of upland vegetation.
- Great Ponds, which are inland bodies of water with a surface area in excess of ten acres in their natural state, or man-made ponds of thirty acres or more.
- Freshwater Wetlands of ten acres or more.
- Significant Wildlife Habitat mapped by the Department of Inland Fisheries and Wildlife including habitat for endangered or threatened species, high and moderate value deer wintering areas and travel corridors, high and moderate value waterfowl and wading bird habitats, critical spawning and nursery areas for Atlantic sea run salmon, and shoreland nesting, feeding and staging areas, seabird nesting islands.

- Sand Dunes where any activity, whether a soil disturbance or construction may require a permit from DEP.

WATER QUALITY CLASSIFICATION

The State has four classes for freshwater rivers, three classes for marine and estuarine waters, and one class for lakes and ponds. A close comparison of the standards will show that there is actually not much difference between the uses or the qualities of the various classes. All attain the minimum fishable-swimmable standards established in the Federal Clean Water Act. Most support the same set of designated uses with some modest variations in their descriptions.

The classification system should be viewed as a hierarchy of risk, more than one of use or quality, the risk being the possibility of breakdown of the ecosystem and the loss of use due to either natural or human-caused events. Ecosystems that are more natural in their structure and function can be expected to be more resilient to a new stress and show more rapid recovery. Classes AA, GPA, and SA involve little risk since activities such as waste discharge and impoundment are prohibited. The expectation to achieve natural conditions is high and degradation is unlikely. Class A waters allow impoundments and very restricted discharges, so the risk of degradation while quite small, does increase since there is some small human intervention in the maintenance of the ecosystem. Classes B and SB have fewer restrictions on activities but still maintain high water quality criteria. Classes C and SC waters are still good quality, but the margin for error before significant degradation might occur in these waters in the event of an additional stress being introduced, (such as a spill or a drought) is the least.

The reclassification of waters of the State is governed by Title 38 Sections 464(2), 464(2-A) and 464(3). This statute requires the Department of Environmental Protection to conduct water quality studies, and the Board of Environmental Protection to hold hearings and propose changes to the water classification system to the Legislature for final approval. This is to be conducted from time to time, but at least every three years. The last reclassification resulting in changes enacted in 1999.

WATER RESOURCES

Watersheds

Maine's Comprehensive Planning and Land Use Regulation Act (30 M.R.S.A. Sec.4960) provides a timely and advantageous opportunity for communities to identify areas best conserved for lake water quality protection, whether through regulation or voluntary programs. A number of land conservation techniques may be effective in ensuring that these land resources are indeed set aside for that purpose. The comprehensive planning process will help establish priorities for community or private conservation efforts, based on an analysis of suitability of the land for use as a buffer, the vulnerability of certain areas to environmental harm from development, and the probability of future development in those areas. Regarding future development, communities

are instructed to actively direct growth through policies and ordinances, so that identifying areas likely to be developed in the future will not be just a matter of an educated guess.

Among Maine's most significant natural resources are its lakes and ponds. Fisheries, wildlife, recreation, scenic views and water supply are all benefits that the citizens of Maine and its visitors derive from the 5,779 lakes and ponds here. Development activities, such as house and road construction, timber harvesting and agricultural practices, disturb the land that is drained to a lake by streams and ground water (the watershed). The watershed is defined as a geographic region within which water drains into a particular river, stream or body of water and includes hills, lowlands, and the body of water into which the land drains. Approximately 50% of the land area in the State of Maine is located in a lake watershed.

All waters are connected; pollution to one source will affect another within a watershed. It is important to remember that everything occurring in a watershed and everything that can be transported by water will eventually reach and impact the water quality of a waterbody. In other words, these activities may disturb the watershed. The disturbed and developed land contributes pollutants and other substances to the lake. Therefore, lake water quality is degraded. Activity anywhere in a watershed, even several miles away, has the potential to impact lake water quality. Eddington shares Davis Pond and Holdbrook Pond with Holden, Fitts Pond with Clifton and Chemo Pond with Clifton and Bradley. Eddington also shares many different streams with Brewer, Holden, Dedham, Clifton and Bradley. Map F-3 depicts Eddington's watershed and water features.

Freshwater Wetlands

The term "wetlands" is defined under both state and federal laws as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support prevalence of vegetation typically adapted for life in saturated soils." Wetlands include freshwater swamps, bogs, marshes, heaths, swales, and meadows. There is no longer a ten-acre threshold associated with regulated freshwater wetlands.

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 have important recreational and educational value providing opportunities for fishing, boating, hunting, and environmental education. Planning efforts should take into account the constraints of these areas.

The DEP has identified freshwater wetlands located within Eddington, as illustrated on Map F-4. These wetlands were identified as wetlands by air 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. Wetland alterations can contribute to wetland loss. Most common source of alterations include: commercial, residential

and urban development; transportation and roads; floodplain development; pollution; peat mining; timber harvesting; and agriculture.

Rivers, Streams, and Brooks

According to the Natural Resources Protection Act (NRPA), a river, stream, or brook is a channel that has defined banks (including a floodway and associated flood plain wetlands) created by the action of the surface water.

All surface waters lying within the boundaries of the State that are in basins having a drainage area less than 100 square miles that are not classified as lakes or ponds are classified under Title 38 §468. Title 38 §468, states that those waters draining directly or indirectly into tidal waters of Penobscot County, with the exception of tributaries of the Penobscot River Estuary entering north of a line extended in an east-west direction from the out of Reeds Brook in the village of Hampden Highlands are classified as Class B, unless otherwise specified.

Therefore all rivers, streams and brooks within the Eddington town borders are Class B waters.

Penobscot River Basin

Eddington is located in the Penobscot River Basin. The basin has an area of approximately 8,590 square miles. It is the largest river basin lying wholly within Maine and the second largest in New England, being exceeded only by the Connecticut River Basin. Its area covers approximately 125 miles with a maximum width of approximately 115 miles. A principal physiographic feature of the central part of the basin is 5,267-foot Mount Katahdin, the State's highest peak.

Title 38 § 467 classifies the Penobscot River Basin from the Veazie Dam, but not including the Veazie Dam to the Maine Central Railroad bridge in Bangor Brewer as Class B waters. Furthermore, the Legislature has found that the free-flowing habitat of this River Segment provides irreplaceable social and economic benefits and that this use must be maintained.

The Law states that “Class B waters shall be of such quality that they are 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 §403; and navigation; and as habitat for fish and other aquatic life. The habitat shall be characterized as unimpaired.

The dissolved oxygen content of Class B waters shall be not less than 7 parts per million (ppm) or 75% of saturation, whichever is higher, except that for the period from October 1st to May 14th, in order to ensure spawning and egg incubation of indigenous fish species, the 7-day mean dissolved oxygen concentration shall not be less than 9.5 ppm and the 1-day minimum dissolved oxygen concentration shall not be less than 8.0 ppm in identified fish spawning areas. Between May 15th and September 30th, the number of *Escheriachia coli* bacteria of human origin in these

waters may not exceed a geometric mean of 64 per 100 milliliters or an instantaneous level of 427 per 100 milliliters.

Discharges to Class B waters shall not cause adverse impact to aquatic life in that the receiving waters shall be of sufficient quality to support all aquatic species indigenous to the receiving water without detrimental changes in the resident biological community.”

Lakes and Ponds

There is one classification standard for great ponds and natural lakes, unless otherwise specifically provided for in Sections 467 and 468 of Title 38. All of Eddington’s Lakes and Ponds are classified as GPA waters.

Title 38 §465-A states that “Class GPA waters shall be of such quality that they are suitable for the designated uses of drinking water after disinfection, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power generation and navigation and as habitat for fish and other aquatic life. The habitat shall be characterized as natural.

Class GPA waters shall be described by their trophic state based on measures of the chlorophyll “a” content, Secchi disk transparency, total phosphorus content and other appropriate criteria. Class GPA waters shall have a stable or decreasing trophic state, subject only to natural fluctuations and shall be free of culturally induced algal blooms which impair their use and enjoyment. The number of *Escherichia coli* bacteria of human origin in these waters may not exceed a geometric mean of 29 per 100 milliliters or an instantaneous level of 194 per 100 milliliters.

There may be no new direct discharge of pollutants into Class GPA waters. Aquatic pesticide treatments or chemical treatments for the purpose of restoring water quality approved by the department and storm water discharges that are in compliance with state and local requirements are exempt from the no discharge provision. Discharges into these waters licensed prior to January 1, 1986, are allowed to continue only until practical alternatives exist. No materials may be placed on or removed from the shores or banks of a class GPA water body in such a manner that materials may fall or be washed into the water or that contaminated drainage there from may flow or leach into those waters, except as permitted pursuant to section 480-C. No change of land use in the watershed of a Class GPA water body, may by itself or in combination with other activities, cause water quality degradation that would impair the characteristics and designated uses of downstream GPA waters or cause and increase in the trophic state of those GPA waters.”

The following ponds are all great ponds, and as such, are local and regional assets of significance warranting protective measures.

Chemo Pond has an area of approximately 1,146 acres, an elevation of 126 feet and a maximum depth of 24 feet. This resource is shared with the Town’s of Bradley and Clifton. Chemo Pond is a shallow warm water pond that should be managed for the bass, white perch, and pickerel

fishing. Different fish species that can be found in Chemo Pond include brook trout, smallmouth bass, white perch, yellow perch, chain pickerel, hornpout, eel, white sucker, minnows and sunfish. The production of bass food is high and suitable spawning areas are present. Occasional trout are reported to be taken. No stocking of any kind is recommended by Penobscot County USGS. Map F-5 was prepared by USGS using information obtained during a 1942 survey and revised in 1953. Secchi Data summary for Chemo Pond indicates that historically (from 1984-1995) readings taken have shown an average of 25 ppb for total phosphorus; with minimum average Secchi readings of 2.5 meters and maximum average Secchi readings of 4.1. More detailed information about Secchi data can be found under Water Quality Monitoring report. Although most recent data is from eight years ago, so the status of the Pond may have changed in that time, available data indicates that Chemo Pond has clarity that indicates algal blooms are productive to moderately productive.

Davis Pond, also known as **Eddington Pond** has an area of approximately 417 acres, an elevation of 200 feet and a maximum depth of 14 feet. This resource is shared with the Town of Holden. Davis Pond is a shallow, warm water pond located next to Route 9. Because of its proximity to the population centers of Bangor and Brewer, the pond is popular with fishermen, swimmers and pleasure boaters. The so-called “thoroughfare” between Davis Pond and Holbrook Pond is popular with nature lovers and canoeists. Ducks, loons, muskrat and other aquatic wildlife abound in this marshy habitat. Different fish species found in Davis Pond include smallmouth bass, white perch, chain pickerel, yellow perch, hornpout, eel, white sucker, minnows and sunfish. The Pond should continue to be managed for its warm water gamefish species. No stocking is recommended. Map F-6 was prepared by USGS using information obtained during a 1942 survey and revised in 1953 and 1988. Secchi Data summary for Davis Pond indicates that historically (from 1985-1999, with a break from 1897 to 1999) readings taken have shown an average of 13 ppb for total phosphorus; with minimum average Secchi readings of 3.1 meters and maximum average Secchi readings of 5.3; and an average Trophic State (TSI) of 62. More detailed information about Secchi data can be found under Water Quality Monitoring report. Although TSI readings of greater than 60 indicate water quality may support algae blooms, Davis Pond has average to better than average readings for phosphorus and Secchi depth. Davis Pond has clarity indicates algal blooms are productive to moderately productive.

Fitts Pond has an area of approximately 106 acres, an elevation of 320 feet and a maximum depth of 64 feet. This resource is shared with, and lies primarily within the Town of Clifton. Fitts Pond is a small, deep, oligotrophic lake, which lies at the base of Blackcap Mountain in Clifton. Access to the Pond is via the road to the Katahdin Area Boy Scout Camp on the western shore. Although chain pickerel are present in the Pond, they are small and habitat for them is limited. Other fish species found in the Pond include brook trout, smelt, eel, minnows, ninespine stickleback, pumpkinseed sunfish and redbreast sunfish. The clear, cool waters of Fitts Pond are best managed for brook trout. Since there are no tributaries available for natural reproduction, the trout fishery is maintained by annual stockings of spring yearlings. The outlet drains into Chemo Pond, and a few trout drop out the lake and are caught in the stream each spring. The Pond is open to ice fishing, but receives only light use during the winter months. Map F-7 was prepared by USGS using information obtained during a 1942 survey and

resurveyed in 1958 and revised in 1988. There is no Secchi Data Summary available for Fitts Pond.

Holbrook Pond has an area of approximately 280 acres, an elevation of 200 feet and a maximum depth of 28 feet. This resource is shared with, and lies primarily within the Town of Holden. Holbrook Pond is a shallow, warm water pond with a typical species assemblage. Smallmouth bass, white perch and chain pickerel are all common. Other fish species found in the Pond include yellow perch, hornpout, eel, white sucker, minnows and sunfish. Due to the Pond's proximity to the Bangor/Brewer area, camps are quite numerous along the lakeshore. Since there is no official public landing, anglers need to seek permission to launch a boat from a camp owner. Holbrook Pond is connected to Davis Pond by means of a 1 ½ mile long freshwater marsh known as "the thoroughfare." This section is popular with nature lovers and canoeists because of its abundant ducks, loons, muskrats and other forms of aquatic wildlife. This pond should continue to be managed for its warm water gamefish species. No stocking is recommended. Map F-8 was prepared by USGS using information obtained during a 1942 survey and revised in 1958 and 1988. Secchi Data summary for Holbrook Pond indicates that historically (from 1977- 2000, with a break between 1991 and 2000) readings taken have shown an average of 8 ppb for total phosphorus; with minimum average Secchi readings of 3.0 meters and maximum average Secchi readings of 6.5. More detailed information about Secchi data can be found under Water Quality Monitoring report. It appears Holbrook is a very healthy Pond. Holbrook Pond has clarity that indicates algal blooms are productive to moderately productive.

Water Quality Monitoring Report

The Department of Environmental Protection (DEP) provides monitoring reports for variables most often used to measure the water quality of Maine's lakes and ponds. These variables are monitored by volunteers in the Volunteer Lake Monitoring Program and staff from DEP.

Total phosphorus is one of the major nutrients needed for plant growth. It is generally present in small amounts and limits the plant growth in lakes. It is measured in parts per billion (ppb). As phosphorus increases, the amount of algae also increases. Total Phosphorus varies from 1 ppb to 110 ppb with the average being 14 ppb.

Secchi Disk transparency is a measure of the water clarity, or transparency of the lake. All Secchi Disk readings are in meters. Factors which reduce clarity are algae, zooplankton, water color and silt. Since algae are the most abundant item, measuring transparency indirectly measures the algal productivity. Secchi disk readings can be used to track change in water quality over time. Transparency values in Maine vary from .04 meters to 20.0 meters, with the average being 4.9 meters. Unless a lake is highly colored (high concentration of natural dissolved organic acids such as tannins and lignins, which give water a tea color) , a transparency of 2 meters or less indicates a water quality problem that has resulted in an algal bloom. In Maine, the mean secchi disk readings are related to algal productivity using the following guidelines: Productive – 4 meters or less; Moderately Productive – 4-7 meters; Unproductive 7 meters or greater.

Trophic State Index (TSI) is a scale which ranks lakes from 0 to 100+ being very productive. TSI can be calculated from the Secchi disk, Chl a or total phosphorus results. TSI for a year is only calculated when there are at least five months of data. Lakes with TSI values greater than 60 may support blooms (less than 2 meters Secchi disk reading). Lakes with TSI values over 100 indicate extreme productivity and annual algae blooms. TSI values can be used to compare lakes with similar water color and track water quality trends within a lake.

The tables below show Secchi Disk data summaries which are available for Eddington's great ponds.

CHEMO POND SECCHI DATA YEARLY AVERAGES (SAMPLE STATION 1)					
Year	Min Secchi	Mean Secchi	Max Secchi	PEC	Months
1995	2.5	3.7	4.1		6
1994	2.9	3.5	3.8		6
1993	3.0	3.6	4.2		6
1992	2.7	3.6	4.0		6
1991	3.4	3.6	3.8		4
1990	2.9	3.2	4.1	10	6
1989	3.0	3.4	3.7		1
1988	3.4	4.0	4.4	55	3
1987	3.0	3.5	3.8		3
1986	3.0	3.3	4.0		5
1985	3.3	3.5	3.8	11	5
1984	2.7	3.1	3.5		5

Source: <http://pearl.spatial.maine.edu/>

EDDINGTON (DAVIS) POND SECCHI DATA YEARLY AVERAGES (SAMPLE STATION 1)					
Year	Min Secchi	Mean Secchi	Max Secchi	PEC	Months
1999	3.4	4.2	4.5		6
1987	4.0	4.7	5.3	13	4
1986	3.1	3.8	4.5		6
1985	3.5	3.6	4.1		5

Source: <http://pearl.spatial.maine.edu/>

HOLBROOK POND SECCHI DATA YEARLY AVERAGES (SAMPLE STATION 1)					
Year	Min Secchi	Mean Secchi	Max Secchi	PEC	Months
2000	4.7	4.7	4.7	12	1
1991	3.8	4.1	4.4	9	4
1990	3.7	4.0	4.5		5
1989	3.0	3.8	4.4		4
1988	3.2	4.3	5.2		5
1987	3.7	4.4	5.1		5
1986	3.5	4.1	4.6		5
1985	4.0	4.4	4.8	6	4
1984	4.0	4.2	4.3		4
1983	3.8	4.6	5.3		5
1982	4.3	4.6	4.9		5
1981	4.0	4.4	4.8	9	4
1980	3.7	4.4	5.5		4
1979	3.9	4.6	5.2		4
1978	3.8	4.6	5.5		4
1977	3.9	5.0	6.5		5

Source: <http://pearl.spatial.maine.edu/>

Floodplains

Although, the Town of Eddington is subject to flooding because of its local water resources, the Town has not experienced issues with flooding. The majority of flooding in Eddington occurs when culverts get blocked due to outdoor elements. The U.S. Department of Housing and Urban Development (HUD) completed a Flood Insurance Study and prepared Floodplain maps dated July 3, 1978 to investigate the existence and severity of flood hazards in the Town of Eddington. Eddington participates in the National Flood Insurance Program (NFIP), and its flood protection consists of a Floodplain Management Ordinance. Intensive development in floodplains, floodprone areas, and "special flood hazard areas" should be avoided. In addition, existing development and incompatible land use activities should not be permitted to expand and should be amortized for their eventual elimination, to the maximum extent possible. In addition, Eddington has adopted a shoreland zoning (Map F-9) ordinance as required by the State of Maine. This ordinance serves to protect shores by restricting building to reduce flood damage and problems. Eddington's flood areas are shown on Map F-10.

Surface Water Protection

Protection of Eddington's surface water takes place at the local, state, and federal levels, and sometimes at more than one level simultaneously. At the local level, Eddington's surface water is protected through Shoreland Zoning, Subdivision Regulations, Site Plan Review, and Plumbing Code. Surface water protection at the state level encompasses the Site Law, Public Water Supply Regulation, Natural Resources Protection Act (NRPA), Hazardous Law, and Underground Tank Regulation. Finally, protection at the federal level consists of Wetlands

Protection, the Clean Water Act, the Resources Conservation and Recovery Act, the Safe Drinking Water Act, and the Superfund Amendments and Reauthorization Act.

Sand and Gravel Aquifers

Aquifers may be of two types: bedrock aquifers and sand and gravel aquifers. A bedrock aquifer is adequate for small yields. 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.

It is important to protect groundwater from pollution and depletion. Once groundwater is contaminated, it is difficult, if not impossible, to clean. Possible causes of aquifer contamination include faulty septic systems, road salt leaching into the ground, leaking above ground or underground storage tanks, agricultural run-off of animal waste, auto salvage yards, and landfills. Protecting groundwater resources and preventing contamination are the most effective and least expensive techniques for preserving a clean water supply for current and future uses.

The Town of Eddington does not have any sand and gravel aquifers within the Town. This will make it necessary for Eddington to ensure that neighboring communities, such as Orono, that may provide the Town with a source of groundwater, preserve and protect these resources. Map F-11 shows the location of neighboring communities' aquifers.

Drinking Water Supply

Currently, Eddington's municipal water supply comes from both the Bangor and Brewer Water Districts. Residents living along Route 9 get their public drinking water from Bangor. The source of the Bangor Water District's water is Floods Pond in Otis. Residents living along Cleweyville Road, Levenseller Road, and Rooks Road get their water from the Brewer Water District. The source of the Brewer Water Department's water is Hatcase Pond in Holden. Since both the Bangor Water District and the Brewer Water Department have proactive watershed protection plans, including the purchase of much of the land in the watersheds and protection agreements with several of the private land owners in the watershed, the Town of Eddington is confident that these water supplies are adequately protected. The Town will continue to support both the Bangor Water District and the Brewer Water Department in their efforts to protect water quality by limiting land uses and water uses.

The remainder of Eddington's residents and businesses maintain private wells. There are two public wells identified by the State of Maine Drinking Water Program. One of these wells is at Greenwood Acres on Riverside Drive and the other is at Dean's Landing on Chemo Pond Road. These are both drilled wells, which source is groundwater. Also identified is an intake well for the Brewer Water Department located in the southern part of the Town, just north of the Dedham Town border. In addition, the Department of Human Services has also identified Camp Molly

Molasses as a public well site. This well's source is also groundwater. Map F-12 depicts the location of the public public wells and intake well. The Town does not have any plans for extending or creating new public water supplies within the next ten years.

BANGOR WATER DISTRICT

The Bangor Water District's transmission facilities include a 30-inch reinforced pre-stressed concrete pipeline from Floods Pond to the Penobscot River. The main is located along the northerly side of Burnt, Little Burnt and Snowshoe Ponds, and then runs westerly to East Eddington. A 5.5 mile road owned by the District runs over the transmission line to the intersection with Route 9, at which point the line then runs along the northern edge of Route 9. At the east bank of the Penobscot River at Eddington Bend, the transmission line splits into two 24-inch pre-stressed reinforced concrete mains, which pass under the river. On the west bank of the river in Veazie, the two lines rejoin and form a single 30-inch main which runs to a control valve facility near Bangor Hydro-Electric's Graham Station, and then out Mount Hope Avenue and into the City.

The distribution system has cement-lined and cast iron mains, varying from four to 30-inch diameter, 849.578 feet in total length. The District water supply and distribution system includes 185 miles of water mains. The system serves approximately 10,000 customers and provides fire protection service through 1,300 fire hydrants. In 2002, Bangor Water District produced over 1.75 Billion gallons of water (averaging 4.8 million gallons each day).

The source of supply for the Bangor Water District is Floods Pond in Otis. The Pond lies 15 miles east of Bangor in a rocky, rugged area which was scoured by the retreating glaciers. The watershed is an area of about eight square miles. The estimated dependable yield of Floods Pond is about 8 million gallons per day. In order to protect the source of water, the District originally acquired a strip of land 200 feet wide around the periphery of Floods Pond and Burnt Pond, and in recent years has purchased several thousand additional acres of land in the watershed area to control activities that could impact the water quality. The Bangor Water District's Board has purchased of 3,669 of the 4,611 acres of land in the watershed and has entered into agreements with other landowners to preserve an additional 802 acres.

Floods Pond is one of twelve water supplies in Maine that has been granted a filtration waiver from the EPA based on its exceptional water quality. Activities on Floods Pond are monitored and controlled to prevent pollution and thus eliminate the need to construct and operate a filtration plant. No boating, fishing or swimming is allowed in Floods Pond. In addition land uses restricted in the watershed include farming (fertilizers, pesticides, herbicides), livestock (carriers of E-coli and Cryptosporidium), industries (toxic wastes), residential development (septic systems and household wastes), MTBE (underground gas tanks and boats). The Bangor Water District has a formal forest management plan. Since the watershed is primarily forested, management of the timber resource is necessary to maintain good forest health, reduce the risk of forest fire and enhance water quality.

The Bangor Water District supplies more than 45,000 people in the greater Bangor area. The following table shows the annual total gallons pumped by the District from 1998-2002.

GALLONS PUMPED BY THE BANGOR WATER DISTRICT	
	Total
1998	1,707,834,000
1999	1,828,206,000
2000	1,871,238,000
2001	1,754,803,000
2002	1,753,571,000

Pump Stations

There are three pump stations in Bangor used to control water flow. These are located on Griffin Road (built in 1987), Perry Road (built in 1988) and Bangor International Airport (built in 1943, with extensive renovations in 1994).

Johnson Pump station is located on the shores of Floods Pond. The station has two intake pipes, which are 36 inches in diameter. One is in approximately 13.5 feet of water and the second is in about 23.5 feet of water. Four vertical well-type electrically driven 150 horsepower pumps are on site, each capable of pumping five million gallons per day. From 1957 to 1995, raw water was treated at this pump station.

Standpipes

Water for emergency purposes is stored in seven standpipes, totaling 15,850,000 gallons. This storage volume allows the District to meet peak system demand of 8 million gallons a day, while maintaining an adequate fire-fighting supply.

Thomas Hill – holds 1,750,000 gallons and is a riveted wrought iron tank with a wood jacket. It is located on Thomas Hill, rises 50 feet and is 75 feet in diameter. The tank was built in 1897 and is the District's oldest standpipe. It is a national historic landmark designated by the Register of Historic Places and MHPC. It is also designated an American Water Landmark by the American Water Works Association.

Bomarc – is a welded steel tank located at the former Bomarc base which holds 1,500,000 gallons. This standpipe was constructed in 1986.

Essex Street – has two steel tanks, the oldest of which was built in 1933 and holds 2,000,000 gallons. It is 47 feet high and 85 feet in diameter. The other tank was built in 1958 and holds 4,000,000 gallons. It is 48 feet high and 120 feet in diameter.

Hammond Street – is a welded steel tank built in 1963, which holds 5,000,000 gallons. It stands 74 feet high and is 110 feet in diameter.

Bangor International Airport – is a 1,000,000 gallon standpipe built in 1944, which stands 74 feet high and is 110 feet in diameter. The standpipe is painted orange and white checkerboard due to its proximity to the Airport’s runways.

Hermon – is the District’s newest standpipe, built in 1999. This standpipe holds 600,000 gallons and is located on the Coldbrook Pond in Hermon. It was constructed as part of the Hermon service area expansion.

BREWER WATER DEPARTMENT (DISTRICT)

On January 15, 2003 the Brewer Water District was dissolved with the City, thus creating the Brewer Water Department. When the Water Department was created, a committee was formed with representatives from the surrounding towns of Eddington, Holden, Brewer, and Orrington.

Hatcase Pond is located in the Town of Holden and has served as the primary water supply for the Brewer Water District since the 1950s. Since the beginning of the water system, the Department has realized the importance of protecting this water supply. Today, the Department owns approximately 300 acres of the 1,970 acres in the watershed and has resource protection agreements with the owners of a substantial portion (more than 500 acres) of the remaining acreage. In order to ensure an excellent water quality supply, the Department maintains an active monitoring program on all land use activity in the watershed. Protecting Hatcase Pond from contamination threats is an important focus of the Brewer Water Department. As with the Bangor Water District (Floods Pond), the Brewer Water Department has also been granted a waiver (December 1991) from the regulatory requirements for filtration of surface waters like Hatcase Pond. This waiver recognizes the excellent quality of the source of supply and the Department’s watershed protection activities. In 1999, the Department was granted a three-year waiver from testing for certain contaminants, including carbonate and other pesticides, herbicides, and semi-volatile organic compounds.

Because of the quality of the source water, the treatment techniques used by this water utility to ensure the safety of the water at the household tap includes ozonation and chloramination. Ozone levels at the plant and chloramines residual levels in the distribution system are continuously monitored and controlled to ensure adequate disinfection has occurred prior to delivery to the customer. Since surface waters in Maine are naturally acidic, sodium hydroxide and sodium carbonate (soda ash) are added to raise the pH and alkalinity of the water to a neutral or slightly basic level.

Brewer Water Department’s water supply and distribution system includes nearly 20 miles of transmission line, more than 40 miles of water distribution mains, and approximately 3,522 individual services. The system serves a population of about 9,000 and provides fire protection service through 393 hydrants. In 2002, the Department produced and delivered nearly 299

million gallons of water. That's an average of 820,000 gallons each day. The system also maintains over 3 million gallons of water in four storage tanks. This storage allows the Department to meet peak system demand periods, minimize operational fluctuations, and maintain an adequate supply and water pressure during fire-fighting activities.

During 2002, the District completed more of its line replacement projects in Brewer, adding and/or replacing distribution lines. Not only is this more protective of the water being delivered to customers' homes, it also reduces the cost of operation since less of the water produced is lost through old, leaky lines. In 2002, approximately 5% of the water produced by the District was unaccounted for (i.e., didn't register on customers' meters). This compares very favorably with our industry's acceptable loss range of 10 - 15%. As part of the Source Water Protection program, The District added additional protective signage and continued a community outreach program, making educational videotapes available to area schools and providing educational materials on source water protection to landowners in our watershed.

WATER QUALITY PROTECTION

Point Source Discharge - there are no known point source discharge of wastewater in Eddington.

Non-Point Source Pollution - Threats to water bodies include non-point source pollution through erosion and sedimentation resulting in an increase in phosphorus levels. Erosion occurs because of soil disturbances by people. Water-generated erosion causes the most severe damage to a site undergoing development. A serious consequence of erosion is sedimentation; sedimentation of water bodies can cause an "algal bloom," which occurs when a water body has high concentrations of phosphorus attached to soil particles. All water bodies have the ability to absorb some phosphorus before there is an adverse impact on the quality of the water. However, when the phosphorus load to a lake becomes too great, the phosphorus acts as a fertilizer and causes algae to flourish.

Pollution from non-point source include agricultural run-off, both animal wastes and fertilizers, landfills, sand and salt storage, waste lagoons, roadside erosion, leaking underground storage tanks, and hazardous substances. Identification and regulation of these sites are important in safeguarding both surface and ground waters.

MARINE RESOURCES

Marine Water Quality and Protection

The Penobscot River borders Eddington to the west. Several federal, state, and local regulations are presently in place and serve to protect the Penobscot River from unregulated development. Although the Eddington stretch of the Penobscot River is not currently being used in a commercial capacity, local opinion indicates that there is a great potential for the River resources to be used in an economic manner.

Marine Wildlife

The Penobscot River supports numerous wildlife species. The Penobscot Bay Conservation Plan surveyed the Bay for wildlife resources in relation to season of occurrence. Season of occurrence include winter (W), spring migration (SM), nesting (N), post-nesting (PN), and fall migration (FM). Marine wildlife in Eddington consists of several species of birds which are dependent on coastal habitats.

CRITICAL NATURAL RESOURCES

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

The Comprehensive Growth Management Act encourages municipalities to develop a comprehensive growth management plan to guide their future development and specifically requires that each plan address important wildlife habitats. The Maine Department of Inland Fisheries and Wildlife (MDIFW) has identified, evaluated and mapped habitats of endangered or threatened wildlife species; which include deer wintering areas (DWAs) and waterfowl and wading bird habitats. The state's Comprehensive Growth Management Act encourages municipalities to consider Deer Wintering Area and Wading Bird and Waterfowl Habitat locations in their comprehensive plans. Map F-13 depicts the wildlife habitat and critical areas found in Eddington.

INLAND WADING BIRD AND WATERFOWL HABITATS

Waterfowl and Wading birds occupy areas of Maine for all or a portion of the year so it is necessary that efforts be taken to conserve their habitats. Populations of migratory waterfowl and wading birds in tidal habitats are surveyed annually by MDIFW biologists for various purposes. Nesting colonies are visited to determine presence or absence of birds, estimate numbers of breeding pairs, and evaluate condition of habitat. Populations for most species are either increasing or within the range of recently observed estimates. Nationwide waterfowl harvests have been declining since 1978, this has been partly by design as regulations have become more restrictive, but it also reflects declining hunter numbers and lower populations of some species. These habitats have been identified by IF&W and are shown on Map F-13.

DEER WINTERING AREAS

In early winter, deer normally migrate to preferred wintering habitat, in some cases more than 20 miles from summer range. Without the protection of wintering habitat, deer are particularly vulnerable to severe winter weather and predators. It is essential to maintain sufficient amounts of high-quality wintering habitat in order to minimize the effects of severe winters, reduce deer

losses during normal winters, and provide for a more sustainable population of deer to be enjoyed by all of Maine's people.

Because deer in Maine exist near the northern limit of the species' range, abnormally severe winters will inevitably cause periodic declines in deer abundance. In nearly all parts of Maine, deer populations are normally kept well below the capacity of the habitat to support deer. This ensures that deer remain productive, that they have access to high quality forages, and that they achieve near-optimum body size and condition prior to winter. MDIFW encourages landowners to develop a management plan for their lands to provide optimal winter and summer habitat for deer. MDIFW's has identified DWAs to ensure that town governments adequately address the protection of special habitats, such as deer wintering areas, at the town-level during the comprehensive planning process. These habitats have been identified by IF&W and are shown on Map F-13.

BALD EAGLE NEST SITES

Historically, Maine was home to hundreds of pairs of bald eagles nesting along undisturbed shorelines of the coast, lakes, and major rivers. However, largely due to DDT contamination, eagle populations declined so drastically that they were listed as an Endangered Species in 1978. As DDT residues in the environment dropped, bald eagles began to recover in Maine. Increasing losses of undisturbed nesting sites during the late 1980s, however, threatened further population growth and recovery of the species. Adequate numbers of young eagles must be produced from Maine's traditional eagle nesting sites if the population is to achieve a lasting recovery from Endangered or Threatened status. Loss of undisturbed nesting sites is now the greatest danger to Maine's eagle population. For this reason, designation of nest sites as essential habitat plays an important role in the recovery of Maine's bald eagle population.

State agencies and municipalities cannot permit, license, fund, or carry out projects which will significantly alter an Essential Habitat or violate protection guidelines adopted for the habitat. Concerns for Endangered and Threatened Species should be addressed during preliminary planning and existing municipal review procedures. The Department of Inland Fisheries and Wildlife offers guidance to municipalities when wildlife concerns are being addressed in comprehensive plans and town ordinances. These habitats have been identified by IF&W and are shown on Map F-13.

TIDEWATER MUCKET

The Tidewater Mucket is threatened in Maine because its range-wide population trend is marked by widespread declines and its population distribution is fragmented, both within and between drainages, by dams and geographic isolation. Primarily responsible for these declines is more than a century of industrialization and development of our waterways, resulting in significant alteration and loss of habitat, as well as degradation of water quality. Because of inherent life history traits (i.e. sedentary, filter-feeders, long-lived, slow to mature, low reproductive success, host species-dependent, and habitat specialists), freshwater mussels are especially vulnerable and

sensitive to changes and toxins in their environment, and are at high risk for extirpation when habitat is altered. Of the nearly 300 freshwater mussel species native to North America, approximately half are either currently listed as federally Endangered or Threatened, recognized as possibly warranting federal listing status, or are already extinct. The Tidewater Mucket is found in neighboring Clifton as shown on Map F-13.

RARE AND UNIQUE BOTANICAL FEATURES

The Natural Areas Program is administered by the State Department of Conservation. The program includes Rare and Unique Botanical Features. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. These features are ranged in four different ways: State Rarity (determined by the Maine Natural Areas Program), Global Rarity (determined by The Nature Conservancy), State Legal Status (according to 5 M.R.S.A. § 13076-13079) and Federal Status. Map F-14 shows the areas, in grid cells, in which Eddington has botanical features that are threatened or of special concern. None of these features have been given federal status of endangered or threatened. Because plants and animals shift over time, changes in nearby areas can have a major effect on the health of populations. The general area as well as a specific site should be considered during conservation planning. Rare and unique botanical features found in Eddington include:

Acidic Rocky Summit (GRID 3)

This rare botanical feature is ranked by the State's Natural Areas Division of the Maine Department of Conservation as apparently secure in Maine. Its habitat is described as bedrock outcrops, ledges and summits of igneous and high-grade metamorphic rocks. The substrate pH varies according to the rock type.

Amelanchier Nantucketensis -- Nantucket Shadbush (GRID 1)

This rare botanical feature is ranked by the Department of Conservation as imperiled in Maine because of rarity or because of other factors making it vulnerable to further decline. It is globally ranked as rare (20-100 occurrences), but is questionable. Its habitat is described as pine barrens, pond margins, fields, edges and thickets. Its State Legal Status is Threatened – rare, and with further decline, could become endangered, or federally listed as threatened.

Littorella Uniflora – American Shoregrass (GRID 2)

This rare botanical feature is ranked by the Department of Conservation as imperiled in Maine because of rarity or because of other factors making it vulnerable to further decline. The Nature Conservancy ranks this feature as globally secure and its State Legal Status is of Special Concern – rare in Maine, based on available information, but not sufficiently rare to be considered threatened or endangered. Its habitat is described as sandy, gravelly, or muddy shores and margins of lakes and ponds.

Minuartia Glabra – Smooth Sandwort (GRID 3)

This rare botanical feature is ranked by the Department of Conservation as imperiled in Maine because of rarity or because of other factors making it vulnerable to further decline. The Nature Conservancy ranks this feature as apparently globally secure and its State Legal Status is of Special Concern – rare in Maine, based on available information, but not sufficiently rare to be considered threatened or endangered. Its habitat is described as open granitic ledges of mountains less than 1,000 meters tall.

Zosterella Dubia – Water Stargrass (GRID 2)

This rare botanical feature is ranked by the Department of Conservation as imperiled in Maine because of rarity or because of other factors making it vulnerable to further decline. The Nature Conservancy ranks this feature as demonstrably globally secure and its State Legal Status is threatened – rare and with further decline, could become endangered or federally listed as threatened. Its habitat is described as damp sands, often submerged in quiet waters.

POLICIES

In order to promote and protect all natural resources within the Town of Eddington, the following policies have been developed:

1. Protect identified critical, rare and endangered habitats.
2. Protect identified rare botanical features.
3. Ensure safe drinking water for all residents.
4. Replace malfunctioning septic systems.
5. Manage development in floodways and flood prone areas so to minimize flood damage and protect human life.
6. Encourage protection of open space and water resources.
7. Ensure that environmental resources of all types are taken into account during development review process.
8. Ensure that development and road construction that takes place on steep slopes is undertaken in a manner to minimize environmental degradation and municipal costs.
9. Ensure that development, redevelopment and other land use activities do not degrade surface waters.
10. Protect and improve the quality of the Town's great ponds.

IMPLEMENTATION STRATEGIES

In order to implement the policies above, the following strategies will be undertaken:

Immediate:

The Code Enforcement Officer, under direction of the Town Manager, will continue to apply for DEP Small Community Grants for the replacement of failing septic systems.

The Planning Board will conduct an annual review and update of the Shoreland Zoning, Site Plan Review and future Land Use Ordinances.

The Planning Board and CEO will continue to strictly administer and enforce the Floodplain Management Ordinance.

When issuing building permits for projects on steep slopes, the CEO will provide applicants with educational information (BMPs) on methods to minimize erosion and sedimentation.

The Town staff will provide educational materials to residents about the ecological and economic importance of protecting wildlife habitats and critical, rare and endangered species.

The Town Manager as supported by the Board of Selectmen will support statewide initiatives directed toward current use taxation of agricultural, forest and other undeveloped land.

The Planning Board, or their designee(s), will continue to work with the Department of Environmental Protection to monitor the quality of Chemo and Davis Ponds and reduce non-point source pollution.

The Planning Board, or their designee(s), will work with the Towns of Clifton and Holden to monitor the quality of Fitts and Holbrook Ponds and reduce non-point source pollution.

Short Term

The Planning Board, or their designee(s), will work with the Department of Environmental Protection to develop phosphorus control standards for Chemo Pond and Davis Pond that would maintain or improve water quality on a long-term basis.

The Planning Board, or their designee(s), will meet with representatives of Bradley and Clifton to discuss common goals and strategies to protect the quality of Chemo Pond, and develop a regional approach to controlling phosphorus loading of Chemo Pond.

The Planning Board, or their designee(s), will meet with representatives of the Towns of Holden and Clifton to discuss common goals and strategies to protect the quality of Holbrook Pond and Fitts Pond and develop a regional approach to controlling phosphorus loading of these great ponds.

The Planning Board will require development proposals to include information regarding any on-site or adjacent critical, rare and/or endangered habitats, and an impact assessment with identified protection measures as part of their application.

The Planning Board will ensure the future Land Use Ordinance contains provisions to regulate activities, which could either increase flooding or create threats to the public safety or water quality.

The Planning Board will use Best Management Practices (BMPs) as guidelines for establishing Town-wide performance standards for storm water management, erosion and sedimentation control, agriculture and forestry in the future land use ordinance.

The future Land Use Ordinance, site plan review process and other pertaining ordinances, should include a consideration of environmental criteria and resources so that environmental impacts are minimized or avoided and unique resources are preserved or maintained to the maximum extent possible. The future land use ordinance will also ensure that growth in Eddington is located so as to minimize adverse water quality impacts to Chemo Pond and Davis Pond.

The Planning Board, through the Department of Inland Fisheries and Wildlife “*Beginning with Habitat*” program, will review and update the essential and significant wildlife habitat maps.

STATE GOAL

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

INTRODUCTION

Recreation can be described as a state or as a time during which an individual may achieve a pleasurable experience. Recreation can take place either indoors or outdoors. Outdoor recreation is related to open space and consequently to undeveloped land. Open spaces include agricultural and forest lands, wetlands, mountains, lakeshores, and river corridors. While not all open space is accessible to the public, areas such as parks, ball fields, snowmobile trails, and areas for hunting are all part of open space and are used for recreation. Many Mainers feel that, since the state is largely rural, there will always be plenty of open space. As Eddington's population increases, request for recreational areas and opportunities on undeveloped land will also increase. Most of Eddington's land is privately owned and people using this land should be respectful to ensure such right will not be revoked. The goal of this section is to promote and protect the availability of outdoor recreational opportunities for all residents, including access to surface waters.

HOLBROOK REGIONAL RECREATION COMMITTEE

Holbrook Regional Recreation Committee provides programs for and enriches the lives of residents in Clifton, Dedham, Eddington and Holden. Eddington has a committee of three persons on the Recreation Committee. Through municipal financial commitments and individual donations, the committee offers Little League, Farm League, Softball, T-ball, Soccer and Peewee Basketball programs. Basketball, Baseball and Soccer are the most popular of the programs. There are over 100 volunteers who donate countless hours coaching the teams, instructing youngsters, maintaining facilities and providing concession services. Public recreational opportunities and facilities are provided through School Administrative District (SAD) 63 at the Holbrook School in Holden. In addition to programs for the youth, the Committee organizes adult basketball during the winter months. The women play at the Eddington Gym and the men play at the Dedham Gym. Holbrook Regional Recreation Committee provides Eddington residents with several activities that suit the current needs of the town.

LOCAL PUBLIC RECREATIONAL FACILITIES AND ACTIVITIES

Eddington's current public recreational facilities include a ballpark and skating rink that are located on the premises of the municipal building. The ballpark is rarely used, with the exception of the few times per year the Recreation Department of MSAD 63 hold activities there. The skating rink is an area that, if interest is expressed, the Fire Department will flood to allow it to freeze over. Although on municipal property, the rink is not municipally maintained. Occasionally, a resident will plow the rink for residents to use.

Although Eddington contains or is near a number of small ponds and is on the Penobscot River, the Town itself maintains no recreational facilities on these bodies of water. The two largest ponds in the area are Chemo Pond and Davis Pond (a.k.a. Eddington Pond). On Chemo Pond, there is a privately owned and operated beach and boat landing. Davis Pond once was operated as a public beach and boat landing, but has closed. The property was offered to the Town, but the town declined the offer to purchase it. There have been proposals to reopen the Davis Pond Beach area in the past, but it has been many years.

PUBLIC ACCESS TO SURFACE WATER

Currently the Town does not have a public boat launch. There is public access to surface waters; however, these landings/launches are privately owned and could cease to be public at any time, eliminating any public access to waters. Eddington residents use neighboring communities as landings to access waterbodies that are located in Eddington.

BOAT LANDINGS

Eddington Bend Boat Landing is located at the bend near the Salmon Club. The landing has been opened since 1982, and is opened to the public with restrictions. The River held many boats on the Eddington shore over the years, but has since declined due to the listing of the Atlantic Salmon as an Endangered Species.

The Upstream Boat Landing is located on Riverside Drive and owned by the Bangor-Hydro Electric Company. The boat launch and parking lot was built in 1993. The facility is paved all the way from Route 178 down to the water. The facility is only opened during daylight hours and is not permitted to park or camp overnight. Although this landing is privately owned and maintained, up to this point, Eddington residents have been able to use the landing freely. Bangor-Hydro offered to sell this land to the Town, but the offer was turned down at town meeting in February 1984, because residents did not feel the Town could afford to maintain the landing.

SOCIAL GROUPS

Local social groups include the Abnaki Girl Scouts and the Katahdin Area Boy Scout Council who both have camps within the Town. The Girl Scout camp is located on Eddington Pond off the Rooks Road and the Boy Scout Camp is located on Fitts Pond off of Blackcap Road. Local residents use Comins Hall frequently for Bingo and social gatherings, however this building is not municipally owned. The building is privately owned by the Eddington/Clifton Civic Group. Eddington has a Salmon Club that is located on Route 178. Since the listing of the Atlantic Salmon as an endangered species, the Salmon Club has not been very active and boating has declined on the river.

EDDINGTON HISTORICAL SOCIETY

The Eddington Historical Society became a reality as the result of the Eddington Bicentennial Committee in 1976. The Society has a President, Vice President, Treasurer and Secretary. The group is financially supported by the Town and has approximately 25 active volunteers. In addition to providing residents with historical resources, the Historical Society provides maintenance and restoration services for the local cemeteries.

EASTERN MAINE SNOWMOBILE ASSOCIATION

The Eastern Maine Snowmobile Association is a member of the State Snowmobile Association. The Eastern Maine Snowmobile Association meets the third Sunday of every month starting with a supper at 6:00 and a business meeting at 7:00 at the Snowmobile Club in Holden. Membership fluctuates depending on the season; bur remains over 150 at all times. Financial support comes from membership dues, profits of building rental (i.e., conventions, meetings, receptions, etc.). The Snowmobile Association offers use of their building to the Boy Scouts, Holbrook School and some other non-profit organizations free of charge. The State reimburses up to 70 percent of the cost of documented maintenance on the trails. At the present time, the Snowmobile Association has 45 to 50 miles of trail to groom during the snow season. The Association has four groomers with commercial grates and an ambulance rescue vessel that is used to rescue those riders that have been injured or stranded along the trails. In addition to maintaining the trails, the Snowmobile Association members volunteer and donate to “Pine Tree for Crippled Children,” the Holbrook Regional Recreation Committee and the Annual “Land-owners Appreciation Barbeque.”

ATV CLUB/TRAILS

The Airline ATV Club meets the fourth Thursday of each month at Comins Hall. The Club is financed through dues, an annual “Poker Run” and State of Maine reimbursements. The State reimburses 70 percent of documented care of the trails.

EDDINGTON SALMON CLUB

The Eddington Salmon Club is located on the Penobscot River at Eddington Bend. At the present time, there are approximately 100 members. Meetings are held the first Wednesday of every other month. Since Salmon have been placed on the Federal Government’s Endangered Species List, activity at the Club is minimal. However, local birdwatchers are able to enjoy the scenic beauty at the building. The Club is financed through membership dues and the annual “Hunter’s Breakfast and Auction.”

CAMPING

Eddington has two campgrounds, Deans Landing on Chemo Pond and Greenwood Acres on Route 178. Dean’s landing has beach access and Greenwood Acres has a public pool.

MUNICIPAL PARK

Although the Town does not have a municipal park and has no current plans to create such a park, residents have expressed interest in recreational areas which would include walking and bike trails. The Town will evaluate the interest, need and cost of creating such an area.

SCENIC AREAS

Eddington is home to Blackcap Mountain located off of Route 46. This area has been known as the most outstanding Boy Scout area in the Nation. Although this is a scenic area of the Town, it has been overcome by technology, housing many different towers.

REGIONAL FACILITIES

In addition, to recreational facilities within Eddington, there are numerous facilities and activities in close proximity to the town, accessible to Eddington residents. Bangor and Brewer offer a multitude of parks, pools, ice skating rinks, as well as a great variety of programs. The University of Maine offers trails for biking/in-line skating/running/walking and indoor activities. Finally, within a 60 miles radius are several State and National Parks. Currently the recreational opportunities available regionally meet the needs of Eddington’s residents.

POLICIES

In order to promote and protect the availability of outdoor recreation opportunities in Eddington, the Town will:

1. Encourage active involvement and support the efforts of the Recreation Committee.
2. Increase public access to surface waters.
3. Protect the system of privately maintained snowmobile and ATV trails within the Town.
4. Encourage the preservation of open space.
5. Encourage regional recreational opportunities.
6. Explore the possibility of creating a municipal park, including walking/hiking trails.

IMPLEMENTATION STRATEGIES

Immediate:

The Board of Selectmen and/or the Recreation Committee will support the efforts of and encourage the Airline ATV Club and Penobscot Snowmobile Club to continue maintaining ATV and snowmobile trails through the Town by participating in the State system grooming and maintenance program.

Short Term

The Planning Board will ensure that the future Land Use Ordinance include provisions that will require that all major new residential developments submit plans for open space/recreational areas.

Long Term

The Board of Selectmen and/or the Recreation Committee will explore options and make specific priority recommendations concerning the establishment of clearly defined public access to the Town’s rivers, in order to promote fishing recreational use of the Town’s waterbodies.

The Board of Selectmen and/or Recreation Committee will seek available grant funds to assess the feasibility of, and if found feasible, plan for additional recreation areas, specifically an area to be used as a municipal park with walking and bike trails.

The Planning Board and Board of Selectmen will explore options of obtaining an area to create public access to local waterways in order to promote fishing in the area.

STATE GOAL

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

INTRODUCTION

Streets affect the value of property, the productivity of the downtown area, and the overall safety and convenience of Eddington's residents, who depend on a well-maintained road system. Only through adequate roads and control of traffic flow can the community be assured of economical, efficient, and safe circulation patterns. The goal of this section is to plan for, finance, and develop an efficient system of transportation facilities and services to accommodate anticipated growth and economic development. Transportation issues, especially the proposed I-395 connector and the East-West Highway, will impact Eddington's future economy.

ROAD TYPES

Map H-1 depicts Eddington's transportation system and Map H-2 shows all of Eddington's roadways.

ARTERIALS

Arterials are characterized by high-volume roadways, which provide linkage between major cities and towns and developed areas, capable of attracting travel over long distances. Basically, they provide service to interstate and intercounty travel demand. The arterial system typically provides for high travel speeds and the longest trip movements. The degree of access control on an arterial may range from full control (freeways) to entrance control on, for example, an urban arterial through a densely developed commercial area. These roads are maintained by the state. Voters in some cases pass a road construction referendum. Both the State and Federal government will usually match the amount voters approve, or give a percentage, usually in the form of a grant. In either case, Eddington residents pay their fair share for maintenance to state-owned roads.

PRINCIPAL ARTERIALS

These are highways in rural and urban areas that provide access between an arterial and an airport, public transportation facility or other intermodal transportation facility. These roads are owned and maintained by the State.

COLLECTORS

Collector routes are characterized by a roughly even distribution of their access and mobility functions. These routes gather traffic from local and private roads and deliver it to the arterial system. Traffic volumes and speeds will typically be lower than those of arterials. These roads are usually town or state funded, mainly because of their limited access and purpose.

LOCAL ROADS AND STREETS

All public roads and streets not classified as arterials or collectors have a local classification. Local roads and streets are characterized by many points of direct access to adjacent properties and have a relatively minor role in accommodating mobility. Speeds and traffic volumes are usually low. These roads are within the town and the town maintains them. Eddington has more town roads than state or private roads. These roads usually carry only local traffic and serve only the abutting properties. Depending on the owner of a particular road, these roads are maintained by either the town, a land developer or road association.

Oddly enough, there is no absolute maintenance in place for these roads. Eddington has moved forward and now has a road commissioner. The commissioner eases the burden on the town manager who was acting as the road commissioner in the past. The town relies on the road commissioner to determine which roads need immediate attention and which ones can wait. The Eddington Planning Board created a Road Design Ordinance, which was updated and approved at the 2002 Annual Town Meeting. When serious reconstructing and/or resurfacing is needed, a proposal is drafted, an invitation to bid is placed in the Bangor Daily News; from there the work is generally awarded to the lowest bidder. Ditching, grading, culvert replacement, removal of obstacles in the right of way, and other things of that nature are usually done by local contractors.

PRIVATE ROADS

Private roads include subdivision roads. In some cases, because of the new Enhanced 911 system, private roads include some driveways. A driveway will have a name if it accesses more than one residential structure, to lessen the confusion for emergency personnel. Whatever the case may be, private roads receive their maintenance from a source other than the town or the state.

ROAD INVENTORY

An inventory of Eddington's road is shown in Table H1. The roads are divided into four categories of road function: arterial, collector, local and private. The table also indicates ownership, maintenance responsibility, surfacing, and overall condition for Eddington's approximately 48 miles of road. The Town is financially responsible to maintain 14.09 miles of the road location.

Eddington roads are both paved and gravel. The condition of these roads ranges from very good to inadequate. Major repairs were made to parts of Route 178 (Riverside Drive) in 2001. In 2000, the Levensellar Road and the Clewleyville Road saw major reconstruction and resurfacing. In the summer of 2001, Route 46 (Jarvis Gore Road) was paved. Although it was only maintenance mix, it was a big improvement. The Davis Road was scheduled to be repaved in 2001; however, due to insufficient ditching, was postponed. Local opinion is that the biggest problems with roads in Eddington, regardless of who is responsible for maintaining them, is ditching, overgrown vegetation and other such obstacles in the right of way. Proper ditching and water diversion is the key to a lasting road, whether it is a dirt road or a paved road. Eddington lacks in this area, the State lacks in this area, and so do the road associations. When asked why, the bottom line almost always ends up being money.

Table H-1

TOWN OF EDDINGTON ROADWAY INVENTORY						
Name of Roadway	Arterial	Collector	Local	Owned by/ Maintained by	Surfacing	Overall Condition
	Length in Miles					
Aldrich Lane			.12	Property Owner	Gravel	Good
Angel Lane			.05	Property Owner	Gravel	Good
Austin Lane			.06	Property Owner	Gravel	Good
Bangor Water Works Road			.60	Property Owner	Gravel	Good
Barker Ridge Lane			.30	Road Association	Gravel	Poor
Birch Lane			.06	Property Owner	Gravel	Fair
Blackcap Road			2.17	Town of Eddington	Gravel	Good
Blueberry Ridge Road			.82	Property Owner	Gravel	Good
Brukoff Road			.05	Property Owner	Gravel	Good
Camp Roosevelt Road			.84	Property Owner	Gravel	Fair
Carriage Lane			.19	Property Owner	Gravel	Fair
Carver Lane			.14	Property Owner	Gravel	Fair
Chapman Lane			.25	Property Owner	Gravel	Good
Chemo Pond Road			3.19	Town of Eddington/ Road Association	Pavement/ Gravel	Good/ Poor
Chestnut Lane			.14	Property Owner	Gravel	Fair
Clewleyville Road			1.43	Town of Eddington	Pavement	Excellent
Coffey Hill Way				Property Owner	Gravel	Good
Comins Lane			.46	Road Association	Pavement	Good
Cottage Lane			.03	Property Owner	Gravel	Good
Crawford Lane			.20	Property Owner	Gravel	Fair
Crescent Lane			.09			
Curtis Lane			.14	Property Owner	Gravel	Fair
D'Amboise Lane			.16	Property Owner	Gravel	Fair
Davis Road			1.7	Town of Eddington	Pavement	Fair
Deerfield Lane			.14	Property Owner	Gravel	Good
Demkow Lane			.17	Property Owner	Gravel	Poor
Dusty Lane			.09	Property Owner	Gravel	Fair
Eagle Lane			.15			
Eddy Heights			.23	Town of Eddington	Pavement	Excellent
Edge of Town Road			.31	Property Owner	Gravel	Good
Erin Lane			.09	Property Owner	Gravel	Good
Evergreen Lane			.23	Property Owner	Gravel	Poor
Forestry Lane			.36	Road Association	Gravel	Fair

Fox Lane			.42	Property Owner	Gravel	Poor
George Ivan Lane			.22	Property Owner	Gravel	Excellent
Graham Lane			.15	Property Owner	Gravel	Poor
Grandview Drive			1.42	Road Association	Pavement	Excellent
Hatcase Pond Road			2.02	Town of Eddington	Pavement	Good
Harper Drive			.59	Property Owner	Gravel	Good
TOWN OF EDDINGTON ROADWAY INVENTORY (Continued)						
Name of Roadway	Arterial	Collector	Local	Owned by/ Maintained by	Surfacing	Overall Condition
	Length in Miles					
Hill Street			.29	Town of Eddington	Pavement	Good
Hope Manor			.15	Private Association	Pavement	Good
Jaremy Lane			.09	Property Owner	Dirt	Poor
Jarvis Gore Drive (Route 46)		3.59		State of Maine	Pavement	Poor
Knox Lane			.30	Property Owner	Gravel	Good
Lakeside Lane			.17	Property Owner	Gravel	Poor
Lambert Road			.29	Town of Eddington	Pavement	Fair/Good
Levensellar Road			.47	Town of Eddington	Pavement	Fair
Libby Lane			.09	Property Owner	Gravel	Fair
Lois Lane			.18	Property Owner	Gravel	Fair
Lonnie Lane			.04	Property Owner	Gravel	Fair
Loon Lane			.12	Property Owner	Gravel	Fair
Lunn Lane			.08	Property Owner	Pavement	Fair
Main Road (Route 9)	7.55			State of Maine	Pavement	Good
Maple Grove Lane			.08	Property Owner	Pavement	Good
Meadow Lane			.24	Property Owner	Gravel	Poor
Meadowbrook Drive			.18	Property Owner	Gravel	Good
Merrill Road			.92	Town of Eddington	Pavement	Fair
Miller Lane			.15	Property Owner	Gravel	Fair
Monument Drive			.46	Town of Eddington	Pavement	Good
Mountainy Road			.59	Property Owner	Gravel	Good
Nickerson Road			.25	Town of Eddington	Gravel	Poor
Norman D Lane			.10	Property Owner	Gravel	Fair
Orchard Lane			.47	Property Owner	Gravel	Good
Painting Lane			.14	Property Owner	Gravel	Fair
Papillon Lane				Property Owner	Gravel	Poor
Pine Tree Lane			.25	Property Owner	Gravel	Good
Pond Road			.24	Town of Eddington/ Property Owner	Pavement/ Gravel	Very Poor
Ring Ridge			.09	Property Owner	Gravel	Good
River Breeze Lane			1.42	Property Owner	Gravel	Fair
Riverside Drive (Route 178)		3.29		State of Maine	Pavement	Good
Robertson Lane			.16	Property Owner	Gravel	Good
Rockwell Lane			.20	Property Owner	Gravel	Fair
Rocky Ledge Road			.47	Property Owner	Gravel	Very Poor
Rooks Road			.77	Town of Eddington	Pavement	Excellent
Scott Point Road			1.53	Property Owner	Pavement	Poor
Squirrel Lane			.18	Property Owner	Gravel	Very Poor
Stony Ridge Road			1.20	Road Association	Gravel	Very Poor
Sunset Lane			.09	Property Owner	Gravel	Poor
Sweets Hill Road			.41	Town of Eddington	Gravel	Good
Terriwood Lane			.44	Town of Eddington	Pavement	Fair
Willette Lane			.09	Property Owner	Gravel	Good

Source: E911 Road Name List and Town of Eddington Road Commissioner and Planning Board

Within the Town are 14.43 miles of arterial and collector roads all in good condition and 34.66 miles of local roads overall fair conditions. There are approximately 40 miles of logging roads.

Route 46, a major collector in Eddington, is in poor condition and sometimes dangerous. The pavement is in poor condition and the road is too narrow and hilly with no shoulders causing safety concerns. In addition, the town would like to see the entire road be posted as no passing. Speed also continues to be a problem on Route 46.

TRAFFIC VOLUME AND PATTERN

Many factors influence traffic count results. When traffic volumes are counted over long periods of time, the annual average daily traffic volume (AADT) can be determined. The AADT is the total annual traffic volume divided by the number of days in the year. These average daily figures do not reflect peak daily traffic volume. Traffic counts are meant to help understand the overall patterns of vehicular movements.

Table H-2 shows AADT for locations within Eddington and Map H-3 geographically illustrates these locations. Eddington's traffic volumes and patterns are a result of its geographic location.

Table H-2

TOWN OF EDDINGTON TRAFFIC COUNTS								
STA	Road	Map Reference	Location Reference	Type	Group	AADT		
						1993	1996	1998
49003	0009X	A	SR 9 E/O IR 4008	C	II	5930	6080	6440
49006	0009X	B	SR 9/178 SW/O SR 178	C	I	N/A	7740	8700
49604	0009X	C	SR 9 SE/O SR 46	C	III	4320	5500	5410
49608	0009X	D	SR 9 NW/O SR 46	C	II & III	4850	4600	4810
63008	0009X	E	SR 9 NW/O IR 615 (CHEMO POND ROAD)	C	II & III	N/A	5170	4990
48202	0046X	F	SR 46 NE/O IR 657	C	II	N/A	N/A	6440
49605	0046X	G	SR 46 S/O SR 9	S	I	N/A	2340	2270
48603	00612	H	IR 612 E/O SR 9 @ BR 5545	C	II	N/A	360	N/A
63002	00615	I	IR 615 (CHEMO POND ROAD) NE/O 9	C	III	N/A	270	N/A
62803	00629	J	IR 629 (LEVENSELLER ROAD) E/O IR 631	C	I	N/A	420	520
62804	00631	K	IR 631 (CLEWLEYVILLE ROAD) SE/O IR 629	C	I	N/A	680	800
49001	0178X	L	SR 178 N/O IR 4008 (N JCT)	C	I	2930	3480	N/A
47500	0178X	M	SR 178 @ BRADLEY TL	C	I	N/A	2880	3020

Source: Maine Department of Transportation AADT Maps, 1999 Maine Transportation Count Book

Location Abbreviations

SR = STATE ROUTE	IR = INTERMEDIATE ROUTE	TL= TOWN LINE	BR = BRIDGE
N/O = NORTH OF	NE/O = NORTHEAST OF	NW/O = NORTHWEST OF	E/O = EAST OF
S/O = SOUTH OF	SE/O = SOUTHEAST OF	SW/O = SOUTHWEST OF	W/O = WEST OF

Type Abbreviations

C COVERAGE COUNT
S SPECIAL COUNT

Group Abbreviations

I--URBAN GROUP II--ARTERIAL GROUP III--RECREATIONAL GROUP

REGIONAL TRANSPORTATION ADVISORY COMMITTEE

The Regional Transportation Advisory Committee (RTAC) process created by MDOT, facilitates public participation during the formulation of transportation policy. RTACs are advisory committees consisting of citizens representing environmental, business, municipal, planning, and alternative forms of transportation, as well as members of the general public. The purpose of the RTAC is to provide early and effective input into MDOT's plans and programs. The RTAC process is an effort to de-centralize transportation planning and give the general public an opportunity to help shape transportation policy and the decision making process.

The RTACs, in collaboration with MDOT and Regional Planning Commissions, develop regional advisory reports for each RTAC Region. The Town of Eddington is part of RTAC-Region 3, which encompasses Penobscot and Piscataquis County. The advisory report outlines each RTAC's objectives, goals, and strategies for improving transportation systems in their respective regions and the state. The RTACs meet regularly and advise the MDOT on a number of issues including advisory report strategies, updating of the advisory reports and helping with the prioritization of major collector and arterial improvement needs in the region as outlined in the Department's Six Year Plan updated every two years. The Biennial Transportation Improvement Program, the Department's capital budget selects projects from the Six Year Plan to fund. The best way for Eddington to make priorities known is to communicate with the Department, particularly when the Department solicits municipalities for transportation projects that should be considered for future funding.

Currently there is not a representative from Eddington that participates in the RTAC. The Town can be more involved in the RTAC process by participating in RTAC meetings and stating why their projects should receive funding priority. The 2002-2003 BTIP indicates that Eddington will be part of a \$250,000 planning study on the I-395 connector. The Maine Department of Transportation encourage municipalities to attend and participate in RTAC meetings. There are no significant conflicts between DOT's 20-Year Plan, Six Year Plan and/or RTAC 3's Regional Advisory Report.

HIGH CRASH LOCATIONS

A high crash location is a location that exhibits a Critical Rate Factor (CRF) equal to or greater than 1.0 and has experienced at least 8 crashes in the most recent complete 3-year period (data is being provided for 1999-2001). The highest concentration of crashes in Eddington is 6 crashes in the most recent 3-year period, so there are no high crash locations in Eddington for this time period.

Although not a high crash location, the Town has also identified Mann Hill Road to the Holden/Eddington town line as an area of high concern and the intersections of Route 9 and 178, and Route 9 and 46.

TRAFFIC CONTROL DEVICES

Currently the only traffic control device within the Town is a blinking 15 mph School Speed Limit sign located on Route 9. This traffic control device has been working properly to alert traffic that school children may be near the roadway.

BRIDGE INVENTORY

There are four bridges in Eddington owned and maintained by the State, and two owned and maintained by the Town. Table H-3 describes the bridges and their conditions. Map H-4 depicts the six bridges reported by MDOT to be within the town of Eddington.

Table H-3

TOWN OF EDDINGTON BRIDGE INVENTORY					
Bridge Name	Bridge Number	Map Location Reference	Owner	Year Built	Condition
Blackman Stream No. 3	5547	A	State of Maine	1954	Poor/Fair
Blackman Stream No. 2	5546	B	Town of Eddington	1997	Very Good
Blackman Stream No.	5545	C	Town of Eddington	1954	Good
Clewleyville *	5757	D	State of Maine	1958	Poor/Fair
Grant Bridge	5414	E	State of Maine	1975	Poor/Fair
Mill Stream	5107	F	State of Maine	1961	Good

Source: Maine Department of Transportation

* Although MDOT documents obtained for the purpose of preparing this Plan's inventory and Analysis, state that the Clewleyville Bridge is in poor to fair condition, during preparation of this plan (Summer 2000), the Clewleyville Bridge was repaired and is now in good condition.

Blackman Stream No. 3 or Bridge 5547 had a poor rating on the superstructure. This bridge is state owned and maintained. Every one of the identified bridges was rated in critical to imminent failure condition for the paint. Although failing paint is not a structural indication, attention should be paid, as finances allow, to repair the paint on the bridges that are Town owned. Both the culvert and the roadway on the Grant Bridge, or Bridge 5414 were rated in poor condition. Again, this bridge is owned and maintained by the State. In the 2004-2009 Six-Year Plan, the Department of Transportation indicates that it intends to improve the Grant Bridge (steel culvert) within the time frame to that Plan.

RAILROAD FACILITIES

Eddington does not have any railroad facilities within the town.

SIDEWALKS/PEDESTRIAN FACILITIES

Today Eddington has no sidewalks, bike path, cross walks, or other areas designed to aid pedestrians. The Town considers safe pedestrian travel as a priority. Once the I-395 connector location is identified, the Town will plan to implement bicycle and pedestrian improvements in appropriate areas of the Town.

PUBLIC TRANSPORTATION

Eddington does not have a public bus system. The Maine School Administrative District 63 (MSAD) transports children to and from school and school related activities. At present, population trends show no cost effective need for public transportation. Taxi service is available, but it comes in from Bangor or Brewer. Perhaps the future transportation projects will affect the Town’s need for these services.

Eddington is serviced by LYNX, which is a program of the Penquis Community Action Program (CAP), Inc. The program services, by appointment and/or contract, the general public, the elderly, and Medicaid recipients. The service is handicapped accessible.

ACCESS MANAGEMENT

Access management is the planned location and design of driveways and entrances to public roads, and land uses, to help reduce accidents and prolong the useful life of an arterial. Arterial highways represent only 12% of the state-maintained highway system, but carry 62% of the statewide traffic volume. Maintaining posted speed limits on the system means assisting the flow of people, goods and services to move faster, which enhances productivity, reduces congestion-related delays and environment degradation. By preserving the capacity of the current system, the need to build costly new highway capacity such as new travel lanes and bypasses will be reduced in the future.

Driveway and Entrance Rules

The purpose of the driveway rules is to manage access to the highway in a manner that protects the safety of access and highway users, protects the highway system from the negative impacts of drainage, preserves mobility and economic productivity related to highway transportation, and avoids the long-term cost of constructing new highway capacity. This rule is authorized by 23 M.R.S.A. §52 and §704.

This rule applies to all public or private accesses onto state and state aid highways located outside urban compact areas, to the design, location, construction, alteration, and closure of such accesses, and to situations in which changes in use serviced by such accesses increases traffic volume.

The minimum allowable sight distances for all driveway accesses onto all state and state aid highways located outside urban compact areas are set forth in Table 1. MDOT may require up to

50% greater sight distances when at least 30% of the traffic using the driveway will be by larger vehicles.

A driveway is defined as an access serving one of the following land uses: residential uses up to five dwelling units, home occupations, forest management activities, farming, low impact industrial uses such as utility substations, or other similar uses, unless the MDOT demonstrates, in accordance with the Trip Generation Manual, 6th Edition, published by the Institute of Traffic Engineers (1997) that the use generates 50 or more vehicle trips per day.

Table H-4

DRIVEWAY SIGHT DISTANCE	
POSTED SPEED (MPH)	SIGHT DISTANCE (Feet)
20	155
25	200
30	250
35	305
40	360
45	425
50	495
55	570
60	645

Source: *Maine Administrative Rules Chapter 299 Part A*

The minimum allowable sight distances for all entrances onto all state and state aid highways located outside urban compact areas are set forth in Table 2. For standard passenger vehicles, the sight distances shown in the middle column apply. Unless a waiver is granted pursuant to Section 3.3(D), if more than 30% of the traffic projected to use the proposed entrance will be larger vehicles, the sight distances shown in the right hand column apply.

An entrance is defined as an access serving one of the following land uses: residential uses or developments serving six or more dwelling units, retail, office, or service business uses including department stores, strip malls, convenience stores, gas stations, auto repair shops, restaurants, or similar uses unless the applicant demonstrates to the reasonable satisfaction of MDOT, in accordance with the Trip Generation Manual, 6th Edition, published by the Institute of Traffic Engineers (1997) that the use generates less than 50 vehicle trips per day.

Table H-5

ENTRANCE SIGHT DISTANCE		
POSTED SPEED (MPH)	STANDARD VEHICLES (Feet)	LARGER VEHICLES (Feet)
20	155	230
25	200	300
30	250	375
35	305	455
40	360	540
45	425	635
50	495	740
55	750	855
60	645	965

Source: *Maine Administrative Rules Chapter 299 Part B*

To maintain and improve traffic flows, the future Land Use Ordinance will include access management performance standards in accordance with MDOT access management rules. Development proposals within those districts which necessitate frontage, driveways and/or entrances along the corridors will require a MDOT permit in accordance with MDOT Access Management Administrative Rules.

CORRIDOR PLANNING

The purpose of corridor planning is to supply a regional approach for corridor management. Corridor planning is necessary for the continued efficient movement of traffic. Corridor planning is directly related not only to mobility, but also to economic activity and regional mitigation efforts that are necessary for the vitality of the area. It is important for neighboring communities to recognize the importance of corridor planning and to work together to create a regional access management master plan.

EAST-WEST HIGHWAY

For nearly half a century, Mainers have debated the idea of building a four-lane, border-to-border, east-west highway. In the Fall of 1999, in response to a law enacted by the 118th Maine Legislature requiring a study to determine the costs and economic benefits relative to the development of an East-West highway in Maine, MDOT and SPO performed a study to examine not only the cost of constructing such a highway, but also the potential economic benefits of such a highway. While benefits were identified, the massive costs associated with such a plan caused policy makers to seek middle-ground. Recognizing the true need for improving east-west connections, Governor Angus King put forward a seven-step plan which included a new border crossing at Calais, completion of improvements to Route 9, a new connector road between I-395 in Brewer and Route 9 in Eddington, an environmental assessment and preliminary engineering to determine the feasibility of a new limited access roadway in central Maine connecting I-95 in the Pittsfield/Burnham area to U.S. Route 2 west of Norridgewock, completion of improvements to all of Maine's arterial highways over the next ten years, and investment in critical rail links.

The plan as proposed is estimated to be a \$450 million investment. These steps as outlined will all affect Eddington and the local economy, perhaps drastically, in the years to come.

Of the five alternative corridors selected to focus the economic research, engineering, and environmental assessments, two of these directly affect Eddington. Corridor “B” would begin at the Maine/New Brunswick border proceeding westward along Route 9 to Route 46 in Eddington. The corridor would continue southerly along Route 46 to Route 1A in East Holden, then westerly along Route 1A to the I-395 in Brewer, connecting with the I-95 at or near Bangor. It then would continue southwesterly along existing I-95, leaving I-95 in Newport. From this point, it would continue westerly along Route 2 to the Maine/New Hampshire border at Gilead.

Corridor “C” would begin at the Maine/New Brunswick border proceeding westward along Route 9 to Route 46 in East Eddington. The corridor would continue southerly along Route 46 to Route 1A in East Holden, then westerly along I-395 in Brewer, connecting with I-95 at or near Bangor. It then would continue southwesterly along the existing I-95, leaving the I-95 in Newport. From this point it would continue westerly along Route 2 to Route 27 in Farmington. It would then continue northwesterly along Route 27 to the Maine/Quebec Border at Coburn Gore, linking Sherbrooke and Montreal via Quebec Route 10. More documentation and maps on the East-West Highway can be found in Appendix B.

I-395 CONNECTOR

The I-395 was designated and constructed in the early 1980s. When it opened, it altered the traffic patterns not only through the local area, but also across the entire region. I-395 provides motorists an opportunity to travel from Route 9 to the interstate system, without having to travel through downtown Bangor. Roadways commonly used to travel between Route 9 and I-395 are Route 46 and Route 1A.

Route 9 is a principal arterial roadway providing a connection between downeast Maine, the Maritime Provinces, and the interstate system. Route 1A provides a direct connection between the interstate system and the Ellsworth/Bar Harbor areas, including Acadia National Park. Route 46 provides a connection between Route 9 and Route 1A. Over time, traffic volumes, particularly heavy trucks, traveling these roadways near I-395 have increased substantially.

The MDOT along with the Federal Highway Administration (FHWA) is conducting a study with the goal of developing a transportation solution that improves regional system linkage, improves safety, improves the current and future flow of traffic and the shipment of goods between I-395 and Route 9, adheres to the MDOT budget, and minimizes environmental and social impacts. Eddington, along with the Cities of Bangor and Brewer, the Town of Holden and the Bangor Area Comprehensive Transportation System (BACTS) are being consulted by MDOT and FHWA during the process of this study. Eddington has four representatives that sit on the I-395 Public Advisory Committee (PAC).

Appendix C provides more information and maps on the proposed I-395 connector.

POLICIES

In order to plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development in Eddington, the Town will:

1. Ensure all roadways are safe and capable of handling traffic demands including implementing access management standards.
2. Ensure proper and affordable maintenance of the road network by planning for financing, construction and maintenance of roads.
3. Provide means for safe pedestrian travel.

Carefully monitor the quality of existing roads, the need for pedestrian ways, and condition of bridges.

IMPLEMENTATION STRATEGIES

Immediate

Since the MDOT has primary jurisdiction over some of the roads and bridges within Eddington, the Town will continue to communicate needs and cooperate on projects with the department.

Short-Term

The Planning Board will develop, adopt and incorporate new road construction standards in the local subdivision ordinance and future land use ordinance.

The Planning Board will include access management performance standards in accordance with MDOT access management rules in the future land use ordinance.

The Planning Board will update the road design ordinance as necessary.

Long-Term

The Board of Selectmen, in coordination with the Road Commissioner will implement a capital improvement plan to finance and outline long-term priorities for roadway and sidewalk construction and maintenance.

The Planning Board will seek funding sources to implement pedestrian traffic lights and cross walks throughout the Town.

STATE GOAL

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

INTRODUCTION

Municipal facilities and services are provided by local government. The purpose is to protect public health, safety and welfare, and enhance the well-being of residents of the community. Services and facilities, their availability, quality, and adequacy are a reflection of the community, in so far as it contributes to the Town’s desirability as a place to live and work or establish an industry or business.

Reviewing Eddington’s facilities and services is also the first step toward creating a capital improvement program. As shrinking municipal revenues place increased pressures on Eddington’s budget, planning future investment in capital items is extremely important. Eddington does not have extensive municipally owned facilities; however, there are certain facilities that Eddington owns and operates which are valuable assets to the community.

This section evaluates current public facilities and services and forecasts future needs. Current facilities and services will be evaluated relative to how well they serve the town, and how well they can be expected to serve the town in the next ten years.

MUNICIPAL ADMINISTRATION

The Town of Eddington is part of Senate District 6, and House District 116. The Town of Eddington has a Board of Selectmen/Town Meeting/Manager form of government. The Town’s fiscal year ends on January 31 of each year and the Town’s annual meeting is held on the third Tuesday of March at the Eddington School Gymnasium.

The Town currently has five computers in the town office that were purchased in 2001. It is anticipated that another computer will be purchased in 2002.

Boards and Committees

- | | |
|--------------------|---|
| Board of Selectmen | SAD Directors |
| Board of Assessors | Scholarship Committee |
| Planning Board | Historical Society |
| Board of Appeals | Recreation Committee |
| Cemetery Board | Community Development Block Grant Committee |

MUNICIPAL BUILDING

The Eddington municipal building sits on 7.43 acres of land just east of Chemo Pond and was constructed in 1974. The building houses the Town Office, Police Department and Fire Station. The two-story building contains a large garage in front for the fire trucks and equipment. The

rear contains the town manager's office, code enforcement officer/plumbing inspector, the assessor and customer service area. The upstairs is used as a meeting and training room for the Fire Department. The basement area contains storage area and the Police Chief's office and a storage area for historical papers and artifacts. A sand and salt shed sits behind the municipal building. The building is located at 906 Main Road just east of the Chemo Pond Road on the north side of Route 9.

The municipal building is no longer adequate for the needs of Eddington. There is no meeting space for municipal officers other than folding tables that are placed in the reception area after office hours for regular meetings. Residents would like to have a municipal building with a voting area that meets American with Disabilities Act (ADA) and provides adequate handicap accessibility.

The Town's selectmen have been discussing the adequacy of the municipal building's space and different options for creating new space. In 2001, the Town appropriated \$5,000 for any necessary repairs or replacement of the septic system for the municipal building and an additional \$3,500 to replace office equipment at the municipal office as needed.

COMINS HALL

The public hall was built and still owned by a local private holding company, the Eddington/Clifton Civic Center. The hall was built in 1891-1892 and has served the Town as the principal meeting place and center for private and community functions.

In 1980, an attempt was made to turn ownership of the Public Hall over to the Town. In March 1980, the Town of Eddington voted to accept ownership of the public hall from the Public Hall Company. Before the deed was transferred, however, a proposal was made to use revenue sharing funds to rejuvenate and perform necessary repairs on the building. A fairly substantial appropriation was requested, due to the building's deteriorating condition and the Public Hall Company's declining ability to perform maintenance with rising costs. In September 1980, the Town rejected the rejuvenation proposal and a motion not to accept the deed for the Public Hall was approved. As of now the public hall remains with its private and long-time owners.

Although Comins Hall is owned by a private corporation, the Town of Eddington provides a stipend of \$700 for the Hall. There is a big need in Eddington for public meeting space. As mentioned above, the selectmen are currently looking at options.

SCHOOLS

Eddington is part of Maine School Administrative District (MSAD) #63. MSAD #63 serves students in the towns of Eddington, Clifton, and Holden. The District currently has a five-year capital improvement plan that keeps the buildings in the district maintained and up to date. The District's Vision Statement and strategic plan directs the planning for the future.

As the district has no grade 9-12 program, students may attend the high school of their choice. Currently, there are 345 high school students in the district. The majority of these students

attend Brewer High School (53%), followed by John Bapst Memorial High School (40%), Bangor High School (6%), Old Town High School (1%), Ellsworth High School (.33%), Bucksport High School (.33%), and Woodland High School (.34%).

The following is a list of schools in MSAD #63.

Eddington School

The Eddington School was constructed in 1956 on an eight-acre lot. In 1992, to keep up with the growing population and provide programming for students, a new gym/cafeteria with stage, all purpose room, special education rooms, reading recovery room, library, school office, clinic, teacher workrooms, and renovations to the existing building were added. In the 1994-1995 school year, the first full-time principal was hired and a new playground was installed.

Eddington School is located at 404 Main Road in Eddington. In the 2000-2001 school year, there were 150 pupils and 16 staff members at the Eddington School. The school serves students from grades K-4.

Holbrook School

Holbrook School is located on an attractive 20-acre lot on Winchester Hill in Holden. The middle school structure serving grades 5 to 8 was opened in the fall of 1968. In the winter of 1974, four additional classrooms were annexed to the west wing along with a new Superintendent's office, locker rooms and walk-in freezer. In 1996, a new gymnasium was built along with two additional classrooms and a stage to provide needed space for special education, art, and music. The old gymnasium was converted into a library and cafeteria. Another six rooms were constructed at local expense during the summer of 2000.

In the 2000-2001 school year, there were 353 pupils and 26 staff members at the Holbrook School.

Holden School

The concrete and wood structure known as the Holden Elementary School was originally built in 1955, with a four-classroom addition completed in 1961. The second building project was completed in 1991 with a new wing housing three new classrooms, a new gymnasium, stage, kitchen, and school office. The regional classroom was also remodeled at this time as well.

Holden School is located on Main Road in Holden and serves students from grades K-4. . In the 2000-2001 school year, there were 177 pupils and 18 staff members at the Holden School.

LIBRARY FACILITIES

The Town of Eddington has no library; however, the Town of Clifton has a small, but very nice non-profit library located at the Clifton Town Office and is staffed by volunteers. The Library is opened Wednesdays from 1:30 to 7:00 p.m. The Library contains more novels than reference or

technical books. There is a children's section, a section on Maine and a biography section. Videos and puzzles are also available for loan. The Clifton Library is available to be used as a meeting place upon request. Eddington residents are also in close proximity to Bangor and Brewer Public Library facilities and the University of Maine.

WELFARE/SOCIAL SERVICES

The Town of Eddington administers a program of general assistance that is available to all persons who are eligible to receive assistance in accordance with the standards of eligibility under Title 22 MRSA, Section 4301, et al. The guidelines are strict and documentation of all information is required. The General Assistance Director takes applications for assistance by appointment, three days a week from 8 a.m. to 12 p.m. Expenses for the program in 2000 were \$3,379.68 with 50% reimbursement from the State of Maine. The recommended budget for 2001 was \$5,000 and \$5,000 will be requested for 2002.

In addition to general assistance provided by the Town, the East Eddington Church runs a food pantry and the North Brewer/Eddington Methodist Church currently has plans to start a Meals for ME program.

POLICE PROTECTION

The Town's Police Chief, who works in cooperation with the Penobscot County Sheriff's Department and the Maine State Police, provides local police services. The Police Chief is employed on a full-time basis for 40 hours a week. Ten of those hours are on-call. The Police Chief's office is in the basement of the Town Office where he completes paperwork. The Town owns one Model 2000 police cruiser with basic electronic equipment installed.

In 2000, Eddington's budget for police protection was \$43,767. This includes staff, supplies, training, insurance and dispatching. It is anticipated that by the year 2005 another police cruiser and additional equipment will be needed. In the year 2001, \$10,000 was appropriated for these needs. Local opinion varies as to whether or not there is sufficient police protection provided to Eddington residents. There may be a need for additional patrol time.

FIRE PROTECTION

The Eddington Fire Department was organized May 23, 1974 as a volunteer fire department and is housed at the municipal office on Route 9. The volunteer department was equipped and housed from funds raised by the town over a period of years prior to the construction of the municipal building. The fire department employs one fire chief and a deputy fire chief on a part-time, on-call basis. The fire department also employs approximately 20 fire fighters on a part-time basis. The fire department holds training and meetings every Wednesday night.

Prior to the establishment of the Eddington Fire Department, the Town relied on Bangor, Brewer and Holden for fire protection. The Eddington Fire Department average response time is two minutes and has an "on call" mutual aid agreement with Bangor, Orrington, and Bradley and has an automatic mutual aid agreement with Brewer and Holden. The Eddington fire department

covers all EMS calls in Eddington and at the present time has a three-year Memorandum of Agreement to cover all fire and EMS calls in Clifton. Capital Ambulance transports all of the EMS patients.

The Town of Eddington rents 18 fire hydrants from the Brewer Water District. The cost of renting these hydrants is \$35, 523 per year. The Department owns a 1956 Seagrave Pumper Truck, a 1981 GMC E1 Tanker Pumper Truck, a 1992 International Central States Pumper Truck, a 1987 Ford Rescue Vehicle, and a 1985 Ford F350 4WD Pickup.

In 2000, the fire department budget was \$43,767. The recommended budget for 2001 was \$120,769. Because the board of selectmen wish to establish a plan to replace equipment without financing each time, they voted to appropriate \$52,500 for equipment in 2001. The fire department anticipates needing a new fire truck by the year 2011 with an estimated cost of \$200,000, replace the rescue unit in 2002, with an estimated cost of \$30,000, convert SCBA in 2002 with a cost of \$35,000, and purchase diesel exhaust in 2002 with an estimated cost of \$15,000. The Department is also presently trying to arrange for a full-time fireman for weekends to maintain equipment and the building.

The Town has recently obtained a 2002 International Model 4900 for \$180,021.

AMBULANCE SERVICE

Eddington receives ambulance service from Capital Ambulance in Brewer. Average response time is five minutes. Capital Ambulance is located on Harlow Street in Bangor. The Eddington Fire Department has a two-year contract with Capital. Staffing is sufficient to meet the needs of Eddington. The budget for Ambulance service is included in the total Fire Department budget.

EMERGENCY MANAGEMENT

The Fire Chief is the director of Emergency Management and maintains an office at 906 Main Road. The Town currently does not have any hazard mitigation plans outside of the Penobscot County plan.

ROAD COMMISSIONER

The Town of Eddington employs a part-time road commissioner. The commissioner performs tasks on an as-needed basis and assists municipal officials in preparing ordinances. In 2000, the Town of Eddington appropriated \$160,531 in the year 2000 for road maintenance.

PUBLIC WORKS

The Town of Eddington does not have a public works department. The Town contracts with individuals for summer mowing and winter plowing and sanding. Office staff of the municipal office are required to perform maintenance in and around the municipal office.

PUBLIC WATER SYSTEM

The Town of Eddington has no water system of its own, but is served by the Bangor and Brewer water systems. The availability of this service is due to both cities' water lines running through Eddington to source ponds in Hancock County. The majority of Eddington residents have private wells.

The Bangor Water District's water line runs from the pumping station at Fields Ponds, down the Bangor Water District Road to Route 9, west down Route 9 to the Penobscot River. A branch goes from the intersection of Route 178 and Route 9 to the Brewer town line on Route 9 and connects to the Brewer Water District. An extension goes down the Davis Road and an extension pump goes up Route 178. The source of supply for the Bangor Water District is Floods Pond in Otis. The pond lies 15 miles east of Bangor in a rocky, rugged area, which was scoured by the retreating glaciers. The pond supplies an excellent source of water that is clear, soft and palatable year-round. The watershed is an area of about eight square miles. The estimated dependable yield of Floods Pond is about 8.0 million gallons per day. In order to protect the source of water, the District originally acquired a strip of land 200 feet wide around the periphery of Floods Pond and Burnt Pond, and in recent years has purchased several thousand additional acres of land in the watershed area to control activities that could impact water quality.

The Brewer Water District's water line comes from Hatcase Pond in Dedham, down the Hatcase Pond Road to Route 46 down Route 46 to Route 9 west on Route 9 to Rooks Road, down Rooks Road into Holden down Levenseller Road back into Eddington to the intersection of the Levensellar and Clewleyville Roads and down the Clewleyville Road to Route 9 and then into Brewer. Only a small number of Eddington residents use the Brewer system, particularly along Clewleyville, Levenseller and Rooks Roads.

Users pay directly to their respective water districts, while the town rents 31 hydrants on the Bangor line and 18 hydrants on the Brewer line. The yearly cost to rent the fire hydrants is approximately \$49,000.

PUBLIC SEWER SYSTEM

The entire Town of Eddington depends on individual septic tanks and disposal fields for sewer services. There is no public system and no plans to construct such a system at this time.

The 1971 Comprehensive Plan addressed the problem resulting from the impact of increased septage generation on private water supplies. Although much of Eddington's population growth has occurred in areas served by the Bangor Water District. Enough population growth has occurred in areas requiring individual water sources to make this problem a real concern. As that comprehensive plan reported, it can easily be seen that any concentrated settlement requiring disposal fields could cause a serious health problem in the drainage area. In 1988, a grant was given to the Town to replace three failing septic systems. Since then, the Town has continued to apply for the Small Community Septic Grant to replace failing systems on and adjacent to water bodies. The Town received a grant in 1997 with which eight septic systems were replaced and

one partially. Since 1999, the Code Enforcement Officer has issued approximately 20 permits for new or replacement systems that were non grant related.

Currently, the Town is working on a Community Development Block Grant with Clifton and Bradley. This program will include septic replacement, with income guidelines, for lots regardless of whether or not they are adjacent to water bodies.

SOLID WASTE MANAGEMENT

The Town of Eddington contracts with a curbside trash pick up company to provide residents with home trash pick-up. Businesses and apartment complexes in town use dumpsters and pay for their own trash pick-up. In 2000, Eddington had a budget of \$29,605 for trash collection.

The Town has a charter waste disposal agreement that extends until March 31, 2018 with the Penobscot Energy Recovery Company's (PERC) facility in Orrington. This agreement provides for a cash distribution back to the town, based on plant performance including the number of tons that are actually delivered by the Town. Performance standards, including the Town's Guaranteed Annual Tonnage (GAT) of 930 tons, were established based on the Town's historical trash tonnage and anticipated growth. In 2000, PERC reported that Eddington sent 913.14 tons of trash to the PERC facility and the tipping fee was \$59.92 per ton.

Eddington is a member of the Municipal Review Committee (MRC). The MRC was organized in 1991 to ensure the continuing availability of long-term, reliable, safe and environmentally sound methods of solid waste disposal at stable and reasonable costs. MRC operates under a dues based membership and acts as a liaison between MRC members and the PERC facility. The dues structure is calculated based on anticipated administrative fees necessary to support the Organization's oversight duties. Each member pays its proportionate share, on a quarterly basis, based on waste tonnage actually delivered to PERC and their GAT. In 2000, the Town of Eddington paid \$1,152.14 in dues to MRC.

Some of the services MRC provides to members include:

- Review of PERC's monthly and annual financial performance and operating reports;
- Review of PERC's quarterly tipping fee adjustments;
- Review of projected and documented utilization of the Capital Maintenance and Reserve Account (CMRA) monies;
- Oversight of CMRA;
- Review and verification of PERC's calculation of cash and performance credits to be provided to MRC members;
- Review of PERC's compliance with performance standards;
- Enforce the priority lien MRC's members have on the CMRA monies in the event of termination of PERC's operations.
- Receive and/or direct the performance credits from PERC and determine the allocation, use and application of those funds on behalf of members;

- Purchase, sell and otherwise deal with limited partnership interests in PERC on behalf of members;
- Receive, hold, exchange, sell, exercise or otherwise administer and deal with warrants for one million shares of common stock of Bangor Hydro.

RECYCLING

Legally, each of Maine's municipalities has to submit an annual report of its solid waste management practices. The state's objective is for all towns to recycle at least 35 percent of its household waste. Eddington has a voluntary recycling program and has attained a recycling rate of 22% in 2000.

Eddington residents can bring their leaf, yard other bulky waste to the Brewer landfill. Residents can purchase a permit at the Town Office. The landfill will accept appliances, building debris, furniture, brush, wood and tires. Eddington residents pay an additional fee at the landfill depending on the item or the size of the load brought in.

CEMETERIES

The Town of Eddington has a voluntary cemetery board that oversees maintenance of the Town's cemeteries. In 2000, the Historical Society finished a cemetery restoration project to clean and straighten all of the tombstones. A sign for the Settler's Cemetery entrance located on Route 178 was ordered. In 2000, the Town appropriated \$2,759 for cemetery maintenance, with an increase to \$3,410 recommended for 2001.

Old Settlers Cemetery

Old Settlers Cemetery is located on the hilltop at the Bend on the corner of Riverside Drive and Hill Street. Within the confines of this cemetery are the graves of Colonel Jonathan Eddy (d. 1804) and his son Elias Eddy (d. 1808). At the front of the hill stands a granite shaft, dedicated as a memorial in honor of Jonathan Eddy. An extension to this cemetery was added in 2000.

Ward Cemetery

The Ward Cemetery, also known as the Pine Tree Cemetery, is located on Route 46. The graves of 18 Civil War veterans and one Revolutionary War veteran are in the confines of this cemetery. The earliest date found in this cemetery is 1819.

Settler's Cemetery

The Davis or Settler's Cemetery (original cemetery), a.k.a. Merrill Cemetery began in 1810. The East Eddington settlement lies on a hill overlooking the lake just to the rear of the residence of the late Earl Merrill. This cemetery is the resting place of Samuel Davis, leader of the first party of settlers in Davis Mills, later called East Eddington. In memory of Samuel Davis and his party, a monument was erected in the cemetery and dedicated as part of Eddington's Bicentennial program. The earliest dates found in this cemetery are 1817 and 1818.

Meadowbrook Cemetery

Meadowbrook Cemetery is located on Route 9 about half way between the two larger villages. This is a little off the highway, surrounded by wooded areas and contains graves of other early citizens. The earliest dates found in this cemetery are of the Sibley family in 1820. Captain William Comins was buried here in 1824.

Riverside Cemetery

Between Route 178 and the banks of the Penobscot River, bordered on one side by Blackman Stream is Riverside Cemetery, a.k.a. Blackman Cemetery. Ten members of the Eddy family are buried here. Two veterans of the War of 1812 and seven of the Civil War are resting here. The earliest dates found are 1815, 1818, and 1821.

POLICIES

In order to plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development, the Town of Eddington has developed the following policies:

1. The Town will provide an adequate municipal office space with adequate accessibility to all residents.
2. The Town will assess road maintenance needs and the adequacy of the current budget to the needs of the Town.
3. The Town will ensure septic systems are appropriately maintained and replaced.
4. The Town will continue to encourage recycling and work toward meeting the State's target of 35% recycled.

IMPLEMENTATION STRATEGIES*Short-Term*

The Planning Board will create performance standards to be incorporated in the future land use ordinance to ensure appropriate maintenance of septic systems.

The Planning Board will seek funding sources to provide a solid waste educational program for residents and encourage all residents to participate in the recycling program.

The Eddington Board of Selectmen, along with the Towns of Clifton and Bradley will apply for a Community Development Block Grant, which will include septic

replacement, with income guidelines, regardless of whether or not lots are adjacent to water bodies.

Long-Term

The Town Manager will seek and apply for funds to finance the construction of an addition to the municipal building, including police and fire department space.

The Planning Board will assess the costs of making all public buildings handicap accessible.

Ongoing

The Town will continue to apply for Small Community Grant Programs to assist low-income residents to replace failing systems.

The Town Clerk will make available, in the front of the Town Office, educational materials on septic system maintenance and best management practices.

The Planning Board will contact Resources for Communities and People to assist in finding solutions and funding sources for failing septic systems.

STATE GOAL

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

INTRODUCTION

The primary funding source for municipal government is through property tax revenues. In order for a municipality to maintain a consistent mil rate year to year, town government must operate in a manner that is fiscally responsible. Large fluctuations in the tax rate can cause public outcry and can also discourage economic development. Stable municipal finances are the fundamental responsibility of town government, although the priorities change from one election year to another. It is important for Eddington to diligently handle all yearly expenditures while concurrently planning for the Town's long-term objectives. As is the case with any business, the physical assets of Eddington must be properly maintained through capital reserve accounts to protect the Town's continued economic health.

ASSESSED VALUE

The basis of a municipality's fiscal health is its assessed property valuation: The greater the valuation, the lower the tax rate needed to raise a given sum of money. Municipalities and the State both track property valuation. The local, or municipal, valuation is determined by the local tax assessor and reflects actual market values only in the years in which a municipality conducts a revaluation and upgrades values to 100% of market value. Eddington's assessing records indicate that the last total town-wide revaluation was done in 1997. The State of Maine recommends that a Town should be revalued at least once in every ten-year period. Furthermore, the State requires a Community to perform a revaluation if the assessment ratio falls below 70 percent of the market value. The State's valuation is adjusted each year to better reflect true market value.

In 2001, Eddington's top three taxpayers were as follows:

1. Maritimes and North East Pipeline Co., Inc.
2. Bangor Hydro Electric Company
3. J.G. Faulkner

The State of Maine also places a total valuation on the town. This value is known as the State Valuation. Every year all arms-length sales that have occurred in each community are reviewed by the Maine Revenue Services Property Tax Division. (An arms-length sale is 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.) 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.

The following table (Table 1) shows the municipal and state valuations from 1991-2000 along with the tax rates for each of those years.

Table 1

TOWN OF EDDINGTON ASSESSED VALUES AND TAX RATES					
YEAR	MUNICIPAL VALUATION	PERCENT OF CHANGE	STATE VALUATION	PERCENT OF CHANGE	TAX RATE
1991	43,436,790	--	52,500,000	--	11.80
1992	44,282,450	2.0%	55,100,000	5.0%	11.40
1993	52,454,560	1.9%	59,550,000	8.1%	11.40
1994	53,777,860	2.5%	63,000,000	5.8%	12.40
1995	55,201,010	2.6%	58,250,000	(7.5)%	13.30
1996	56,581,990	2.5%	63,450,000	8.9%	14.50
1997	69,852,110	2.4%	64,900,000	2.3%	11.95
1998	67,294,410	(3.7)%	65,000,000	.2%	11.99
1999	69,858,260	3.8%	66,800,000	2.8%	12.60
2000	75,866,580	8.6%	69,600,000	4.2%	12.60
CHANGE FROM 1991-2000		74.7%		32.6%	

Source: Local assessing records
State of Maine Valuations 1991-2000

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 per thousand of valuation, or in decimal form, commonly referred to as the mil rate. The difference between the amount that is actually committed to the collector and the total appropriation is called overlay. Overlay is commonly used to pay any tax abatements that are granted during the tax year. Any overlay that remains at the end of the year is usually placed into the general fund. The overlay cannot exceed 5% of the total appropriations. In 2000, Eddington's unexpended overlay was \$9,204.19. Since the mil rate is a direct result of mathematical calculation, fluctuations in this rate will occur from year to year if there is a change in the total valuation or tax commitment.

Maine State law provides for tax exemptions for certain types of properties, 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 re-married; 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. However, in many communities the number of exempt properties is increasing which decreases the municipal tax base. Since exemptions are established by statute, the Town has virtually no choice but to grant an applicable exemption. Often in such a case as real estate transfer to a tax-exempt organization, the Town has little notice that the property will seek exempt status and then the town must deal with the impact on the upcoming budget. As the amount of these exemptions increases, it becomes very difficult for the community to maintain a constant tax rate.

The following chart depicts the Town of Eddington's tax burden rank as defined by Maine Municipal Association (MMA). The Median Home Value data used to determine "tax paid as a percentage of median income" was adjusted for the \$7,000 homestead exemption. The homestead exemption represents \$41 million in state revenue used to reduce property tax burden. Although an additional \$23 million in residential property tax relief is distributed by the State through the "circuit breaker" program, this data does not reflect that effort.

TOWN OF EDDINGTON TAX BURDEN						
1999 Full Value Mil Rate	1999 Commitment	1999 Median Household Income	1999 Median Home Value	Tax on Median Home	Tax Paid as percent of Median Income	Burden Rank
12.91	\$880,214	\$39,022	\$86,232	\$1,114	2.85%	336

Source: Maine Municipal Association

Out of a total of 486 communities, Eddington ranks 336th for tax burden. The surrounding communities of Holden, Clifton and Bradley rank 111, 255 and 282, respectively.

To measure the tax burden at the community level, the 1999 Full Value Tax Rate is presented. The tax rate indicates the rate, measured in mils (one mil equals one-thousandth) at which the base is taxed in order to raise required revenues. The higher the rate, the greater the effort or burden that is being placed on the community-wide tax base. Two measures are used to illustrate the tax burden on the taxpayer level: tax paid on a median valued home and tax paid on a median valued home as a percent of the median household income.

It is important to recognize that the indicators provided here are not the only means of analyzing property tax burdens or municipal fiscal conditions. Other financial indicators are excluded from this presentation, including data regarding types and amounts of various municipal expenditures and data regarding the compositions of the property tax base. As is the case with any statistical analysis that uses median values for comparative purposes, special circumstances may make the data less reliable for certain municipalities.

Examples of such special circumstances include municipalities with tax bases that are disproportionately composed of one or several highly valued properties; disproportionate levels

of rental housing, the value of which is not included in the median household value data; or disproportionate numbers of out-of-state residents, whose income is not included in the median household income data. If these limitations can be kept in mind, the indicators presented here provide a significant step towards analyzing the property tax burden in Maine and its impact on taxpayers and municipalities.

MUNICIPAL REVENUES

Eddington's municipal revenues have increased over the last five years.

TOWN OF EDDINGTON REVENUES					
	1996	1997	1998	1999	2000
Property Tax Revenues	\$820,441.30	\$834,732.71	\$806,859.98	\$880,214.00	\$955,919.00
Undesignated Surplus	396,388.96	412,185.39	454,560.11	496,402.00	513,356.00
State Revenue				50,186.00	50,362.00
DOT Revenue Sharing	93,206.00	107,384.00	114,386.00	112,268.00	130,137.00
Excise Taxes	198,224.00	205,783.00	228,415.00	251,394.00	266,054.15
Registrations, Licenses and Fees	34,618.00	28,843.00	45,847.00	33,399.86	30,495.00
Interest, Penalties and Assessments	31,938.00	27,165.14	35,690.00	37,796.00	48,446.00
Other Revenue Sources	13,247.03	22,555.00	18,863.00	36,978.00	49,173.00
Total	\$1,588,063.29	\$1,638,648.24	\$1,704,621.09	\$1,898,637.86	\$2,043,942.15
Revenue Per Capital	\$251.46	\$266.85	\$292.21	\$329.42	\$346.92

Source: Assessor's Office

MUNICIPAL EXPENDITURES

TOWN OF EDDINGTON EXPENDITURES					
	1996	1997	1998	1999	2000
General Government	\$ 14,443	\$ 14,410	\$ 16,463	\$ 17,035	\$ 18,169
Administrative Salaries and Expenses	98,081	103,110	119,494	114,314	134,822
Highways	72,572	102,149	100,126	282,700	351,098
Public Safety	81,024	199,753	111,570	121,039	138,035
Human Services	90,305	80,531	104,894	106,208	98,594
Capital Outlays	32,431	3,350	4,010	2,000	657
Education	717,240	743,603	745,285	745,373	812,404
County Tax	56,090	56,658	57,525	59,986	64,728
Overlay	--	--	--	--	1,984
Community Development Block Grant	--	57,180	187,672	60,539	--
Total Expenditures	\$1,162,186	\$1,360,744	\$1,447,039	\$1,509,194	\$1,620,490

Source: Annual Town Reports

CAPITAL IMPROVEMENT PLAN

Most communities need more capital improvements than they can afford at one time. The cost of constructing new facilities, and rebuilding old ones, usually has to be spread out over a period of years. In part, capital improvements construction is spread out over time so that the future population, who benefit from the facilities, will help pay for them.

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

Capital improvements are prioritized each year in the budget process based on the availability of funds and the political will of the community. A complete CIP describes expected yearly investment and allows for both changes in priorities and reduction of available funds. The CIP is intended to prevent an unavoidable capital improvement from occurring in a single fiscal year. The unexpected purchase of a sizeable improvement can overburden the tax rate and cause large fluctuations in tax bills from year to year.

A CIP attempts to illustrate all expected capital improvements over a number of years. The longer the useful life of a capital item, the lower the annual provision for its eventual improvement. It is important that capital improvements be financially provided for each fiscal year, minimizing later expense.

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. The town is currently in the process of developing a complete capital improvement plan that will provide for a yearly allocation of available and applicable funds. Each year any necessary changes will be made to the CIP and it will be included in the annual budget. Each year the Board of Selectmen will review the funding requests and make a recommendation for town meeting review.

It is safe to assume that requests for improvements will exceed the available dollars. Therefore, setting priorities is a necessity. To be effective, the CIP must be based on well-thought out priorities. A way to determine priorities is to have criteria for evaluating each project and to

determine the funds available to pay for these projects as well as their operating and maintenance costs for the later years. The following lettered system can be used to rate each project.

A - Immediate need. A capital improvement rated in this category would typically remedy a danger to public health, safety and welfare.

B - Necessary, to be accomplished within two to five years. A capital improvement rated in this category would typically correct deficiencies in an existing facility or service.

C - Future improvement or replacement, to be accomplished within five to ten years. A capital improvement rated in this category would be desirable but is of no urgency. Funding would be flexible and there would be no immediate problem.

D - Desirable, but not necessarily feasible within the ten year time frame of the current plan.

Eddington's Board of Selectmen set a goal to establish a plan to replace equipment without financing each time. Described below is a list of projects to be included in the Town's formal CIP.

1. **ACQUISITION OF NEW FIRE TRUCK.** At the request of the Fire Department, the Board of Selectmen will ultimately oversee the purchase of a new fire truck. The total estimated cost for the new fire truck is \$200,000. At the 2000-2001 Annual Town meeting, \$20,000 was budgeted for, and the same amount will be budgeted for ten consecutive years when the vehicle will be purchased in 2011.
2. **REPLACEMENT OF 328 (RESCUE UNIT).** At the request of the Fire Department, the Board of Selectmen will ultimately oversee the replacement of the rescue unit. The total estimated cost for the new 328 (rescue unit) is \$30,000. At the 2000-2001 Annual Town meeting, \$15,000 was budgeted for, and the same amount will be budgeted for at the 2001-2002 Annual Meeting. The Fire Department has committed to paying one-half the cost using the Fire Department Equipment Account. The Unit is anticipated to be replaced in 2002.
3. **CONVERT SCBA.** At the request of the Fire Department, the Board of Selectmen will ultimately oversee the conversion of SCBA. The total estimated cost for the Conversion is \$35,000. At the 2000-2001 Annual Town meeting, \$17,500 was budgeted for, and the same amount will be budgeted for at the 2001-2002 Annual Meeting. The Fire Department anticipates Converting to SCBA in 2002.
4. **DIESEL EXHAUST.** At the request of the Fire Department, the Board of Selectmen will ultimately oversee the replacement of diesel exhaust. The total estimated cost for the new diesel exhaust is \$7,500. At the 2000-2001 Annual Town meeting, \$7,500 was budgeted for, and the same amount will be budgeted for at the 2001-2002 Annual Meeting. The diesel exhaust is anticipated to be replaced in 2002.
5. **REPLACE POLICE CRUISER AND EQUIPMENT.** At the request of the Police Department, the Board of Selectmen will ultimately oversee the replacement of the

- police cruiser and any equipment needed. The total estimated cost for the new cruiser and equipment has not been determined. At the 2000-2001 Annual Town meeting, \$10,000 was budgeted for, and it is anticipated that the same amount will be budgeted for at the 2001-2002 Annual Meeting. A new police cruiser is anticipated to be purchased in 2005.
6. **MUNICIPAL BUILDING.** The Board of Selectmen will oversee the replacement of the municipal building septic system. The total cost of replacing the septic system has not yet been determined. At the 2000-2001 Annual Town meeting, \$5,000 was set aside for any necessary repairs or the replacement of the septic system.
 7. **MUNICIPAL OFFICE EQUIPMENT.** The Board of Selectmen will oversee the replacement of office equipment in the municipal building as needed. At the 2000-2001 Annual Town meeting, \$3,500 was set aside for the replacement or purchase of office equipment as needed.
 8. **MUNICIPAL BUILDING.** Within the next ten years, the Board of Selectmen will oversee the remodeling of the municipal building to provide more office and meeting space along with additional space for the fire department and police officer. It is estimated this project will cost approximately \$1.2 million dollars. Expected funding sources include grants, bond bank, and local funds.
 9. **ROAD CONSTRUCTION.** Within the next ten years, the Board of Selectmen will oversee the paving and reconstruction of town-owned roads. It is anticipated that this project will cost approximately \$750,000. Local funds are expected to cover the cost of these projects.
 10. **SIDEWALKS AND PEDESTRIAN IMPROVEMENTS.** Within the next ten years, the Board of Selectmen will conduct a study to plan for and develop safe pedestrian and bicycle ways through construction of sidewalks, bicycle and/or walking trails, cross walks and pedestrian traffic lights. It is anticipated that this project will cost approximately \$40,000. Expected funding sources include grants and local funds.

POLICIES

In order to plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development the Town of Eddington has developed the following policies:

1. The Town will develop a formalized capital improvement plan.
2. The Town will continue to actively encourage economic development to maintain a stable tax base.
3. The Town will continue to provide the most efficient and cost effective operation and finance existing and future facilities and services.

IMPLEMENTATION STRATEGIES

On-going

The Town Manager and Board of Selectmen will continue to actively encourage responsible economic development as outlined in the employment and economy section of the Plan and through the use of the future land use ordinance.

Long-Term (to be accomplished within the next five to ten years)

The Board of Selectmen will prepare an official capital improvement plan (CIP) that will provide a yearly allocation of available and applicable funds. Each year, any necessary changes will be made to the CIP and it will be included in the annual budget. The Board of Selectmen will review the funding yearly and make a recommendation for town meeting review. This process will promote an efficient and cost effective methodology for financing and operating the existing and future facilities of the Town.

STATE GOAL

To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl.

INTRODUCTION

To assess future requirements for various land uses, an inventory of existing land uses and potential for development needs to be accomplished. The goal of this section is to identify Eddington's existing land use patterns and identify and understand the uses of land throughout Eddington in terms of amounts and locations of land generally devoted to various land uses.

EXISTING LAND USES

Eddington's land use patterns are summarized in the descriptions of land cover shown in the table below and illustrated in Map K-1. Most of Eddington's new development is single family, lot-by-lot development. New development has been sprawling throughout the Town on both public and private roads. Many subdivision proposals have come to the Planning Board in the last five or so years, but very few have been approved. One off of Route 178, another off of Route 9 and a third on Chemo Pond Road have been the only subdivisions approved. Eddington's tax map, Map K-2, shows an overall picture of the Town and the table on the map shows how many building permits were issued within each tax map number from 1993-2002. This reinforces that the majority of the Town's development has been sprawling along Route 9.

TOWN OF EDDINGTON EXISTING LAND COVER			
Land Cover	Acreage	Square Miles	Percent of Total Land Area
Bare Ground	5.56	0.01	0.03%
Cultivated	9.79	0.02	0.06%
Developed	559.32	0.87	3.30%
Forest - Coniferous	2483.92	3.88	14.63%
Forest - Deciduous	2805.94	4.38	16.53%
Forest - Mixed	7297.19	11.40	42.99%
Grassland	1212.49	1.89	7.14%
Swamps/Wetlands/Open Water	2597.56	4.06	15.30%
Total	16971.77	26.52	

*Source: GOMLC7 Land Cover and Wetlands of the Gulf of Maine.
U.S. Fish & Wildlife Service, Gulf of Maine Program*

Existing land use patterns are further identified in the Town's 1989 Zoning Map (Map K-3), the Town's existing zoning ordinance (revised March 1998), and local knowledge. Eddington is currently divided into six zones, Residential A, Residential B, Agriculture, Commercial, Industrial and Shoreland. There is no specified "downtown" or commercial or industrial area(s), rather, commercial and industrial areas are interspersed within residential areas on two of the three Maine numbered highways that run through town, Routes 9 and 178.

Residential A

The Residential A zone is primarily for single-family dwellings. Certain additional uses, which meet the requirements of the Zoning Ordinance, may be permitted as long as they are harmonious in exclusively residential neighborhood. Permitted uses include Single Family Dwellings, Accessory Uses and Structures, Agriculture (not including the raising of poultry or livestock), and Community Living. Exceptions allowed in this zone include home occupations.

The Residential A zone is very small. It is only for a tiny section in the Monument Drive area.

Residential B

The Residential B zone is established as a zone for residential use of existing housing and new multi-family housing. Other uses permitted in the zone are those that are in keeping with the traditional pattern of development in residential neighborhoods in the Town. Permitted uses include Single Family Dwellings, Duplex Dwellings, Multi-Family Dwellings/Condominiums, Mobile Home Parks, Boarding, Rooming or Lodging House, Bed and Breakfast, Churches, Public Facilities and Grounds, Agriculture (not including the raising of livestock), Accessory Uses and Structures and Cemeteries. Exceptions allowed in this zone include home occupations, nursing homes and other homes residential in character, recreational vehicle parks/campgrounds, general store with less than 5,000 square feet of selling space.

Residential B zone is located on Routes 178 and 9, Clewleyville Road, Davis Road, Rooks Road, Merrill Road, Chemo Road, Hill Street, Lambert Road, Levenseller Road, Nickerson Road and Pond Road.

Agricultural

This zone is intended for the kinds of uses which have traditionally predominated in rural Maine, forestry and farming, farm residence and scattering of varied uses consistent with a generally open, non-intensive pattern of land use. Other uses permitted in the zone include Forestry, Agriculture (both livestock and non-livestock), Riding Stables, Commercial Kennels, Commercial Greenhouses, Public and Private Schools, Public

Facilities and Grounds, Single-Family and Two-Family Dwellings, Recreational Vehicle Parks/Campgrounds, Outdoor Recreation, Clustered Development with Open Space, Boarding, Rooming or Lodging Homes, Cemeteries, Accessory Uses and Structures, Portable Sawmills. Exceptions allowed in this zone include Multi-Family Dwellings/Condominiums, Art Gallery, Antique Sales, Auction Houses, Sand, Gravel or Earth material removal and stockpile, Home Occupations, and Nursing Homes.

The Agricultural and Forestry zone accounts for about 75% of the land area in town. Currently, all zones turn into Agricultural and Forestry once they are 500 feet from a road.

Commercial

The commercial zone is intended primarily for commercial uses to which the public requires easy and frequent access. This zone is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants. Permitted Uses in this zone include any retail business where goods are displayed and sold mainly indoors and the business is carried on mainly indoors, Business or Professional Offices, Banks, Restaurants, Indoor Commercial Recreation and Amusement Facilities, Funeral Parlors, Public and Governmental Facilities, Hotels, Motels, and other types of Lodging places, Schools, Churches, Clubs, Semi-public and Private Cultural, Educational or Religious Institutions, Gas Stations not providing motor vehicle service, and Accessory Uses and Structures. Exceptions allowed in this zone include any retail business where goods are displayed mainly outdoors (i.e., boat sales, new and used auto sales, recreational vehicle sales, but specifically excluding vehicular junk yards), single-family dwellings, dual-family dwellings, multi-family dwellings, condominiums, auto body paint/repair shop, and state-licensed massage establishments.

There are six areas currently zoned as commercial. Five of those areas are on Route 9 and one of them is on Route 178. The businesses zoned as commercial include greenhouses, car repair, construction offices, horse farms, and antique sales.

Industrial

The purpose of the industrial zone is to provide land which is conveniently located with respect to transportation and municipal services, and where other conditions are favorable to the development of industry; and which, at the same time, is so located as to prevent desirable conflict with Residential and Business uses and reduce traffic congestion in those areas. Uses permitted in this zone include Wholesale and Warehousing, Lumber Mills, Storage of Petroleum Products, Assembling and Packaging, including primary and secondary processing of raw materials (with limitations), Gasoline Service Stations, Automobile Storage and Repair, Newspaper and Printing Plants. No exceptions are allowed in this zone.

A very small amount of land is devoted to industrial use. In 2000, a study was initiated to explore the market feasibility of an industrial/business park in the Town of Eddington. After completion of the study in February 2001, it was recommended that Eddington not pursue building an industrial/business park.

Current industrial zones are sporadic and accommodate those uses. They include a site for Peavey Manufacturing (Rt. 9), F. & J. Auto Salvage (Rt. 9) and a small section off of Rt. 46 for broadcast towers.

Shoreland Zone

Eddington has a separate Shoreland Zoning Ordinance and Map, which was adopted in March 1991. The Shoreland Zoning is broken down into three districts: Resource Protection, Limited Residential/Recreation, and Stream Protection. There are two major ponds in Eddington (Chemo & Davis). Fitts, Holbrook and Hatcase ponds barely fall within the Eddington town line, less than 5% of the ponds are in Eddington. The mighty Penobscot River forms the western boundary of the Town for several miles.

Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the Shoreland Zone, exclusive of the Stream Protection District, except that areas that are currently developed need not be included within the Resource Protection District.

Resource protection is the most restrictive district within the shoreland zone. A large resource protection district is the area of flowage from Davis Pond to Holbrook Pond. Many sections of bogs are resource protected as well.

Limited Residential/Recreational District includes those areas suitable for residential and recreational development and areas devoted to intensive recreational development and activities. It includes areas other than those in the Resource Protection District or Stream Protection District.

The majority of the Town's recreational waters, Davis and Chemo Ponds, are zoned limited residential, with a 100-foot setback for new construction.

Stream Protection District includes all land areas within 75 feet, horizontal distance of the normal high-water line of a stream, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water of a great pond, river or saltwater body, or within 250 feet horizontal distance of the upland edge of a freshwater or coastal wetland, where a stream and its associated shoreland area is located within 250 feet, horizontal distance of the above water bodies or wetlands that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

EXISTING LAND USE CONTROLS*LOCAL CONTROLS*

Listed below are Eddington's major land use ordinances, as well as State environmental and land use statutes.

Building Permit/Site Plan Review Ordinance - The Eddington Building Permit/Site Plan Review Ordinance was originally adopted at the annual town meeting of March 22, 1988. It was last amended on March 28, 2000.

This ordinance outlines the procedures for and when a building permit and/or a use permit is required. The ordinance includes the site plan review procedure, as well performance standards, which consists of a 2-acre minimum lot area per dwelling, minimum road frontage of 200 feet on a public road or a 60 feet deeded right-of-way and 10-foot minimum set back of all structures from all property lines. Building fees are based on the cost of the project. The fee is \$10 for the first \$1,000 of the project cost and \$1 for every \$1,000 thereafter.

Zoning Ordinance - This ordinance was also adopted at the March 22, 1988 annual town meeting and was last amended in March 1998. This ordinance includes 6 zones: Residential A, Residential B, Agriculture, Commercial, Industrial and Shoreland (with a reference to the Shoreland Zone Ordinance). This ordinance specifies where each zone is and what uses are allowed by Planning Board Site Plan Review and allowed by special exception. The ordinance also addresses nonconformity, mobile home parks and site plan review standards.

Shoreland Zoning Ordinance- Eddington has adopted the "new" alternative to the 30% expansion as offered by the State of Maine Department of Environmental Protection as of 1998. This ordinance was adopted in March of 1999. Essentially, all DEP shoreland zone laws remain the same including setting new structures 100 feet back from the water and compliance to the 75-foot setback in a stream district. The biggest change made to the ordinance is rather than the typical 30% expansion for nonconforming structures, zones have been created to allow specific amounts of square footage based on how far away the existing structure is from the waterbody. New, more restrictive, height requirements also accompany the alternative shoreland zone ordinance.

Subdivision Ordinance- This ordinance was adopted in March of 1982 and last revised in March of 2000. The purpose of this ordinance is to assure the comfort, health, safety and general welfare of the people, to protect the environment and to provide for the orderly development of a sound and stable community, and to uphold state subdivision law.

STATE AND FEDERAL CONTROLS

Presented below are some of the environmental and land use statues designed to protect Maine’s natural resources. The Town will encourage compliance with these statues, as well as the use of DEP’s Best Management Practices.

Natural Resource Protection Act- This Act regulates activities in stream, wetlands, and great ponds.

Forest Practices Act- The Act regulates forest harvesting in order to promote a healthy and sustainable forest that contains a balance of age classes necessary for a sustainable timber supply and spatial and compositional diversity. Landowners or their agents are required to develop forest management practices signed by a professional forester for clear-cuts of 50 acre or more. Municipalities may regulate timber harvesting so long as they use definitions consistent with the Act and follow certain prescribed procedures for adopting timber-harvesting ordinances.

Maine Endangered Species Act-The Act was enacted to conserve species of fish or wildlife that are in danger of becoming extinct in Maine. Where essential habitat and protection guidelines have been established for listed species, State agencies and municipal governments are prohibited from permitting, licensing, funding or carrying out projects that will significantly alter the essential habitat or violate protection guidelines absent a variance obtained after a public hearing.

Site Location of Development Law- The law regulates the location of certain large industrial, commercial and residential developments, including subdivisions, in order to minimize adverse impacts and avoid subjecting the environments, and in consequence the public to irreparable damage.

AREAS UNSUITABLE FOR DEVELOPMENT

Certain areas within Eddington warrant special consideration due to the likelihood of their degradation as the result of various land use activities. Land use activities in, on, or adjacent to floodplains, water resources, wetlands, essential and critical habitats, and unsuitable soils require more stringent regulation than in other areas, or in some circumstances, prohibition.

SPRAWL

The current development patterns of the Town have sprawled along every roadway in the community. Continued development of this nature will prove very costly to the future development of Eddington.

STATE GOAL

To encourage orderly growth and development in appropriate areas of each community, while protecting the State’s rural character, making efficient use of public services and preventing development sprawl.

INTRODUCTION

The land use section of this plan is based on the information found in the inventory and analysis of the comprehensive plan. Although the land use plan is shaped by the policies developed in each section, consideration is given to the existing land use patterns and the expected future land use needs. Existing land use patterns are reviewed and efforts are made to minimize non-conforming uses within each proposed zone. However, Eddington’s current zoning (See Map K-1) promotes sprawl and makes it extremely difficult to minimize nonconforming uses.

Growth management legislation requires the creation of growth and rural zones. The designation of growth zones is intended to direct development to areas most suitable for such growth and away from areas where growth and development would be incompatible with the protection of rural resources. Based on growth management, growth areas are to be located close to municipal services to minimize the cost to the municipality for the delivery and maintenance of these services. The designation of rural zones is intended to protect agricultural, forest, scenic areas, and other open space land areas from incompatible development and uses.

The Town of Eddington is primarily a “bedroom community” to the service centers of Bangor and Brewer. The Town wishes to retain its rural character and remain primarily residential.

ANTICIPATED FUTURE DEVELOPMENT TRENDS

The Town of Eddington is currently experiencing a significant increase in residential subdivision development within the Town. The need for additional housing in and around the service areas of Bangor and Brewer will inevitably create a demand for housing in the surrounding areas, including Eddington, as housing and land availability decreases in the service center areas.

SELECTION CRITERIA

The Comprehensive Planning and Land Use Regulation Act requires the separation of growth and rural areas. The designation of growth areas is intended to ensure that planned growth and development is directed to areas most suitable for such growth and development and away from areas in which growth and development would be incompatible with, thus protecting rural resources. The designation of rural areas is

intended to protect agricultural, forest, scenic, and open space land areas from incompatible development.

When the Comprehensive Plan Committee considered the areas most suitable for growth, as well as those areas needing protection from growth, the following elements were considered:

1. Growth and development should be managed in a manner that will not negatively impact the Town's natural resources and character.
2. The potential financial impact on the Town's historic and existing development patterns and land use.
3. The cost of renting hydrants from the Brewer Water District is significantly higher than the neighboring Bangor Water District. Eddington has no public sewer, nor does it have immediate plans for the construction of such a system.
4. The main transportation systems within the Town include three state-owned roads, Route 9, Route 46 and Route 178 that carry traffic in and out of the Town.
5. A strong desire to maintain the rural "bedroom community" character of the Town.
6. Support and promote affordable housing.
6. Encourage and control appropriate commercial development to minimize municipal expenditures.
7. MDOT newly enacted Access Management Rules.

AREAS UNSUITABLE FOR DEVELOPMENT

There are areas within Eddington that may not be suitable for development or areas that require special consideration based on the potential environmental impact as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas or, in some circumstances, prohibition. These areas include:

Floodplains - These are areas located in the flood prone areas of Eddington. Use in these areas should be limited to those activities, which are unharmed by flooding, such as agriculture, forest and some types of recreation.

Water Resources/Wetlands - These are areas that fall under the Shoreland Zoning Laws. Development in these areas would be extremely limited if not impossible.

Wildlife Habitat/Conservation - These are areas that would fall under the provisions of the applicable mandated legislation. Development in these areas, if possible, may require review and approval by the appropriate State Agencies.

Slope - These are areas within Eddington that have a slope greater than 15 percent. These slopes preclude extensive development because of problems with erosion, runoff, and construction limitation such as allowable road grades, suitability for septic sewage disposal, and stability of foundation. Also, note that the Maine Plumbing Code does not permit septic systems on a slope greater than 25 percent.

Development Potential of Soils– Although soils data has not been digitized for the Town of Eddington, maps created for the Housing Needs Assessment of Eddington, Bradley and Clifton by Ron Harriman Associates, show that the majority of Eddington’s soils can accommodate medium to very low development density potential. There are pockets, mostly along Route 9 and Route 46, that can accommodate high development density. Without a public sewer system, the Town’s soils development potential will make it necessary to have a larger minimum lot size in the growth areas to accommodate for septic requirements.

PROPOSED LAND USE DISTRICTS

The purpose of the proposed land use plan and map is to identify general areas of appropriate location and size to accommodate anticipated growth and future development. The proposed land use plan does not attempt to identify precise land areas needed to accommodate predicted growth and development. ***Only detailed site-specific analysis can determine land suitable for development and density levels.*** Minimum lot sizes stated for each district will be for net developable land. Any natural constraints as shown on Map L-1 may be considered a restriction to development. Applicants may be required to obtain a site-specific investigation of the proposed development to determine the minimum lot size required. In addition, the comprehensive plan has not assessed nor will it assess, the individual landowner's desire to sell his/her land for development, to develop it or to leave it undeveloped.

The future land use ordinance for Eddington will also address development concerns with strict performance standards to ensure appropriate development in each district. Applicable performance standards will be developed for each district within the future land use ordinance to address, among others, access requirements, parking, landscaping, signage, refuse disposal, off street loading, oil and chemical storage, water quality, landscaping, buffer provisions, as well as design criteria to ensure attractive development for all applicable districts. The land use ordinance will require landowners, developers, municipalities or state agencies that propose a development in or near an identified site of an Essential Habitat or Significant Habitat to consult a wildlife biologist to ensure that no negative impact to these habitats result from the development. In addition the Town will request that the state send the Planning Board copies of any and all permits affecting natural resources in the Town.

Growth Areas

The three defined districts in the growth area are the Mixed Use District, the Service District and the Commercial District. The Land Use Districts proposed as growth areas are illustrated on the Proposed Land Use Map (Map L-2) at the end of this section.

The proposed growth area contains approximately 115.02 percent of the Town's land (inclusive of lots that have already been developed) to accommodate the future growth of the community. Although, there is no certainty in any estimate or projection, it is projected by the State Planning Office that approximately 258 new housing units will be needed by the year 2010 and an additional 107 units between 2010 and 2013 to accommodate projected growth. This number exceeds what the State's expected population increase would require; however, local opinion is that population in the surrounding areas will eventually be directed into Eddington as housing becomes less available in Bangor and Brewer.

Mixed Use District (MU)

The Town of Eddington has identified a mixed-use district. This area comes into town easterly from Brewer down Route 9 to Davis Road and extends northerly up Route 178 to Curtis Lane and also extends southerly to the corner where the town border meets with both Brewer and Holden. (See Map L-2) The mixed-use district will encompass approximately 2,133 acres of the Town's landmass. The mixed-use district will provide a growth area for future residential growth. The mixed-use district will also provide an expansion of limited commercial uses and will include areas that will serve as a high-density residential and commercial area in Eddington. The future land use ordinance will specify the exact types and sizes of commercial uses allowed in the mixed-use district. A variety of housing types such as single family, two-family and multi-family units, as well as mobile home parks will be allowed in this district. In addition, retail, service and small home-based business will be allowed in this district. Performance standards regarding noise, lighting, hours of operation and parking will ensure compatibility with residential neighbors. This district will have a minimum lot size of 1 acre with 100 feet of frontage.

Commercial District

The Town of Eddington has identified one small area that is convenient to transportation systems and municipal water supply to be classified as a commercial district. Because the type of commercial entities that the Town's public services and facilities could support, and the Town wishes to attract, would be primarily compatible within the mixed-use and rural residential district, the Town did not find it necessary to identify a large land area for other commercial development. The Town did, however, want to identify the most appropriate area for future commercial development.

The Town of Eddington has identified the commercial district as an area that comes into town easterly from Brewer on Route 9 approximately one mile. (See Map L-2). The proposed commercial district encompasses approximately 135 acres of landmass. The future land use ordinance will specify the exact types and sizes of uses allowed in the district. The commercial district will encourage the concentration of commercial development to the mutual advantage of residential and other uses. The types of uses permitted in this district will include public and semi-public commercial, retail sale, restaurants, lodging places, professional offices, governmental facilities and technical and repair services. This district will have a minimum lot size of 1 acre with 200 feet of frontage.

Service District

The Town of Eddington has identified a small area of approximately 120 acres as a service district. The service district will permit public and privately owned facilities of an institutional or community service nature, including, but not limited to municipal offices, community centers, post offices, police and/or fire stations, churches, and medical clinics. The future land use ordinance will specify the exact types and sizes of uses allowed in the district. The district will have a minimum lot size of 2 acres with 200 feet of frontage.

Rural Areas

This is by far Eddington's largest district, and encompasses approximately 84.98 percent of the Town's land area. The rural area is intended to protect the rural character of the Town; to allow for conservation of natural resources and to encourage natural resource based-industries. Uses within the district will include agriculture, commercial forestry, tree farms, timber harvesting, crop raising, mineral extraction and recreational uses. The land use districts proposed in the rural areas are shown on Map L-2.

Rural Residential District (RR)

The purpose of this district is to maintain the rural residential character of the Town, , to provide open spaces and provide for single family residential dwellings. The rural residential district covers approximately 5,783 acres of Eddington's landmass. Residential single family and two-family units will be permitted along with home occupations. Cluster development will be highly encouraged within this district. Density bonus provisions will be included within the Land Use Ordinance, which will encourage the preservation of rural land areas. Natural resource based businesses and/or industries (such as outdoor recreation, greenhouses, stables, and portable sawmills). The minimum lot size will be 2 acres with minimum frontage requirements of 200 feet.

Rural A District (RA)

The purpose of this district is to maintain the rural character of the Town, to protect agricultural and forestry uses, to provide open spaces and provide for single family residential dwellings with larger lot sizes. The Rural D District covers approximately 5,890 acres of Eddington’s landmass. Residential single-family units will be permitted along with home occupations. Cluster development will be highly encouraged within this district. All subdivision development proposals within this district will be encouraged to submit a cluster plan, as well as a conventional plan for the Planning Board's consideration. Density bonus provisions will be included within the Land Use Ordinance, which will encourage the preservation of rural land areas. Natural resource based businesses and/or industries (such as outdoor recreation, greenhouses, stables, and portable sawmills) and commercial development of agricultural and commercial forestry operations will be permitted. The minimum lot size will be 4 acres with minimum frontage requirements of 400 feet.

Conservation District (CD)

The conservation district is an area of land currently owned by the University of Maine Foundation (Foundation) and managed by the University of Maine Forestry Department. This area is reserved for forestry and research. There is approximately 1,836 acres of land in the conservation district. The Foundation purchased the land in 1994 from the U.S. Forest Service who attached a 100-year restriction on the land. The Foundation is permitted to sell up to 200 acres of this land, but the remainder of the land has strict restrictions on use for forestry and research only. The uses within this district are managed by the University of Maine Forestry Department.

DIFFERENTIAL BUILDING CAP

A differential building cap places an annual cap on the number of permits for homes located in the designated rural areas, but no cap on the number of permits issued in the designated growth areas. The Town of Eddington will limit building permits issued for new housing starts in the rural areas to 30 per year. There will be no differential building cap placed in the growth area.

ACCESSORY (“MOTHER IN LAW”) APARTMENTS

Accessory apartments within a single-family residential structure will be allowed in the growth and rural residential areas. Accessory apartments will not exceed 500 square feet and will be contained within the home or its attached accessory buildings. The owner of the home will live on the premises and the apartment will be occupied only by a family member of the owner.

GENERAL RECOMMENDATIONS (for development of zoning ordinance and land use performance standards)

The following recommendations for Eddington’s Land Use Ordinance, when developed, will be consistent with the intent of this comprehensive plan.

Several items must be considered prior to addressing specific issues for Eddington’s Land Use Ordinance. During preparation of the ordinance, land use regulations should 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 imposed regulations should not make the Town’s residents feel that they have lost their freedom as landowners and, therefore, over-regulation must be avoided. In particular, land use regulations should not be so restrictive that they have negative impacts on existing land use practices.

Regarding the creation and updating of various ordinances, there are some general guidelines that should be followed. In ordinances, specific standards and clear definitions are needed because all ordinances must meet the minimum standards set forth by Maine State law. In addition, it is very important that land use ordinances 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.

The Town of Eddington has identified several specific needs and concerns that will be addressed in the land use ordinance. The land use ordinance will: (1) create a user-friendly application and permitting process; (2) develop clear and consistent guidelines for obtaining approval; and (3) allow the Code Enforcement Officer more responsibility for review and approval of “vacant land” to be developed appropriately within any zone.

LAND USE ORDINANCE PERFORMANCE STANDARDS

The Land Use Ordinance of the Town of Eddington will be developed consistent with the identified needs of the Town. In order to protect and preserve natural resources, property values, public safety, health and welfare, provide for affordable housing and ensure the proper future development of the Town, the following performance standard topic areas will be developed and included within Eddington’s Land Use Ordinance:

Access Requirements - Standards will be developed which will minimize the creation of strip development within the community.

Agriculture - Standards will be developed which will minimize soil erosion to avoid sedimentation, non-point source pollution, and the phosphorus levels of Eddington’s water bodies.

Archeological and Historical Resources – Standards will be developed that will require developers of major construction in an archaeologically sensitive area to provide the Board of Selectmen, or their designee(s), with evidence certified by a qualified geologist that the proposed development will not negatively impact known or possible archeological sites. The Board will require the development plan include plans showing the preservation of known or suspected historic or naturally significant areas.

Buffer Provisions - Standards will be developed to minimize the negative impacts of inconsistent development, and to protect Eddington’s water sources.

Conversion- Standards will be developed which will regulate the conversion of existing structures into multi-family dwellings ensuring the safety, health and welfare of Eddington’s citizens.

Forestry Management- Standards will be developed to prevent clear cutting timber practices within the community. Such standards will be reviewed by the Maine Forest Service as required by State law.

Historical Buildings - Standards will be developed to regulate the renovation of historic buildings (those listed on the National Register of Historic Places) to ensure the appropriate preservation of such buildings.

Home Occupation- Standards will be developed by which home occupations may be established minimizing their impact on existing neighborhoods.

Industrial Performance Standards- Standards will be developed to ensure appropriate industrial development within designated areas of the community. The following provisions shall apply to all permitted industrial uses:

Danger – No material which is dangerous due to explosion, extreme fire hazard, chemical hazard or radioactivity shall be used, stored, manufactured, processed, or assembled except in conformance with applicable State and Federal Code and Regulations.

Vibration – With the exception of vibration necessarily involved in the construction or demolition of buildings, no vibration shall be transmitted outside the lot where it originates.

Wastes – No offensive wastes shall be discharged or dumped in any river, stream or water course, storm drain, or swamp. The disposal of industrial waste waters must comply with the laws of the State of Maine.

Noise – With the exception of noise necessarily involved in the construction or demotion of buildings, no excessive noise shall be transmitted outside the lot where it originates. The major allowable sources of noise include transportation vehicles and equipment, machinery, appliances. Any industry that may be engaged in any activity resulting, or which may result, in the emission of noise, shall comply with Federal, State requirements respecting control and abatement of environmental noise

Manufactured housing - Standards will be developed to ensure the safety, health and welfare of mobile home occupants and mobile home owners regardless of the date manufactured.

Mobile Home Park - Standards will be developed regarding the placement and design of mobile home parks within growth areas only, specifically the mixed-use district.

Off Street Loading- Standards will be developed to minimize traffic congestion associated with commercial development.

Oil and Chemical Storage- Standards will be developed regarding the storage of combustible materials that are compatible with state and federal regulations

Parking Requirements- Parking space provisions will be created within the performance standards that will regulate the number of parking spaces to be provided depending upon the type of development proposed.

Pesticide Application- Standards will be developed to protect the public from dangers associated with pesticides.

Refuse Disposal - Standards will be developed regarding the disposal of solid and liquid wastes.

Sedimentation and Erosion - Standards will be developed (town-wide) so to minimize the volume of surface water runoff during and after development.

Signs - Standards will be developed regarding the placement of signs, sign size, and sign type.

Soils - Standards will be developed to ensure that development occurs on appropriate soils. All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other similar intensive land uses shall require a

soils report, prepared by a State-certified soil scientist or geologist based on an on-site inspection.

Storage Materials- Standards will be developed that will encourage the orderly storage of material in residential areas to promote and preserve the character of the neighborhoods.

Topsoil and Vegetation Removal - Standards will be developed to prevent soil erosion and destruction of topsoil during construction.

OTHER CONSIDERATIONS

The Planning Board, Code Enforcement Officer, Board of Appeals and Board of Selectmen will regularly review the ordinances in the Town of Eddington for appropriateness. In reviewing these regulations, the Planning Board and Code Enforcement Officer will consider whether or not there have been any changes in the minimum requirements of state or federal laws that would require local amendment of the land use regulations. These Boards will also accept public comment regarding any ordinance concern or confusion.

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. An attempt will be made to notify and involve all citizens in the development and amendment of local ordinances.

ENFORCEMENT

The value of any ordinance is dependent on how well it is enforced. In order to achieve better enforcement, two issues are of importance: (1) the education of residents as to the requirements of the local and state regulations, and (2) providing for adequate hours for the code enforcement officer to ensure that compliance is taken place. The key to adequate and successful enforcement is in providing the CEO with proper legal language and definitions within the land use ordinance. The success of any ordinance depends on the ability of the CEO to enforce the ordinance and be supported by management and elected officials.

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. The town should attempt to develop compatible resource protection standards with nearby towns.

POLICIES

In order to provide the basis for future land use controls the town has developed the following policies:

1. Assemble a committee to apply for grant funds to prepare the Town’s Land Use Ordinance.
2. Ensure that the land use ordinance is consistent with the comprehensive plan.
3. Develop compatible resource protection standards with nearby towns.
4. The Town shall maintain the bedroom community nature of the town and protect its natural resources and beauty.
5. The Town shall monitor development to ensure appropriate growth patterns are being realized.

IMPLEMENTATION STRATAGIES

Ongoing

The Planning Board, Board of Selectmen and the Town Manager will keep neighboring communities informed of planning initiatives to insure compatibility along town borders. When any development or change in the land use ordinance occurs on town borders or within a shared resource, a copy of information will be forwarded to the adjoining community by the planning board.

The Planning Board, with assistance from the Code Enforcement Officer, shall track building permits issued in each district including location, lot size, frontage and structure size. Every three years, the Planning Board will review the development pattern to determine whether or not standards are appropriately managing growth.

Short-Term

The Planning Board and the Town Manager will apply for available State funded implementation grant monies to prepare the future Land Use Ordinance.

The Planning Board, Board of Selectmen and the Town Manager will develop a Land Use Ordinance consistent with the goals and guidelines of this Comprehensive Plan and they will regularly review and update the existing ordinances to ensure their consistency with state and federal laws, local needs and the intent of the comprehensive plan. The future land use ordinance will require minimum lot sizes stated will be for net developable land.

The future land use ordinance will require proposed development in or near an identified site of Essential or Significant Habitat be reviewed by a wildlife biologist to ensure that no negative impact on those habitats will result from the proposed development.

The future land use ordinance will include provisions to allow for accessory apartments within a single-family residential structure or its accessory building.

The Planning Board will place a building permit cap of 30 new homes per year in the designated rural area.

The future land use ordinance will include standards for home-based occupations.

Long-Term

The Planning Board will pursue grant funds to perform a feasibility study on the development of a public sewer system in high growth areas in order to accommodate smaller lot sizes in the future.

The Planning Board will delineate resource protection zones when updating the shoreland zoning ordinance and map.

PV PILOT

In early 2001, a planning initiative to define and reinforce region-wide linkages between transportation, land use, business development and community services in the Bangor area was started. The project, *Penobscot Valley Prudent Investments Linking our Towns (PV PILOT)*, encouraged participation from the urban municipalities that make up the BACTS (Bangor Area Comprehensive Transportation System) metropolitan area, plus most of the immediately adjacent smaller communities. The communities that participated in the process include Bangor, Bradley, Brewer, *Eddington*, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Levant, Milford, Old Town, Orono, Stetson, Veazie and Indian Island.

The purpose of this initiative was to encourage voluntary inter-community agreements to assist in consolidating planning efforts and leverage investment funding for controlled growth throughout the region. As it is today, municipalities are forced to compete with their neighbors for limited federal and state funding. It is proposed that municipalities could reduce their individual burdens by sharing services that are not necessary to duplicate if neighboring communities are willing to participate in a cooperative. The PV PILOT project proposes “communities band together proactively to effect positive change throughout the region.” Ultimately, the goal of PV Pilot is to create a Comprehensive Regional Master Plan to integrate transportation, land use, public services and business development and form a regional coalition to implement the Plan.

After a series of meetings, a draft regional plan was published in March of 2002. A summary of the “investments” that were developed as a result of the process include:

Business Development (BD)

- BD-1. Establish regional financial and political support for investments in the service centers that will benefit the entire region, such as the Bangor Convention Center and Bangor-Brewer waterfronts.
- BD-2. Explore the possibility of developing a multi-revenue sharing business park in the region.
- BD-3. Examine and implement measures to address the housing shortage (costs and supply) in the region, and encourage investment in affordable housing in downtown areas.

Community Services (CSE=emergency services; CSR=recreation; CSS=education)

- CSE-1. Provide regionalized training for emergency vehicle operators.
- CSE-2. Standardize street names and house numbering between PV PILOT communities to improve emergency response times and educate the public as to the importance of proper house numbering.
- CSE-3. Develop a standardized traffic signal pre-emption system in the PV Pilot region.
- CSE-4. Declare a standardized fire hydrant connection system for the region.
- CSE-5. Develop a system of providing centralized dispatch that is consistent throughout the PV PILOT region.

CSE-6. Develop a forum whereby municipal officials and emergency responders can communicate on a regular basis.

CSR-1. Create a recreation consortium to oversee the promotion and creation of recreational opportunities in the region.

CSR-2. Promote the existing recreational opportunities within the PV PILOT area to encourage more local and regional users.

CSR-3. Develop bicycle facilities that link PV PILOT communities together, and provide longer touring opportunities to communities outside the region.

CSR-4. Create recreational opportunities for area teens -- and provide transportation to the facilities.

CSR-5. Develop a recreational program whereby PV PILOT municipalities and SADs share their recreational facilities, programs, and personnel with each other.

CSS-1. Use distance learning to meet Learning Results.

CSS-2. Offer the Penobscot language as an option to meet new language requirement.

CSS-3. Lobby to change the school funding formula

CSS-4. Improve Adult Education.

CSS-5. Explore opportunities for communities to cooperate rather than compete for students.

Transportation (TP=transportation policies; T=transportation investments)

TP-1. Improve or maintain the capacity and ride quality of existing roads in all functional classifications: local, collector, minor and principal arterials, as well as the Interstate system. (Priority 1)

TP-2. Encourage BACTS and RTAC 3 to add access management criteria to their prioritization processes for nominating transportation projects to the statewide BTIP. (Priority 1)

TP-3. Develop secondary transportation and economic hubs, which would complement the Bangor-Brewer hub while improving the overall business climate of the region. (Priority 1)

TP-4. Encourage cluster development and flexible multiple-use zoning as a way to restore residential development to downtown areas, while preserving the rural perimeter. (Priority 2)

TP-5. Enact consistent, cross-community access management policies. (Priority 2)

TP-6. Encourage more through bike routes and shared-use paths that will connect communities. (Priority 2)

TP-7. Lobby as a region to increase the weight capacity on the Interstate to that allowed on other state roads. (Priority 3)

T-1. Conduct two major transportation circulation studies for the target area, one on the east side of the Penobscot River and one on the west side.

T-2. Create corridor committees for regional arterial highways.

T-3. Regional improvements to existing transit service.

T-4. Increase carpooling and vanpooling as a means to maintain road capacity, improve air quality, and increase the number of regional transportation alternatives.

T-5. Develop alternative funding mechanisms for regional initiatives in order to provide transportation improvements more quickly and with fewer burdens to taxpayers.

Land Use (L=land use)

L-1. Selling the WE-gional concept.

L-2. Education on responsible growth and the public-private costs of land use for urban and rural communities.

L-3. Creation of a Regional Comprehensive Plan.

REGIONAL COORDINATION POLICIES

In addition to being actively involved in the PV Pilot Process, the Town will coordinate with neighbors in regards to the following:

Community Character and History

The Town of Eddington will cooperate with adjacent communities to ensure that shared historic and archaeological resources are preserved and protected. The Planning Board and/or Board of Selectmen will inform these communities of the regulatory and non-regulatory measures it has adopted to preserve and protect historical and archaeological resources.

Employment and Economy

The Town of Eddington will cooperate and communicate with adjacent communities in order to efficiently address regional economic issues. Appropriate Eddington Committees will take part in joint initiatives with adjacent communities to retain and/or attract appropriate economic development. (See BD - Business Development above).

Housing

The Town of Eddington will coordinate and work jointly with existing authorities to provide affordable housing. The Town's Planning Board will coordinate with neighboring communities to work together to set similar goals and priorities for providing affordable housing to assure that no one community bears disproportionate shares of the obligation, such as with the joint Housing Needs Assessment performed in conjunction with neighboring communities of Bradley and Clifton.

Transportation

The Town of Eddington will continue to participate in regional transportation initiatives and programs including the I-395 PAC (Public Advisory Committee), RTAC 3 and the East-West Highway. The Board of Selectmen will also explore regional shared maintenance agreements with the adjacent communities for cooperation in the optimum use, construction, maintenance, and repair of shared roads. (See TP – Transportation Policies and T – Transportation

Investments above).

Natural Resources

The Town of Eddington will participate in regional natural resource protection initiatives and programs. The Planning Board will work with neighboring communities to plan for the mutual protection of natural resources. The Planning Board will also provide adjacent communities with copies of its land use ordinances that regulate shared natural resources.

Recreation

The Town of Eddington will continue to participate in and support regional recreational initiatives and programs. The Recreation Committee will continue to explore additional recreational opportunities for Eddington's residents and promote new regional recreational programs. (See CSR - Recreation above).

Public Facilities and Services

The Town of Eddington will continue to participate in mutual aid agreements for fire protection services with neighboring communities and provide the Town of Clifton, through a Memorandum of Understanding, fire protection services. The Town will also, through MRC Membership, continue to participate in cost-effective regional solid waste management solutions. The Town will participate in initiatives to aid communities in funding educational costs. (See CSE – Emergency Services and CSS – Education above).

Land Use

It is the principle of the Comprehensive Plan to recognize the importance of regional cooperation. The land uses of neighboring communities can impact Eddington, particularly when that land use is located near the boundaries of the Town. The Town will attempt to develop compatible land use activities and patterns by meeting regularly with the neighboring communities and coordinating districts, as well as zone designations. (See L – Land Use).

INTRODUCTION

The Town of Eddington began as a sparsely settled community dependant primarily upon farming and forestry. It has evolved to a more densely populated residential community with almost no full-time agriculture. The Town is ideally situated as a desirable residential area. It is located 10-20 miles from major medical services and hospitals, shopping malls, legal services, libraries, churches, an interstate highway and abundant resources for employment. The Town has reasonably good roads to Bangor and Brewer, has very attractive rural home sites, and is part of an excellent school system (SAD#63).

POPULATION

Demographic changes affect income, consumer expenditures, the labor force, demand for education at all levels, demand for human resources, and state revenues and expenses. Eddington's population is growing, however, there is a decline in the percentage of children being born, which will very quickly pass through to school-aged population (5-19 years), and threaten the Town's ability to justify large schooling costs. In order to have a sufficient and economically viable entry-level work force, it is important for the young adult population (18-24) to be maintained and properly trained. The decrease in this population segment could lead to lags in economic growth in the future. The 25 to 44 years old population brings more than dollars to economy. Generally, this segment of the population participates actively in the workforce, purchases homes, start businesses and have children enrolled in school. The median age of an Eddington resident is reported by the 2000 Census as 40.2 years. This segment of Eddington's population has increased, although the Maine State Planning Office projects declines in this segment within the next decade and increase in median age to 47.1 years. Peak earning years for workers happen between the ages of 45 and 54, making it very important economically for a community to maintain that population segment. This population segment makes up more than one-quarter of Eddington's population. Maine has one of the oldest populations in the United States. The senior population (65+) in Maine as a whole has grown rapidly and is projected to continue increasing, causing communities to shift special services and public support to meet the needs of the elderly, which can be challenging in rural communities where services are not always readily available. Eddington's 65+ population has increased by 38.3%, more than twice of that of the next largest growing age segment in Eddington.

ECONOMY

Eddington is one of 15 communities in the Bangor Metropolitan Statistical Area (MSA). The Bangor MSA consists of the municipalities of Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Veazie, Winterport and Penobscot Indian Reservation with the City of Bangor serving as the center of employment and activity. Being close to Bangor, as well as other employment centers, will continue to provide good economic opportunities and quality of life for the Eddington's residents.

The size of the labor force, its distribution by occupation and industry and how it is employed are important components to consider when planning for future economic development. Nearly 60 percent of Eddington's population is in the civilian work force, and the unemployment rate, 4.5 in 2001, is about the same as Penobscot County and the State as a whole. The majority of Eddington's employed residents reported occupations in management, professional and related fields. The majority of residents also reported employment within educational, health and social service industries. Eddington residents who do not have home occupations travel to work primarily in the Bangor, Brewer and Orono areas. Confirming the amount of residents who work outside of the Town, the 2000 Census reports a mean travel time of 22.7 minutes.

The majority of commercial activity in Eddington comes from small, home-based businesses. In the interest of attracting businesses that would be harmonious with Eddington residents' vision of the Town, a committee was formed and hired a consultant to assist in performing a Business Park Assessment Study in 2001. The Study concluded that with larger neighboring communities competing for those businesses, it would not be in the best interest of the Town to pursue such a project at this time since the surrounding communities have plenty of vacant business park/industrial space.

Eddington's median household income, has been and continues to be, higher than that of Penobscot County and the State. The median income for Eddington in 1999 was \$40,250 and Penobscot County was \$34,274. More than one-third of the households in Eddington report household incomes of \$50,000 or more. Eddington has a fairly low poverty rate. Penobscot County's poverty rate is more than twice that of Eddington's.

HOUSING

The decline in household size will lead to a demand for new housing. The rapidly increasing number of households in Eddington will certainly place increasing demands on the Town, and will have a significant impact on the planning process.

Single-family homes constitute the majority of the housing stock in Eddington. However, mobile homes compromise almost 20 percent of the current housing stock. Mobile homes have less of a trickle down benefit in the housing market, have higher interest payments for the buyer, and have narrower resale market value than stick-built homes. The citizens of Eddington have a vision of more single-family housing units rather than multi-unit housing units, and it shows. Between 1990 and 2000 virtually no multi-housing units have been built. Although, it is the intent for the community to remain a "bedroom" community to neighboring service center towns, Eddington can be described as changing from a rural character to one of suburban.

The median value of an owner-occupied housing unit in Eddington is \$86,400 (April 1 2000). The Maine State Housing Authority reported that the average selling price for a home in Eddington was \$80,540 in 2000. Median contract rent is reported by the Census

Bureau to be \$565 in 2000, a statistic that seems to be slightly higher than reality. Eddington has a fairly low vacancy rate and it appears that homes do not take long to sell.

An increasing percentage of elderly residents will require, within the next ten years, the Town to provide more elderly housing units as these residents will no longer be able to care for their homes. The alternative to the Town providing housing for these people, is for them to move out of the community.

The Town continually needs to address its housing needs. Eddington has undertaken elderly housing projects and participated in CDBG housing rehabilitation programs in the past. Most recently, Eddington has participated in the process of performing a housing needs assessment study in cooperation with the Towns of Clifton and Bradley. A recommended action plan was presented for the communities' consideration.

The cost of housing should continue to be evaluated periodically to determine the availability of affordable and appropriate housing. As land becomes scarcer in the Bangor area, outlying towns are seeing more subdivision development. The development of the proposed I-395 extension will be important for Eddington as the new route may terminate somewhere in Eddington at the juncture of Route 9. It is essential for Eddington to plan for this future development and housing is an important part of this plan.

NATURAL RESOURCES

Natural resources information is useful in identifying opportunities and constraints for development and for protecting environmentally sensitive areas. Eddington is a typical rural town and the natural resources contribute greatly to the quality of life in the Town. It is essential for these resources to be protected in order for the town to maintain its rural, traditional, and scenic character. Water pollution, high cost and maintenance of public services, and the destruction of existing wildlife and scenic values are just a few of the existing ways that a community ends up paying for improper land use; therefore, it is extremely important to identify and protect these areas. Future development should avoid fragmentation of habitats and ecosystems. Stormwater runoff should be appropriately managed to avoid unnecessary phosphorus loading to the Town's lakes and ponds.

When digitized soil data becomes available for Penobscot County, the Town should take a closer look at soils and consider these factors when preparing the future land use ordinance.

There is approximately 1,693 acres of land in conservation in the Town of Eddington reserved for forestry and research. This land is owned by The University of Maine Foundation (Foundation) and managed by the University of Maine Forestry Department. The Foundation is permitted to sell up to 200 acres of this land, but the remainder of the land has strict restrictions on use for forestry and research only.

PUBLIC FACILITIES AND SERVICES

Through the PV PILOT process, the Town is considering consolidation of some public services or components of (such as training and standardizing procedures) these services with neighboring communities. Currently, residents of Eddington only require modest services for the fire department, police department, animal control and code enforcement. The current municipal offices have become inadequate for the changing needs of the community. It is essential for the Town to begin the process of planning for acquiring additional or new space.

The Town does not have intentions to initiate a public sewer system within the Town in the near future; however, the Town plans to seek programs to help residents maintain and replace failing septic systems.

TRANSPORTATION

The site of the extension of Interstate 395 and the East-West Highway will certainly direct many decisions to be made about Eddington's future. Because there are so many outstanding factors, it is impossible to plan for (during this process) the certainty of either transportation system. Although we are uncertain to what extent, each of these projects will someday impact the Town of Eddington. Keeping these projects and the implications of each on the Town in mind, The Town has prepared the Plan status quo. The Plan should be updated within the next ten years, at which point definite choices will have been made and impacts will be more realistic to project and areas of concern will be more identifiable. Appendices B and C provide some information on each of these projects.

RECREATION

Most of the recreational opportunities rely on the rural nature of the Town. Loss of traditional access to private land would have an adverse effect on outdoor opportunities in Eddington. Eddington's challenge is to maintain acceptable recreational opportunities at a minimum cost to the taxpayers. Eddington participates in a regional recreation committee in cooperation with the Towns of Clifton and Holden. Eddington's residents have expressed interest in implementing a municipal park area with access to walking and bike paths and the need for a public boat launch.

LAND USE

In 1988, the Town passed a zoning ordinance in order to promote a more orderly system for growth, and to protect the character of the Town. Current minimum lot size throughout the entire town is two acres. However, current development patterns have sprawled along every roadway in the community and zoning has been spotty. Continued development of this nature will prove very costly to the future development of Eddington.

Eddington residents continue to place the importance of keeping the Town's rural nature in tact. There is a strong desire for the community to remain a rural "bedroom" community and keep zoning districts to a minimum. The Town decided to propose implementation of four land use districts: Commercial, Mixed Use, Rural and Conservation. The growth areas are designated with proposed minimum one-acre lot sizes, while the rural areas are designated with proposed minimum two-acre lot sizes. The plan was prepared to achieve the goals of the comprehensive plan and to minimize number of non-conforming properties. However, current zoning patterns made it difficult to incorporate all current uses into the appropriate proposed districts.

Within the proposed Land Use Plan is a conservation district. This district is an area of land currently owned by the University of Maine Foundation (Foundation) and managed by the University of Maine Forestry Department. This area is approximately 1,693 acres and reserved for forestry and research. The Foundation purchased the land in 1994 from the U.S. Forest Service who attached a 100-year restriction on the land. The Foundation is permitted to sell up to 200 acres of this land, but the remainder of the land has strict restrictions on use for forestry and research only.