A Comprehensive Plan For Fort Fairfield, Maine

February 2006

A Comprehensive Plan for the Town of Fort Fairfield

Adopted by the Residents On:

Town Council:

Ruel Flannery	John Houghton	David McCrea
Mitch Butler	Stev Rogeski	

Planning Board Members:

Dana Chapman, Chair	Karen Haley	Richard Robles
Tim Shaw	Jeff Ashby	

Others assisting with this plan include:
Dan K. Foster, Town Manager
Tony Lévesque Community Development Director
And the various Department Heads

This Plan was funded, in part, with funds available through the Maine State Planning Office and funds appropriated by the residents of the Town of Fort Fairfield.

Table of Contents Page	Page

Introduction	5
Inventory and Analysis	
Demographics	7
Land Use	17
Public Facilities and Services	51
Transportation	71
Fiscal Capacity	87
Housing	93
Local Economy	107
Natural Resources	127
Cultural and Historic Resources	153
Goals, Policies, and Strategies	
Goals, Policies, and Strategies	171
General Development Goals	173
Landowner Rights and Responsibilities	174
Land Use	176
Transportation	179
Public Facilities and Services	184
Municipal Finances	189
Local Economy	191
Natural Resources	195
Cultural and Historic Resources	200
Recreational Resources	203
Housing	209
Capital Improvements Program	213
Proposed Land Use Plan	219
Regional Coordination	229

Introduction

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

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

1. The establishment of state goals to provide overall direction and consistency to the planning and regulatory actions of the municipalities and the state

2. The establishment of technical and financial assistance programs through the state planning office and regional planning councils to encourage and help communities develop comprehensive plans, and

3. The establishment of a process for the review of the comprehensive plans by the State Planning Office and regional planning councils to ensure that they are consistent with the Comprehensive Planning Act.

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

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

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

Demographics

Introduction

Demographic analysis and projections are the basic elements of any comprehensive plan; all other components of the plan depend on the current and projected population. The information generated from the demographic projections enhances the capacity of the town to prepare for the impact of future growth on such things as land use, housing demand, public services, and economic development.

According to the 2000 US Census, the population of Fort Fairfield was 3,579 people. Statistical data contained in the following section uses the 1990 and 2000 US Census data. Following 2000, statistics are based on figures compiled for the Maine State Planning Office by the University of Southern Maine. This model, REMI (Regional Economic Model, Inc) became available in 2002. The REMI model will be used for State and County population statistics and projections whenever possible.

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

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

State of Maine

Maine has experienced a steady rise in the population level since the turn of the twentieth century. Since 1970, the state had increased in population by 239,000 persons, in 1990 accounting for an increase of 24.0 percent. In 2000, the state's population had risen to 1,270,299 according to the US Census. In 2005, a population of 1,300,000 is projected for the State. In the year 2010 the population of the state is projected at 1,385,109, and 1,371,022 for 2015. The US Census is used for data reference until the year 2000 for State and County figures. After 2000, population data is from the REMI model which has incorporated the use of the Treyz model in its statistical processes. The Treyz model is comprised of a "census undercount adjustment" and will account for population that is either miscounted or left out entirely in the Census counts. Additional data indicates that none of the growth since 1970 occurred in Aroostook County. Aroostook County, with its vast areas of open land and the largest land area for potential growth, experienced a population decline.

Aroostook County

According to US Census figures and a REMI projection model, from the turn of the century until the 1960's, the population of Aroostook County was on a steady rise, from 60,744 people in 1900 to 106,064 in 1960. However, since 1960 the population of Aroostook County has been slowly declining from this peak to 74,880 in 2000, closely paralleling the 1920 population. The County is expected to decrease again by the year 2010, with 73,303 people. Population is expected to increase slightly to a projected 73,537 people in 2015.

Sub-Regional Population

Based upon the 2000 US Census and the 2002 REMI projections, Fort Fairfield will lose 67 additional people by the year 2005, resulting in a projected total population of 3,512. REMI also projects that each of the selected municipalities, with the will continue to loose population through the period. However, the trend is projected to change between 2005 and 2010 in Fort Fairfield and each of the selected municipalities. There will be projected population growth, albeit small, in those communities. The projected population loss in Fort Fairfield of 1.5 percent between 1980 and 2010, is significantly lower than that of the County's figure of a projected 22.5 percent population decrease by the year 2010. However, some of this population loss may be attributed to a segment of the out-migration population relocating to surrounding communities where the cost of living is perceived to be less expensive. This may be reflected in the increases projected for some of the comparative regional communities.

Sub-Regional Population and Projections, 1980-2015

Town	1980 Census	1990 Census	2000 Census	2010 REMI Projection	2015 REMI Projection	% Change 1980-90	% Change 1990-2000	% Change 1980-15
Caribou	9,916	9,415	8,312	8,162	8,395	-5.1	-11.7	-15.3
Woodland	1,369	1,402	1,403	1,405	1,432	2.4	.1	4.6
Presque Isle	11,172	10,550	9,551	9,346	9,521	-5.6	-9.5	-14.8
Washburn	2,028	1,880	1,627	1,543	1,576	-7.3	-13.5	-22.3
Fort Fairfield	**4,376**	**3,998**	**3,579**	**3,526**	**3,621**	**-8.6**	**-10.5**	**-17.3**
Aroostook County	91,331	86,936	73,938	73,303	73,537	-4.8	-15.0	-20.2
State of Maine	1,124,660	1,227,928	1,274,923	1,385,109	1,371,022	9.18	3.83	21.9

Source: US Census, 1980, 1990, 2000 and 2002 REMI

In projecting population numbers, even the smallest loss can significantly skew statistical data. Since the next US Census count will be in the year 2010, statistical projections appear either optimistic or pessimistic in regards to proposed industries moving in or out and their projected effects on population. Fort Fairfield’s "quality of life," rich cultural heritage, and location as a business and commerce center, make it an attractive place for people and families to live.

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

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

Fort Fairfield, Population Changes and Projections, 1960 to 2015

The following table further details Fort Fairfield's population level since 1960 and gives percentage changes in accordance with these figures. As shown, the town has experienced a 39.1 percent loss in its population from 1960 to 2000, which greatly exceeds the 17.97 percent decrease in Aroostook County's population. The largest percentage decrease in a decade for the time period shown occurred in the 1960's when there was a net loss of 17.31 percent. Another factor to consider is that Maine experienced an increase in population of 27.04 percent between 1960 and 2000. However, this increase is insufficient to offset the out-migration that has and will continue to affect northern Maine. Projections show that population decline will continue between 2005 and 2010 but at a much slower rate than in the past. It should be noted that even though Fort Fairfield is projected to experience a decrease in population through the year 2010, none of the surrounding communities is projected to experience an increase in population for the same time period.

Population Trends, 1960-2015

Year	Fort Fairfield	Aroostook County	State of Maine
1960	5,876	106,064	969,000
1970	4,859	94,078	992,048
1980	4,376	91,331	1,124,660
1990	3,998	86,936	1,231,100
2000	3,579	73,938	1,306,060
2005	3,521	72,279	1,340,686
2010	3,526	70,770	1,385,109
2015	3,621	72,893	1,371,022
% Change 60-70	-17.31	-11.30	2.38
% Change 70-80	-9.94	-2.92	13.37
% Change 80-90	-8.64	-4.74	9.46
% Change 90-00	-10.8	-14.9	27.04
% Change 60-2000	-39.1	-30.3	6.09
% Change 2000-05	-1.6	-2.2	2.65
% Change 2000-10	-1.5	-4.3	6.05
% Change 2000-15	1.17	-1.4	4.9

Source: US Census, 1960, 1970, 1980, 1990, 2000 and 2002 REMI

Fort Fairfield Age Group Population

For the purposes of evaluation and to indicate the movement and distribution of age groups over the years, ages are broken down into five groups. They are: 0-4 years old, pre-school age; 5-17 years old, school age; 18-44 years old, child-bearing age; 45-64 years old, working age; and 65+, retirement age.

Fort Fairfield Age Group Analysis 1980-2015

Age Group	1980	1990	2000	2010	2015	% Change 1980-1990	% Change 1990-2000	% Change 1980-2000	% Change 2000-2015
Under 5	277	280	194	186	186	1.08	-30.71	-29.96	-4.12
5-17	1,139	800	773	487	488	-29.76	-8.30	-32.13	-36.87
18-44	1,509	1,505	1,070	1,033	1,026	-0.27	-28.90	-29.09	-4.11
45-64	942	880	973	1,147	1,142	-6.58	10.60	3.29	17.37
65+	509	533	609	673	779	4.72	14.30	19.65	27.91
Total	**4,376**	**3,998**	**3,619**	**3,526**	**3,621**	**-8.64**	**-10.40**	**-17.30**	**0.06**

Source US Census 1980, 1990, and 2000 and USM Projections

0-4 Pre-School Age Group

This age group, which also includes Head Start and Pre-K students, experienced an increase in population between 1980 and 1990 of 1.1 percent and a decrease of 30.7 percent between 1990 and 2000. The tendencies toward smaller families and the exodus of a portion of the child-bearing population have contributed to this situation. Between 1980 and 2000, the Pre-School Age Group decreased by 29.9 percent. This age group experienced the second highest percent decrease of the age groups examined. Population projections indicate a continued decline in this age group through 2015.

5-17 School Age Group

This age group is referred to as the School Age Group and is comprised of children and adolescents. Similar trends have affected this age group as with the 0-4 age group (that is, smaller families and population exodus). After experiencing a decrease of 29.7 percent between 1980 and 1990, this age group experienced a second decrease between 1990 and 2000 of 8.3 percent. Between 1980 and 2000, the School Age Group experienced a decrease of 32.1 percent. Since this age group and the 0-4 age group experienced high decreases, decline in school enrollment could create funding and programming issues. Population projections indicate a nearly 37 percent decline in this age group through 2015.

18-44 Child-Bearing Age Group

This age group experienced a decrease of 0.26 percent between 1980 and 1990 and a decrease of 28.9 percent between 1990 and 2000. Between 1980 and 2000, this age group experienced a 29.1 percent decrease in population. The last segment of this population group could experience an increase due to changes in the status of the family. These changes include mature children leaving home and the subsequent move (return) to northern Maine of middle-aged adults seeking a quality of life and a return to their ancestral roots. Like the two preceding groups, this age group is also projected to decline through the planning period (4% to 2015).

45-64 Working Age Group

Known as the Working Age Group, this segment of the population experienced a decrease of 6.5 percent between 1980 and 1990, and an increase of 10.6 percent between 1990 and 2000. However, between 1980 and 2000, this group (one of only two) experienced the second highest overall increase with 3.3 percent. This age group is expected to increase by 17.3 percent by 2015.

65+ Retirement Age Group

Referred to as the Retirement Age Group, they experienced an increase of 4.7 percent between 1980 and 1990 and another increase of 14.3 percent between 1990 and 2000. Between 1980 and 2000, the Retirement Age Group experienced the highest increase with 19.6 percent. Likewise, this age group is expected to increase again by 27.5 percent which is consistent with Maine's aging population trends.

Age Group Analysis

The distribution of Fort Fairfield's population has followed trends similar to that of Aroostook County. The effects of a continually growing retirement age population will place pressures upon the local taxpayers as they deal with a larger percentage of their citizenry living on fixed retirement level incomes. There will be the need for additional elderly housing and services, and an evaluation of the level of funding for educating declining numbers of school age children.

Regional Median Age

In 1980, Fort Fairfield's median age was approximately 32 years of age. By 1990, the median age had increased to 34.7 years of age. In 2000, Fort Fairfield's median age was 41. The median age in Fort Fairfield has shifted as a segment of the younger age population has decreased as reflected in the 1980, 1990, and 2000 US Census. This is due in part to smaller number of families, smaller number of children per family, the decline and mechanization of the agricultural and the lumber industries, and out-migration. In comparison with the other communities in the region, there are very similar occurrences as the median age increased in every community during the same time period.

Educational Attainment of Population Age 25+ Years

According to the 2000 US Census, 74.5 percent of persons 25 years of age and older in Fort Fairfield (2,449) are high school graduates or higher. In 1990, 72.6 percent of the population aged 25 years or older were high school graduates or higher. The overall percentage of those 25 and over going on to higher education had decreased slightly between 1990 (41.2%) and 2000 (38%). The percentage of high school graduates or higher over the age of 25 was slightly lower than that of the Aroostook County 2000 figure of 76.9 percent and significantly lower to the State of Maine figure of 85.4 percent. In 2000, 20.6 percent of adults 25 years of age or older in Fort Fairfield had a bachelors degree or higher.

Educational Attainment of Population Age 25+, 1990 to 2000

	Year	25 Years or Older Population	Various Years of Education						
			<9th	9 to 12	HS Grad	Some College	Associates	Bachelor's	Grad Degree
Caribou	1990	6,179	998	787	2,294	849	446	565	240
	2000	5,930	743	718	1,986	1,004	419	769	291
Presque Isle	1990	6,609	849	761	2,002	1,310	623	702	362
	2000	6,292	475	695	2,014	1,207	580	929	392
Fort Fairfield	**1990**	**2,625**	**379**	**349**	**816**	**480**	**221**	**259**	**121**
	2000	**2,449**	**253**	**371**	**892**	**327**	**100**	**363**	**143**
Woodland	1990	887	147	151	370	86	35	72	26
	2000	957	107	150	354	159	66	79	42
County	1990	55,738	N/A	N/A	9,027	7,176	23,912	8,676	6,947
	2000	51,439	5,802	6,066	19,799	8,893	3,345	5,544	1,990
State	1990	795,613	N/A	N/A	70,153	98,307	295,074	182,727	149,352
	2000	869,893	47,183	80,105	314,600	165,111	63,934	129,992	68,968

Source: US Census, 1990 and 2000

Population by Industry and Occupation

The following chart summarizes characteristics of the working population of Fort Fairfield for 2000, by working population and percentage of working population. In Fort Fairfield, the Educational, Health and Social Services sector comprises the highest percentage of workers at 30 percent. The second highest is Professional, Scientific, Admin., Waste Management at 11.3 percent, followed by Retail Trade at 9.9 percent. Fort Fairfield roughly parallels the comparative regional communities of Presque Isle and Caribou. In Presque Isle, the Education, Health and Social Services sector comprises the highest percentage of workers with 29.3 percent, followed by Retail Trade with 17 percent, and Professional Services with 8.6. In Caribou, the Education, Health and Social Services sector ranks first with 28.8 percent, followed by Retail Trade with 13.9 percent, and manufacturing at 8.5 percent.

Occupation by Industry, 2000

	Caribou		Presque Isle		**Fort Fairfield**	
Type	**2000**	**Percent**	**2000**	**Percent**	**2000**	**Percent**
Agriculture, Mining, Forestry, & Fishing	100	2.7	149	3.2	87	5.7
Construction	230	6.2	199	4.3	53	3.5
Manufacturing	316	8.5	386	8.3	100	6.5
Transportation	124	3.3	284	6.1	113	7.4
Wholesale Trade	106	2.9	109	2.3	32	2.1
Information	51	1.4	137	2.9	32	2.1
Retail Trade	514	13.9	790	17.0	152	9.9
Finance, Insurance, and Real Estate	164	4.4	159	3.4	54	3.5
Professional, Scientific, Admin., Waste Management	313	8.5	402	8.6	174	11.3
Education, Health, Social Services	1,068	28.8	1,360	29.3	460	30.0
Art. Entertainment, Recreation	248	6.7	288	6.2	73	4.8
Other Services	215	5.8	211	4.5	144	9.4
Public Administration	255	6.9	175	3.8	61	4.0
Totals	**3,704**	**100**	**4,649**	**100**	**1,535**	**100**

Source: 2000 US Census

It should be noted that the number of large manufacturers in Aroostook County continues to decrease. Fort Fairfield is working hard to balance and diversify its economic base. The three dominant sectors are fairly close in percentages of workers, enabling the town's employed to avoid reliance on one sector of the economy. With this in mind, continued efforts should be made to diversify and promote economic opportunities in the Professional Services and Retail Trade sectors, while promoting the establishment of light manufacturing industries, agriculture, and other forms of material goods production.

Households and Household Size

According to the 2000 US Census, Fort Fairfield had 1,523 households with an average household size of 2.35 people. Fort Fairfield's average family size in 2000 was 2.86 people. In 1990, Fort Fairfield had 1,460 households with an average size of 2.98 people. The average family size was 3.52 people. Fort Fairfield's trend of smaller household and family size is consistent with that of Aroostook County. The smaller size can be attributed to the "empty nesters" returning to live in the area or retirees from the military staying in the region.

Median Household Income

In 2000, the median household income was $28,562 and the per capita income of individuals was $14,757. In Fort Fairfield, 27.4 percent of the total number of households were in the less than $15,000 category. However, 24 percent of all households are in the greater than $50,000 category and 16.2 percent are in the $35,000-49,999 category. Fort Fairfield's median household figure was below the 2000 US Census figure for the State at $37,240. Fort Fairfield's median household income is slightly lower the 2000 Aroostook County figure of $28,837. The distribution of household income in 2000 is listed as follows:

Median Household Income, 2000

Income	Households	Percent
<$15,000	419	27.4%
$15,000-24,999	253	16.6%
$25,000-34,999	240	15.7%
$35,000-49,999	248	16.2%
>$50,000	367	24.0%
Total	**1,527**	**100.0%**

Source: US Census, 2000

Demographic Analysis

Fort Fairfield has undergone significant changes in demographic trends over the last 30 years. Fort Fairfield's population has declined 19.1 percent since 1980, much of which can be attributed to the closure of Loring Air Force Base. The trend of decreasing population is projected to continue into the year 2010 and possibly beyond. A population of 3,512 is projected for the year 2005 and 3,526 for 2010. The birth rate, death rates, and migration patterns for Fort Fairfield from which the projections have been derived may prove to be accurate. However, if the factors considered change, the projections could prove to be inaccurate.

Fort Fairfield's residents enjoy the conveniences that exist with living in a center of industry and commerce. It has easy access to even larger population centers of Caribou, Presque Isle and Bangor, yet retains the quality of life found in a smaller community. These attributes could possibly attract additional population in the future depending on possible industries and/or businesses moving into the area. Encouraging small-scale commercial and industrial growth that creates a range of income opportunities may stimulate additional population growth. A large number of low-paying jobs should be discouraged and a balance between an increasing residential and non-residential tax base should be sought. Another favorable method for encouraging growth is planning for tourism development and the development of recreation areas.

Finally, the town must monitor the effects of an aging population on the public services which it offers. It must also monitor the trend towards a smaller school age population, resulting in smaller class sizes. A smaller school age group combined with an aging population and out-migration can have an effect on school, recreational, cultural, and community programs, as well as the funding for these. An aging population will create a need to expand programs for the elderly, such as walking programs, shopping excursions, and social activities. The town should continue to implement E-911 emergency care service.

Land Use

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

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

The town contains both urban and rural areas. Due to the lack of developable land with frontage on existing roads in the urban area, new residential development is primarily taking place in the Fort Fairfield's more rural areas.

Land Use Regulations

Townwide Zoning Ordinance

Fort Fairfield's general townwide zoning ordinance is comprised of five (5) zones or land use districts. There is also an official two-part map set entitled "Urban Zoning" and "Rural Zoning." Land use districts and their current purposes include:

- **RF - Rural Farm Residential District:** The Rural Farm Residential District is established as a zoning district whereby the principal use of the land is for agriculture, forestry, rural type residence, and customary associated uses. Included in this district are certain uses unsuited to the more densely developed urbanized portions of the Town. Large lots with ample space between buildings are required as a means of reducing traffic congestion, fire hazards, and to provide sufficient area for safe location of both private water supply and septic tank disposal systems on the same lot. Other purposes of this district include conservation of natural resources, reduction of soil erosion, and encouragement of appropriate recreational land use.
- **R - Residential District:** The Family Residential District is established as a zoning district in which the principal use of the land will be for detached family dwellings at low density with educational, recreational and religious, fraternal and non-profit organization or club facilities. The development of attractive neighborhood living will be encouraged. Areas where similar residential future growth appears possible are included in the Family Residential District. Public or community water and sewer shall serve all housing units in the Residential units in the Residential Districts.
- **C - Commercial District:** The Commercial Zoning District is established as a general business and commercial district to which the public requires frequent and convenient

access. It is intended to promote concentration of commercial development for the mutual advantage of the public and the merchant.

- **H-O - Highway Oriented Commercial District:** The H-O Oriented Commercial District is established as a general business and commercial district which is directly dependent upon highway access for the convenience of customers and the larger areas of land required which cannot be obtained in a central district. The purpose of the district is to provide a regulated area where the principal use is for large sales areas such as shopping centers, display areas for sale of automobiles and motorized equipment, and for the location of trucking terminals and warehouses requiring ready access to the highway.
- **I - Industrial District:** The Industrial District is established as a zoning district in which the principal use of the land is for light industrial purposes and for commercial and business uses commonly supplemental to or associated with industrial uses.

Overlay Districts.

Fort Fairfield also has two overlay districts where land uses are subject to both the standards in the underlying and the overlay District. These overlay districts are:

Planned Unit Development District (PUD): The Planned Unit Development District is established as an overlay District to promote progressive mixed development of land and construction for development in combination with residential, commercial, industrial, business, and/or office uses thereon by encouraging planned unit developments to achieve:

1. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and street;
2. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;
3. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services; and
4. A development pattern in harmony with land use density, transportation facilities, and community facilities objectives of the comprehensive plan.

The Town is prepared to accept a greater density in undeveloped areas than that reflected by present zoning provided the developer can demonstrate that any increment of public cost clearly attributable to increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development.

Sand and Gravel Aquifer District: The Sand and Gravel Aquifer District was established as an overlay District to:

1. Maintain safe and healthful environmental conditions;
2. Prevent and control water pollution;
3. Protect spawning grounds, fish, aquatic life, bird and other wildlife habitats;
4. Control building sites;
5. Provide visual and physical points of access to waters and areas of natural beauty; and

6. Protect and maintain the quality of surface and ground waters.

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

1. Update definition sections.
2. Update automobile graveyard and junkyard standards.
3. Consider access management standards for non state routes.
4. Consider setback requirements along the Bangor and Aroostook rail line.
5. Prohibit residential uses on the first floor of retail establishments in the downtown.
6. Determine if adult business standards are needed.

LAND USE CHART					
Use	Residential R	Rural Farm RF	Commercial C	Highway Oriented HO	Industrial I
Abattoir	NO	PB2,5	NO	NO	NO
Agricultural Product Processing or Storage	NO	PB2	PB2	PB2	PB2
Agricultural Related Sales or Service	NO	PB2	PB2	PB2	PB2
Agriculture	PB	PB	PB6	PB6	NO
Airport	NO	PB2	NO	PB2	NO
Amusement Facility (indoor)	NO	NO	PB2	PB2	NO
Auction Building or Antique Sales	NO	PB2	PB2	PB2	NO
Automobile (Vehicle) Body Shop	NO	PB1,2	PB2	PB2	NO
Automobile (Vehicle) Car Wash	NO	PB1,2	PB2	PB2	NO
Automobile (Vehicle) Graveyard	NO	PB1,2,3	NO	NO	NO
Automobile (Vehicle) Repair and/or Sales	NO	PB2	PB2	PB2	NO
Automobile (Vehicle) Service Station	NO	PB2	PB2	PB2	PB2
Bed and Breakfast	PB2	PB2	PB2	PB2	NO
Building Materials-Storage/Retail	NO	PB1,2	PB2	PB2	PB2
Bulk Grain Storage	NO	CEO	NO	PB2	PB2
Bulk Oil and/or Gas Terminal	NO	NO	NO	PB2	PB2
Business, Professional, or Medical Office	PB2	PB1,2	PB2	PB2	PB2
Campground/RV Park	NO	PB2	NO	NO	NO
Cemetery	YES	YES	PB2	PB2	NO
Church, Synagogue, or Parish House	PB2	PB2	PB2	PB2	NO
Commercial Communication Tower	NO	PB2	PB2	PB2	PB2
Commercial Recreation	PB2	PB2	PB2	PB2	NO
Commercial Recycling Operation	NO	PB1,2	PB2	PB2	PB2
Commercial School	PB2	NO	PB2	PB2	NO
Community Center	PB2	PB2	PB2	PB2	NO
Confined Feeding Operation	NO	PB2	PB2	PB2	PB2
Congregate Housing	PB2,8	PB2,8	PB2,8	PB2,8	NO
Day Care Center	PB2	PB2	PB2	NO	NO
Day/Night Care	PB2	PB2	NO	NO	NO
Demolition Waste Disposal	NO	PB1,2	NO	NO	PB2
Dwelling, Multi-Family (3 or more)	PB2,8	PB1,2,8	PB2,8	PB2,8	NO
Dwelling, Single Family	CEO	CEO	NO	NO	NO
Dwelling, Two-Family (Duplex)	PB	CEO	NO	NO	NO
Farm Stand	YES	YES	PB2	PB2	PB2
Filling and Earth Moving <10 Cubic Yards	YES	YES	YES	YES	YES
Filling and Earth Moving >1,000 Cubic Yards	PB2,9	PB2,9	PB2,9	PB2,9	PB2,9
Filling and Earth Moving 10 - 1,000 Cubic Yards	YES9	YES9	YES9	YES9	YES9
Fire, Police, or Ambulance Station	PB2	PB1,2	PB2	PB2	PB2
Firewood Processing	NO	PB2	PB2	PB2	PB2
Funeral Home	PB2	NO	PB2	PB2	NO
Golf Course	NO	PB2	PB2	PB2	NO
Government Office	PB2	PB2	PB2	PB2	PB2
Group Home, Hospice, and/or Nursing Home	PB2,8	PB2,8	PB2,8	PB2,8	NO
Home Occupation	PB2	CEO	PB2	PB2	NO
Hospital, Clinic, or Out-Patient Care	PB2	PB2	PB2	PB2	NO
Hotel, Motel, or Inn	NO	PB1,2	PB2	PB2	NO
Individual, Private Campsite	PB2	CEO	NO	NO	NO
Indoor Theater	NO	NO	PB2	PB2	NO
Industry or Manufacturing, Light	NO	PB1,2	PB2	PB2	PB2
Junkyard	NO	PB1,2,3	NO	NO	NO
Kennel or Stable	NO	PB2	NO	NO	NO
Library or Museum	PB2	PB2	PB2	PB2	NO
Mineral Exploration	NO	PB2	PB2	PB2	PB2
Mineral Extraction	NO	PB2	PB2	PB2	PB2
Mineral Storage	PB2	CEO	CEO	CEO	PB2
Mobile Home Park	PB2,8	PB1,2,8	NO	NO	NO
Neighborhood Convenience Store	NO	PB2	PB2	PB2	NO
Nursery School	PB2	PB2	NO	NO	NO
Parking Lot	YES	YES	YES	YES	YES
Pre-School	PB2	PB2	NO	NO	NO
Private or Semi-Public Club	PB2	PB2	PB2	PB2	NO
Professional Office	PB2	PB2	PB2	PB2	PB2
Public or Private School	PB2	PB2	PB2	PB2	NO
Public Utility Facility	PB2	PB2	PB2	PB2	PB2

Use	Residential R	Rural Farm RF	Commercial C	Highway Oriented HO	Industrial I
Publishing/Printing	NO	PB2	PB2	PB2	PB2
Recycling Collection Point	CEO	CEO	CEO	CEO	CEO
Residential Cluster Development	PB2,4,8	PB2,4,8	NO	NO	NO
Restaurant	PB2	PB1,2	PB2	PB2	NO
Retail Business	NO	NO	PB2	PB2	PB2
Sawmill	NO	PB2,5	NO	PB2	PB2
Septage Spreading and/or Storage	NO	PB2	NO	NO	NO
Service Business	NO	NO	PB2	PB2	PB2
Service Business	NO	NO	PB2	PB2	PB2
Shopping Center	NO	NO	PB2,8	PB2,8	NO
Sludge Spreading and/or Storage	NO	PB2	PB2	PB2	PB2
Swimming Pool	CEO	CEO	PB	PB	NO
Trucking Distribution Terminal	NO	PB1,2	NO	PB2	PB2
Veterinary Hospital	NO	PB1,2	PB2	PB2	NO
Warehouse	NO	CEO	PB2	PB2	PB2
Wholesale Business	NO	NO	PB2	PB2	PB2
Use Similar to Allowed Use	YES	YES	YES	YES	YES
Use Similar to Prohibited Use	NO	NO	NO	NO	NO
Use Similar to Use Requiring CEO Review and Permit	CEO	CEO	CEO	CEO	CEO
Use Similar to Use Requiring Planning Board Review and CEO Permit	PB2	PB2	PB2	PB2	PB2
Structure Accessory to Permitted Use	CEO	CEO	CEO	CEO	CEO
KEY:					
1 Must be within 1500' of the designated growth area.					
2 Requires Site Design Review by Planning Board.					
3 Annual permit and fee required. Permit shall be issued by the Planning Board. Fee shall be collected by Town Clerk.					
4 Requires parcels to be ten (10) acres or more.					
5 Commercial and light industrial uses may be allowed upon proof by the applicant that the use is a Natural Resource Based Use as defined herein.					
6 Permit required for non-commercial farm animal raising.					
8 Requires subdivision review by Planning Board if three (3) or more lots or units are proposed.					
9 A CEO permit is required if more than 10 cubic yards is moved or filled in shoreland areas as defined.					

Subdivision Ordinance

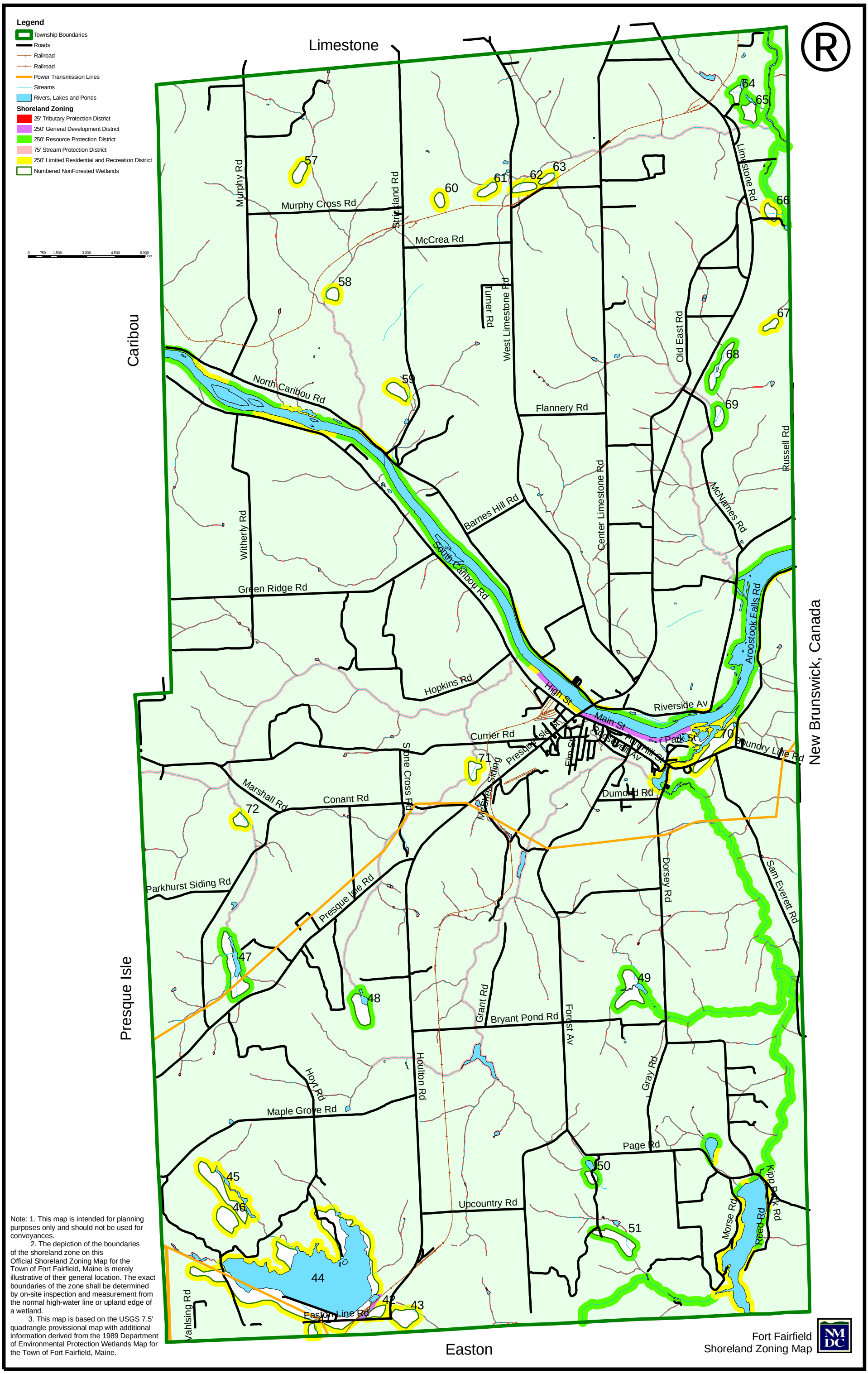
Fort Fairfield also has a stand alone subdivision ordinance. This ordinance uses definitions from the townwide zoning ordinance and is in need of updating. The ordinance closely follows the state's model but also contains standards for clustering. In addition, there are performance guarantees required of the developer.

Shoreland Zoning

Fort Fairfield's Shoreland Zoning Ordinance was adopted by the town's legislative body in 2000 and subsequently approved by the Maine Department of Environmental Protection. Fort Fairfield adopted the floor area alternative, replacing the 30 percent rule. This amendment was also approved by MDEP. The ordinance basically follows the State's minimum guidelines and five (5) districts have been established including: Resource Protection, Limited Residential, General Development, Tributary Protection, and Stream Protection. The five districts are also officially identified on the Town's Official Shoreland Zoning map. The zones are as follows:

- **Resource Protection**: Areas where development would jeopardize significant natural, scenic, recreational and historic resources, including but not limited to flood plains, precipitous slopes, wildlife habitat, and other areas critical to the ecology of the region or state.
- **Limited Residential**: Areas suitable for residential and recreational development.
- **General Development**: Areas of two or more acres devoted to commercial, residential, or recreational activities or a mix of both including but not limited to transportation rights-of-way, utility rights of way, areas devoted to retail trade of service activities, agricultural uses, and residential development.
- **Stream Protection**: This district generally includes areas within 100 feet of streams.
- **Tributary protection**: This district generally included areas within 25 feet of the tributaries of the Aroostook River.

Shoreland Zoning waterbodies listed in the ordinance within the Town include: Libby Brook, Monson Pond, Aroostook River, Noyes Brook, Goodrich Brook, Cloney Brook, Webster Brook, Limestone Stream, McDonald Brook, Gray Brook, Hockenhull Brook, Everett Brook, Page Pond, Nadeau Pond, Mill Brook, Pattee Brook, Conant Brook, Ginn Brook, Christina Reservoir, Bishop Pond, and Tuttle Pond. Town officials do not feel the need to update this ordinance at this time.



Note: 1. This map is intended for planning purposes only and should not be used for conveyances.

2. The depiction of the boundaries of the shoreland zone on this Official Shoreland Zoning Map for the Town of Fort Fairfield, Maine is merely illustrative of their general location. The exact boundaries of the zone shall be determined by on-site inspection and measurement from the normal high-water line or upland edge of a wetland.

3. This map is based on the USGS 7.5' quadrangle provisional map with additional information derived from the 1989 Department of Environmental Protection Wetlands Map for the Town of Fort Fairfield, Maine.

Fort Fairfield
Shoreland Zoning Map

Floodplain Management Ordinance

Fort Fairfield adopted a new Floodplain Management Ordinance in 2002. This ordinance contains all of the most recent updates required by the National Flood Insurance Program (NFIP). It should be noted however, that even though a flood control structure was built to protect the downtown, that area is still considered a flood hazard area. Should the dike fail, floods can occur in that area and actually be more damaging than before. Town officials should continue to encourage residents and businesses in the area to maintain flood insurance.

Urban Area Land Use

The following picture is representative of Fort Fairfield's downtown in 2003. This picture is looking west towards the business district and shows the mixture of retail and service uses. This area is where nearly all of Fort Fairfield's commercial and retail establishments are located. Most of the development is two story commercial developments with offices or apartments located on the second floor of buildings.

Residential Land Uses

Located behind and around the downtown area, there are several residential neighborhoods. These neighborhoods contain tree lined narrow winding streets. Few have sidewalks but traffic travels at approximately 25 mph or less. Most of the lots are small, less than 1 acre, and are

served by public water and sewer. In many cases, residents can walk to school and the downtown area. The following picture is representative of many of Fort Fairfield's residential neighborhoods.

There are also older larger homes located along Main Street. These homes are well maintained and oftentimes of local and national historic significance.

Rural Land Uses

Areas outside of Fort Fairfield's downtown can be characterized by gently rolling hills interspersed with active farms and single family houses. Larger lot sizes are required as this area is outside of the utilities district boundaries and houses require on-site septic and water.

There is a significant amount of agricultural land that is being actively farmed for potatoes, broccoli, or other crops. As with many other communities in northern Maine, housing units are being constructed in rural areas at an increasing rate. As new development occurs, conflicts between the two uses can develop. The agricultural community needs to be aware that as new residents move into town and seek the rural experience, they may not be as tolerant of spraying and noise as in the past. Likewise, as residents move out "into the country", they also need to be aware that these land uses do occur and are important to the local and regional economy. The following picture shows a typical rural landscape in Fort Fairfield. It is located off of Route 1-A looking toward the Caribou town line.

Fort Fairfield Existing Land Uses

The following table and associated map at the end of this section illustrates the existing land uses in Fort Fairfield as of September 2003. Where there was multiple land uses on a particular lot,

all land uses were tabulated. **Therefore, there will be more total land uses than there are total lots** (e.g., store with an upstairs apartment, residence with a farm or woodlot, etc.). The land use categories are:

Residential - The residential category includes all areas in use for residential purposes. This includes single-family, two-family, multi-family, and mobile homes.

Commercial - The commercial category includes retail businesses and services.

Industrial - The industrial category includes land devoted to railroads, warehouses, shipping facilities, and food processing.

Public - The public category includes churches, parks, recreation areas, cemeteries, and public buildings.

Agricultural - Land used for production of food and fiber (e.g., potatoes, oats, peas, broccoli, hay, etc.,) or for the pasturing / feeding of livestock.

According to a Geographic Information System (GIS) database developed with Fort Fairfield's new digital parcel information, there are 2,241 lots of record as of September 2003. It should be noted that there certainly are lots that exhibit several different land uses and these figures should be used only as a reference tool due to the nature of the survey and because the survey deals with land uses on the lot and not the number of units.

Fort Fairfield Land Uses, 2003

Land Use	Number of Lots	Percent of Type
Residential	1,470	65.6
Commercial	120	5.4
Agriculture	481	21.5
Public	142	6.3
Industrial	26	0.04
Total Uses	**2,241**	**100**

Source: Fort Fairfield Tax Map & Assessment records, 2003

Residential land uses comprise 65.6 percent of the lots in Fort Fairfield followed by Agriculture (21.5%) and Public at 6.3 percent. It should be noted that while residential uses comprise the greatest percentage of lots in Town, agricultural uses make up the most acreages. Public land use in Fort Fairfield is comprised of recreational areas, town offices, town garages, cemeteries, historic buildings, schools, churches, and a museum.

An analysis of the land use shows that most residential lots are small and situated within the downtown area. The remaining residential lots are scattered throughout the town. While these scattered lots presently do not pose a major problem in terms of municipal services, town officials may wish to carefully watch where new development occurs and plan accordingly.

Building Permit Activity

Fort Fairfield's permit activity has remained relatively stable since 1998. In total, 240 building permits have been issued with an estimated assessed value of $4,894,092. There has been a mix

of residential, commercial, and industrial activity which has brought significant increases in property taxes to the town. The following chart documents building permit activity for the period 1998 through 2002.

Fort Fairfield Building Permit Activity 1998-2002

Activity	1998	Value	1999	Value	2000	Value	2001	Value	2002	Value
New										
Single Family	2	76,000	5	408,000	5	228,000	4	395,000	5	440,000
Camps	0	0	2	6,000	1	6,000	0	0	0	0
Pool	0	0	0	0	1	10,000	1	5,000	0	0
Garages/Sheds	14	32,700	18	108,800	10	64,700	16	121,600	23	155,100
Commercial	1	618,000	2	279,000	0	0	1	200,000	4	523,000
Alterations										
Single family	9	20,518	14	52,000	12	250,334	15	141,200	19	44,700
Multi-Family	0	0	0	0	0	0	1	40,000	1	12,000
Comm/Ind.	1	221,000	0	0	1	92,000	3	185,000	1	30,000
Mobile Homes	9	99,500	7	126,000	6	148.000	2	54,000	2	5,100
Demolition	10	(164,500)	5	(43,860)	2	(18,000)	3	(33,300)	4	(62,400)
Total	**46**	**903,218**	**51**	**936,840**	**38**	**798,034**	**46**	**1,108,500**	**59**	**1,147,500**

Source: Town of Fort Fairfield, 2003

The map entitled "Recent Development" at the end of this section shows where new residential and commercial construction has occurred during the past five years. This map shows new development has occurred town wide with no real pattern of development. It should also be noted that most of the development was on a lot by lot basis and not associated with subdivisions or planned unit development. Nearly 82 percent of the new construction has occurred in rural areas of the community. According to building permit records, 6 new mobile homes have moved into the Growth Area. Town officials, in the proposed land use plan, will need to develop infill strategies that begin to direct a portion of that growth back into appropriate areas.

Access Management

In May 2000, the 119th Maine Legislature enacted P.L. 1999, ch. 676, An Act to Ensure Cost Effective and Safe Highways in the State. This legislation directed the Maine Department of Transportation (MDOT) to draft rules and regulations for the design of driveways and entrances on state and state aid highways.· This legislation required that the Legislature review and approve the portions of these rules applicable to arterial highways. For the first time, there are now a finite number of new curb cuts that can be constructed along state routes. While these new regulations do not require landowners to give up existing driveways, they do regulate new residential and commercial entranceways and driveways. Those wishing to build along state routes now must also obtain a permit from MDOT office in Presque Isle.

Fort Fairfield does not have access management standards in its ordinance. Town officials should consider the inclusion of standards within their ordinances (especially subdivision and site design review) or consider the development of some form of corridor management plan for Route 1-A, at a minimum, that details what can or cannot be constructed along the route and develops build-out scenarios.

Aroostook County Transportation Study

The Maine Department of Transportation is in the process of completing the Aroostook County Transportation Study which is looking at constructing a controlled access highway from southern Aroostook to the St. John Valley. It is arguably one of the largest transportation related projects in the state at the present time. However, at the time of the writing of this plan, the two preferred corridors are not located in Fort Fairfield but will be located just to the west in Caribou. Town officials should monitor carefully which corridor is selected and determine the potential impacts to more rural areas of town, especially those near the Caribou town line. For example, Route 161 may become a more preferable location for commercial development yet public infrastructure is not planned for or may not be desired to be extended along that corridor. Another question might be how would increased heavy truck traffic impact the residential development that has occurred along that corridor.

Water Quality Issues

As stated in the Natural Resources section, Fort Fairfield has three (3) water quality limited lakes or streams; Monson Pond, Christina Reservoir, and Everett Brook. Monson Pond and Christina Reservoir do not meet attainment for their classification due to algae blooms while Everett Brook had low dissolved oxygen levels. In the case of the two ponds, many of the algae blooms can be attributed to non-point source pollution from road, agriculture, and residential land uses. Town officials should work with the landowners, Natural Resource Conservation Service, Central Aroostook Soil and Water Conservation District, and the Maine Department of Environmental Protection to implement and utilize best management practices in those watersheds to reduce the risk of runoff and erosion. Town officials may also wish to consider completing a watershed survey of Monson Pond to determine how the various land uses are impacting water quality.

In the case of Everett Brook, low dissolved oxygen is indicative of some form of biological demand. Town officials may wish to complete a sanitary survey to determine if sewage is present in this waterbody.

Land Use Analysis

Fort Fairfield has an attractive future as a place to work, for quality of life it has to offer, and for recreation and leisure-time activities. The Town contains a downtown area, developed residential and industrial areas that surround the downtown, and large outlying areas that have retained much of their rural character, despite the current residential development pressures. The maps of current land uses in Fort Fairfield and the information about development pressures allows the municipality to effectively maintain existing land uses and prepare and plan for future land uses by prioritizing those areas of the community which are best suited for residential, commercial, industrial, agricultural, and public uses. The Town has also identified other areas where little or no growth should be encouraged, such as areas unserviced and unserviceable by water and sewer, prime forest lands, prime agricultural lands, wetlands, areas of endangered natural resources, aquifers, etc. The present zoning ordinance attempts to direct development in

those areas in which they are suitable, and will be updated following the release of the Plan to more closely promote those newly identified Town goals.

Only a small portion of the available land town wide has been developed in Fort Fairfield and there is ample land available for additional growth. As stated previously, 82 percent of the new development in the past 5 years has occurred outside of the designated Growth Area in Fort Fairfield. Therefore, it is important to target future growth back into this specific area which has been determined in a previous comprehensive plan to be able to accommodate development. Increased development in the rural areas can put pressure on existing agricultural land. This type of development could also eventually lead to added expenses for the Town in terms of utilities, public facilities and services, and busing costs. Therefore, the Town should do what it can to promote development near the existing urban core.

Fort Fairfield has three (3) non-attainment water bodies. Two of those water bodies have annual algae blooms that can be directly attributed to land uses in their watershed. Town officials need to look at how land uses in these watersheds are impacting water quality.

Commercial and industrial development pressure has occurred in appropriate areas of town, particularly along Route 1-A and Route 161. This commercial development is occurring almost exclusively along the main highway, with little depth of development since access roads are not provided behind existing frontage. In addition, commercial lots are necessarily large since no public water and sewer are available and on-site systems must be provided. The combination of development along the main highway and large lots has the potential of creating a low-density commercial strip leading from the developed area of the Town, south towards Presque Isle. This sprawl is inefficient, creates traffic hazards, and attracts some shoppers out of the downtown area.

Town officials also may wish to consider monitoring the number of vacant commercial buildings in the downtown area, if resources allow in the future. A strong economic development plan that highlights the existing infrastructure and buildings could help promote the downtown area.

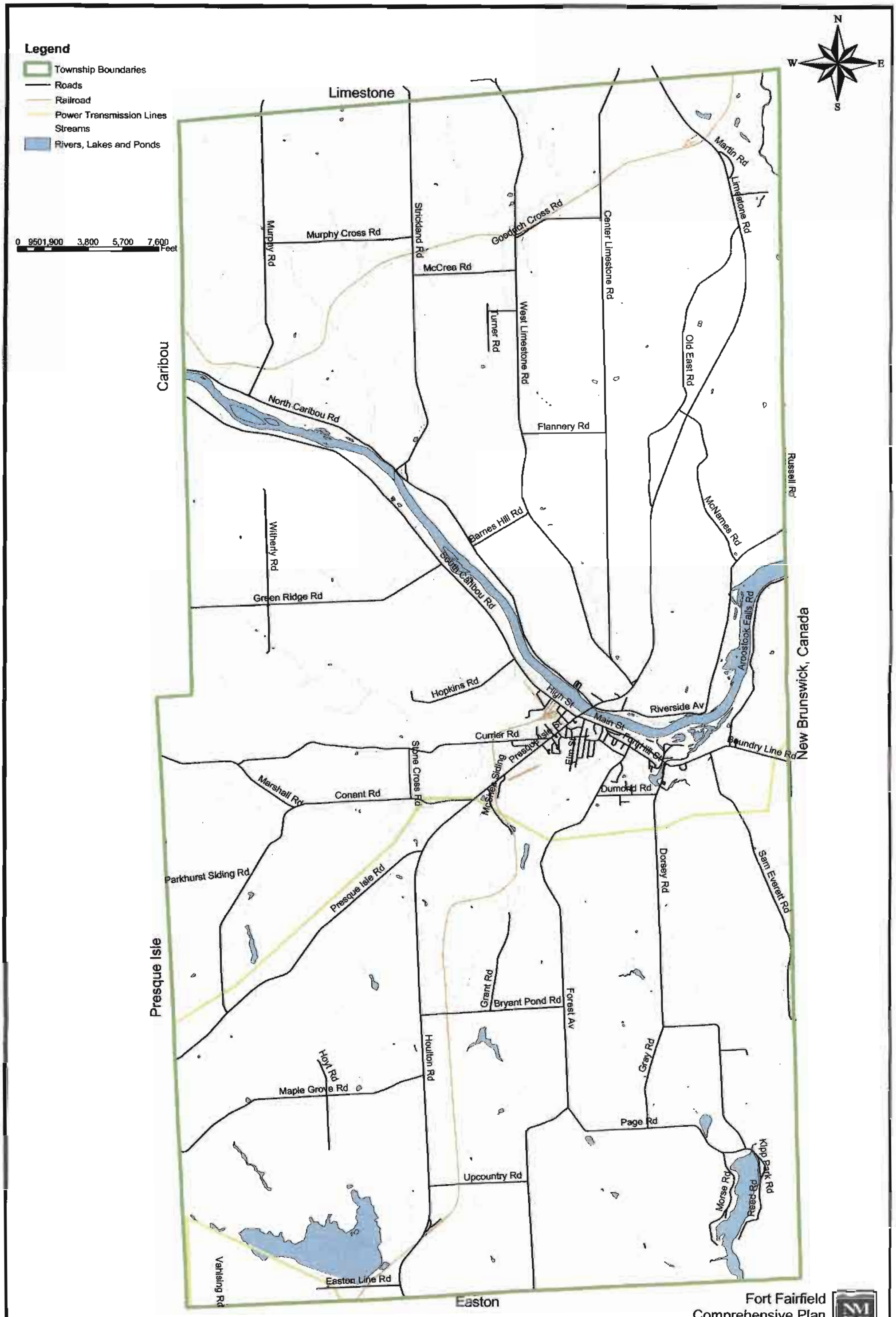
Fort Fairfield has a number of locational pluses, including its location near Canada and the Trans-Canada Highway, its location at the crossroads of Route 161, and Route 1-A and its location at a international border crossing. Fort Fairfield also is in the process of purchasing and updating rail facilities and is located near two airport facilities. As such, is an important transportation hub. Its development patterns may also be influenced by the creation of a new highway north from Houlton. The location of this highway, while not located directly in Fort Fairfield could affect land development patterns. The impacts of the project will depend on the configuration and location of the highway. Town officials should continue to monitor progress on this project and should be involved in its planning at every opportunity presented.

Residents and Town officials have an excellent opportunity to plan for the future through the preparation, adoption, and implementation of this Plan. Through preparation of the plan, residents must decide what they want their Town to look like in the next 10 to 20 years. There is a strong potential for growth in the rural area with the general movement of people out of the urban area. The Town should attempt to guide development to areas where public services can

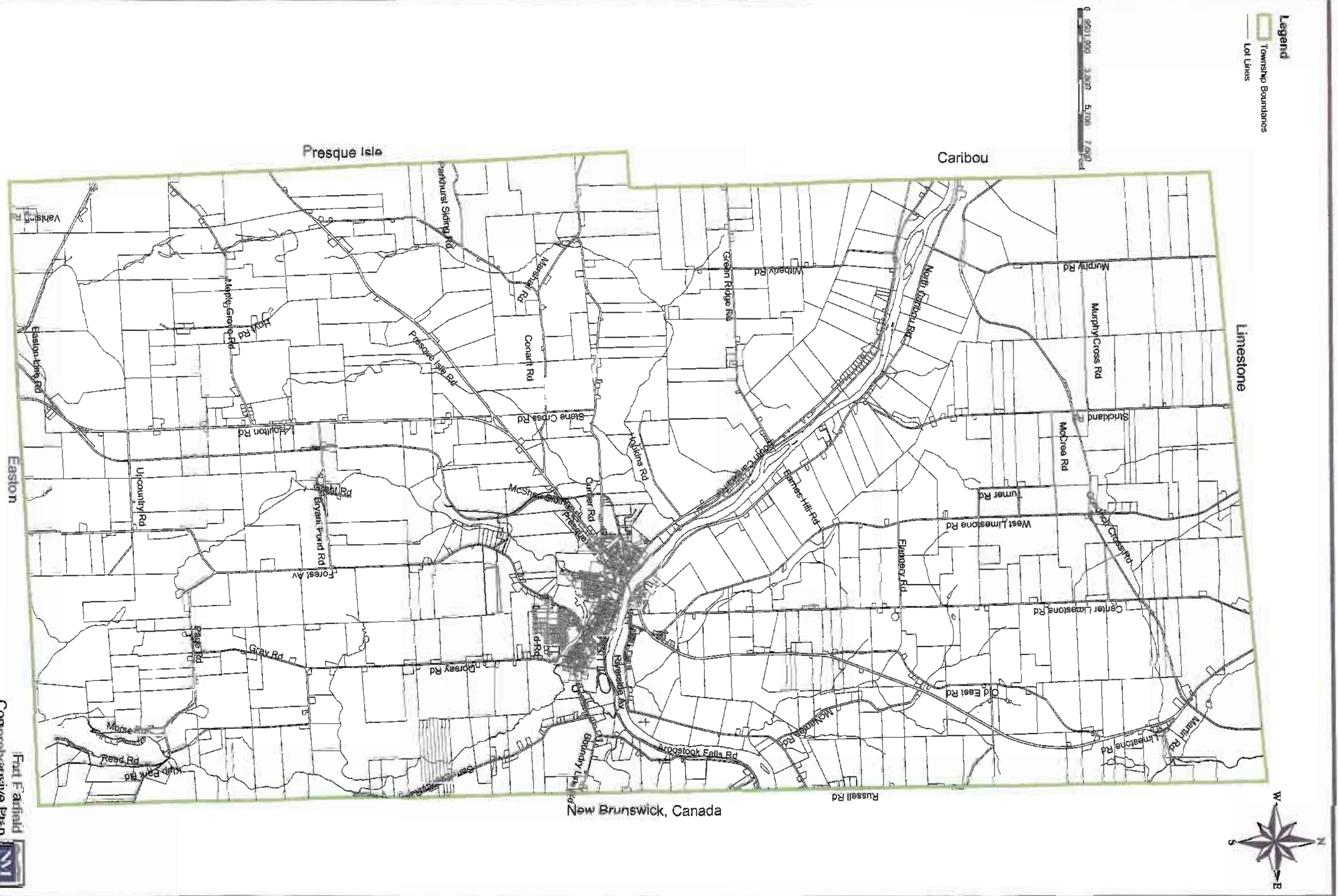
be provided to protect rural areas. A wise and thoughtful approach to zoning can protect rural land uses and help maintain the character of the Town.

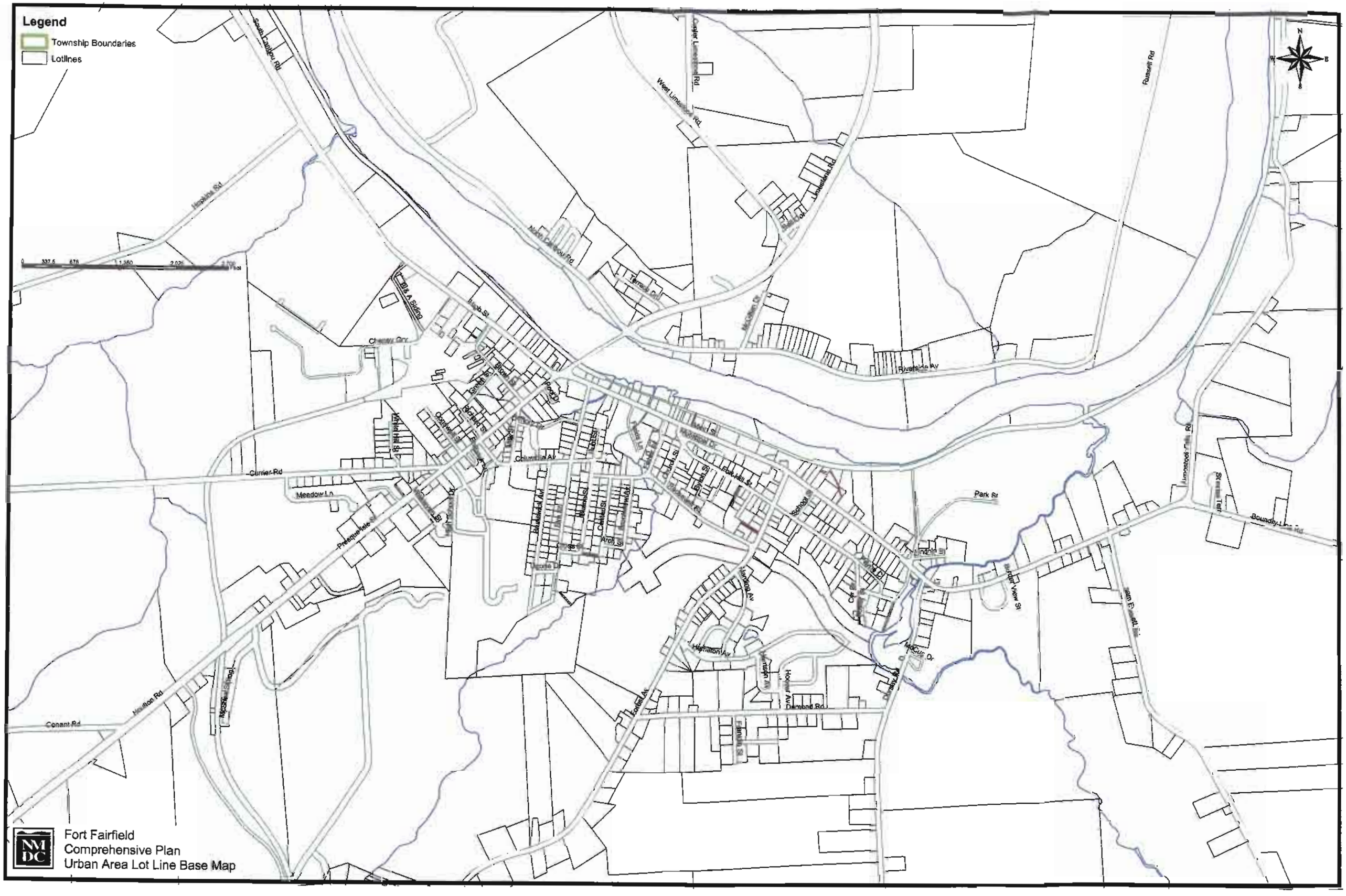
Town officials should also develop specific access management strategies and requirements as part of the zoning ordinance to help the community avoid additional traffic problems caused by uncontrolled strip development along major roadways.

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

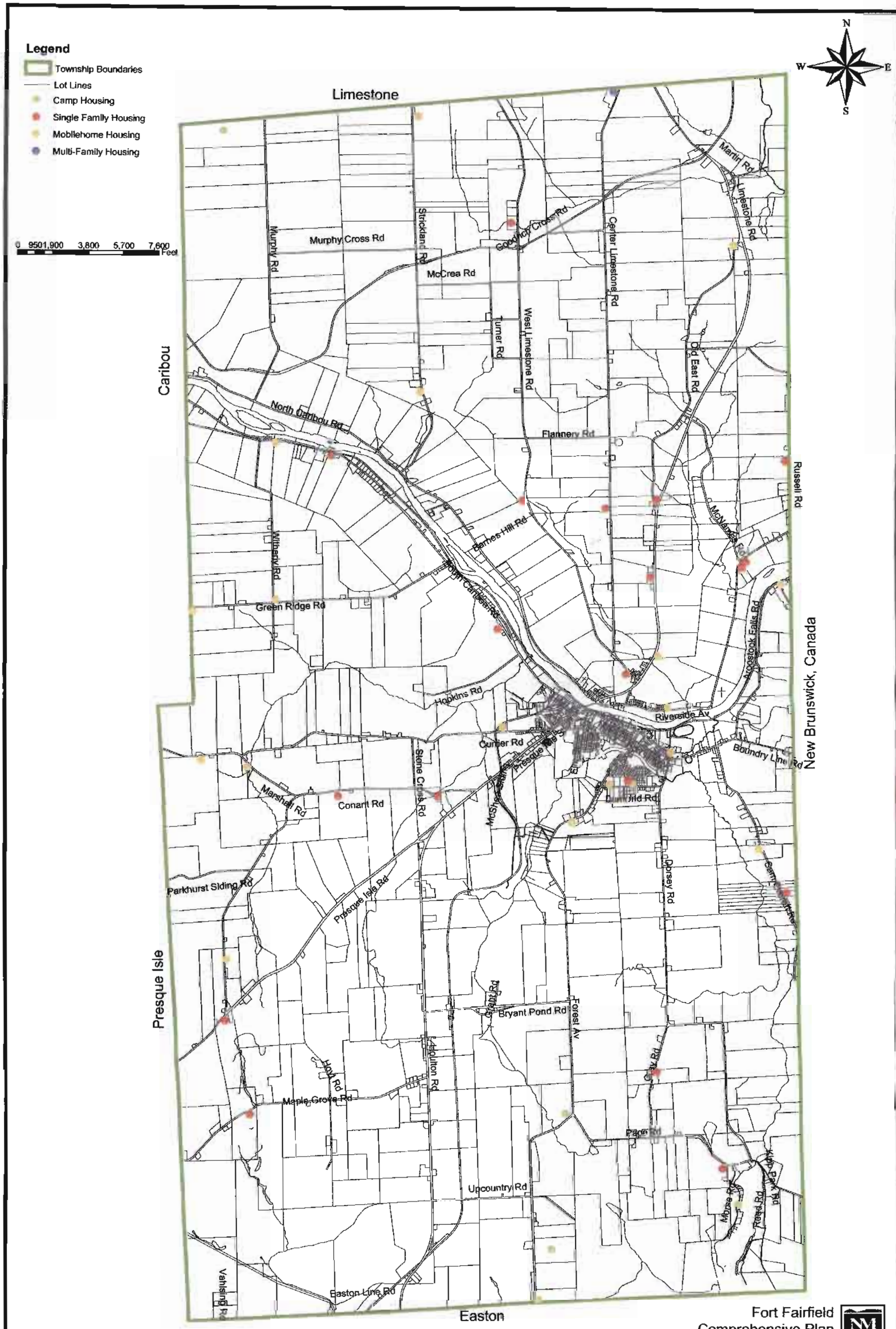


Fort Fairfield
Comprehensive Plan
Base Map

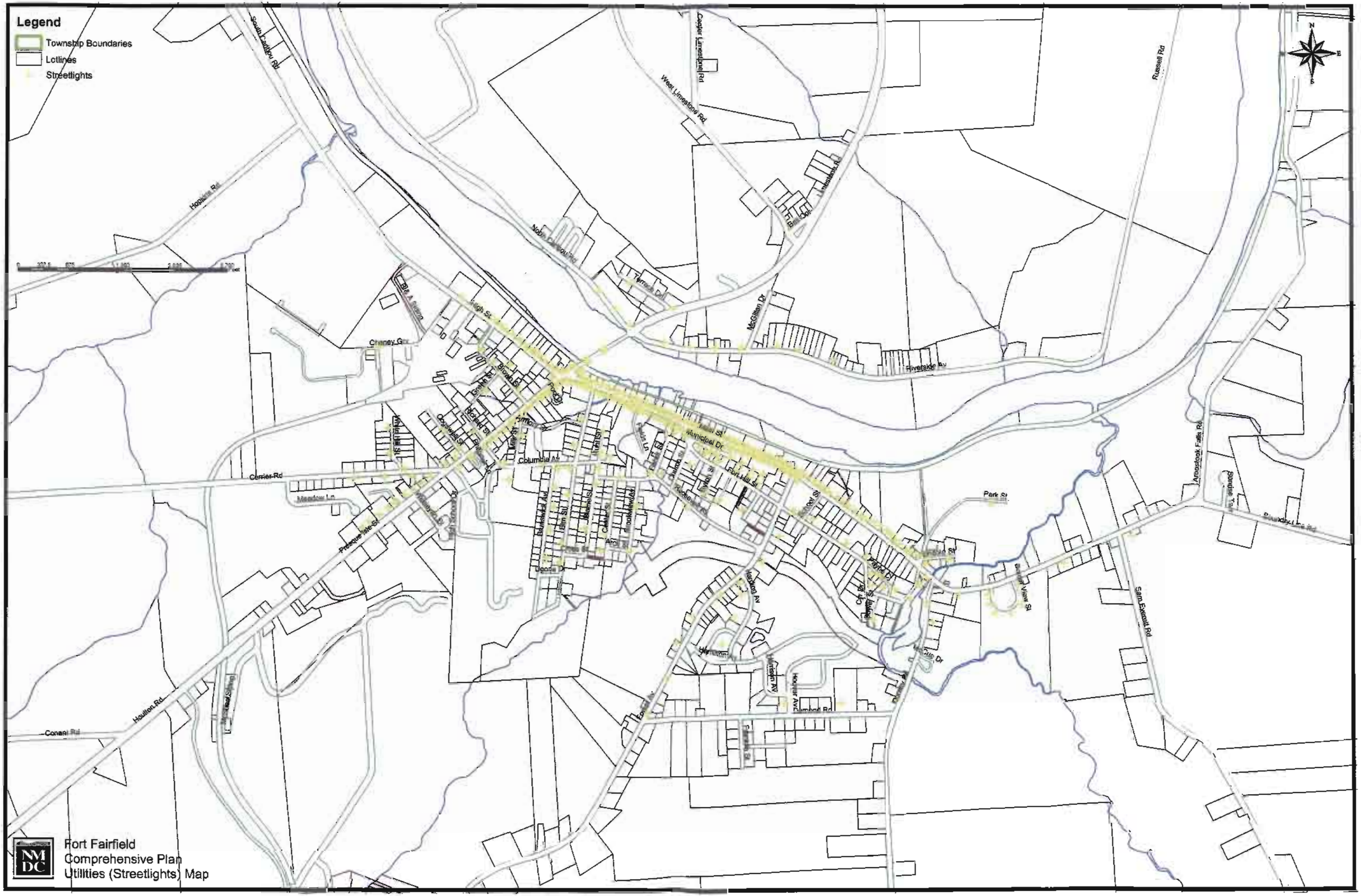

Legend
Township Boundaries
Lot Lines
0 950 1,900 3,800 5,700 7,600 Feet
Presque Isle
Caribou
Limestone
Easton
New Brunswick, Canada
Parkhurst Siding Rd
Valsint Rd
Maple Grove Rd
Hoyt Rd
Easton Line Rd
Presque Isle Rd
Marshall Rd
Conart Rd
Stone Cross Rd
Hopkins Rd
Green Ridge Rd
Wilbur Rd
North Gibbon Rd
Murphy Rd
Murphy Cross Rd
Stickland
McCrea Rd
Hamilton Rd
Upcountry Rd
Grant Rd
Bryant Pond Rd
McShane Siding Rd
Cunier Rd
Barnes Hill Rd
Turner Rd
West Limestone Rd
Flannery Rd
Holy Cross Rd
Forest Av
Center Limestone Rd
Page Rd
Gray Rd
Dorsey Rd
Riverside Av
Old East Rd
McNamee Rd
Boundary Line Rd
Aroostook Falls Rd
Limestone Rd
Marrt Rd
Morse Rd
Read Rd
Russell Rd
Fort Fairfield
Comprehensive Plan
Lot Line Base Map
N
W
E
S

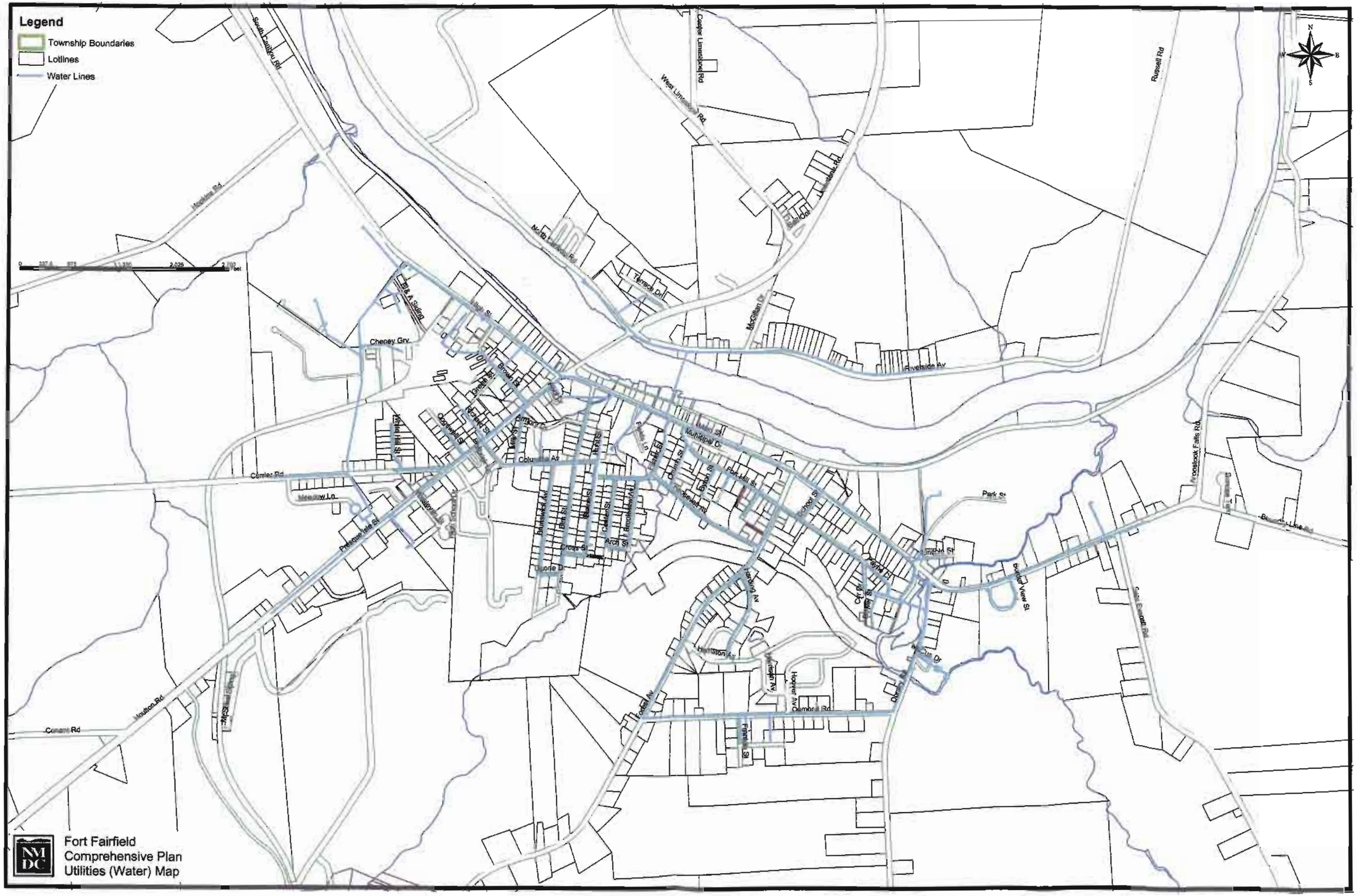


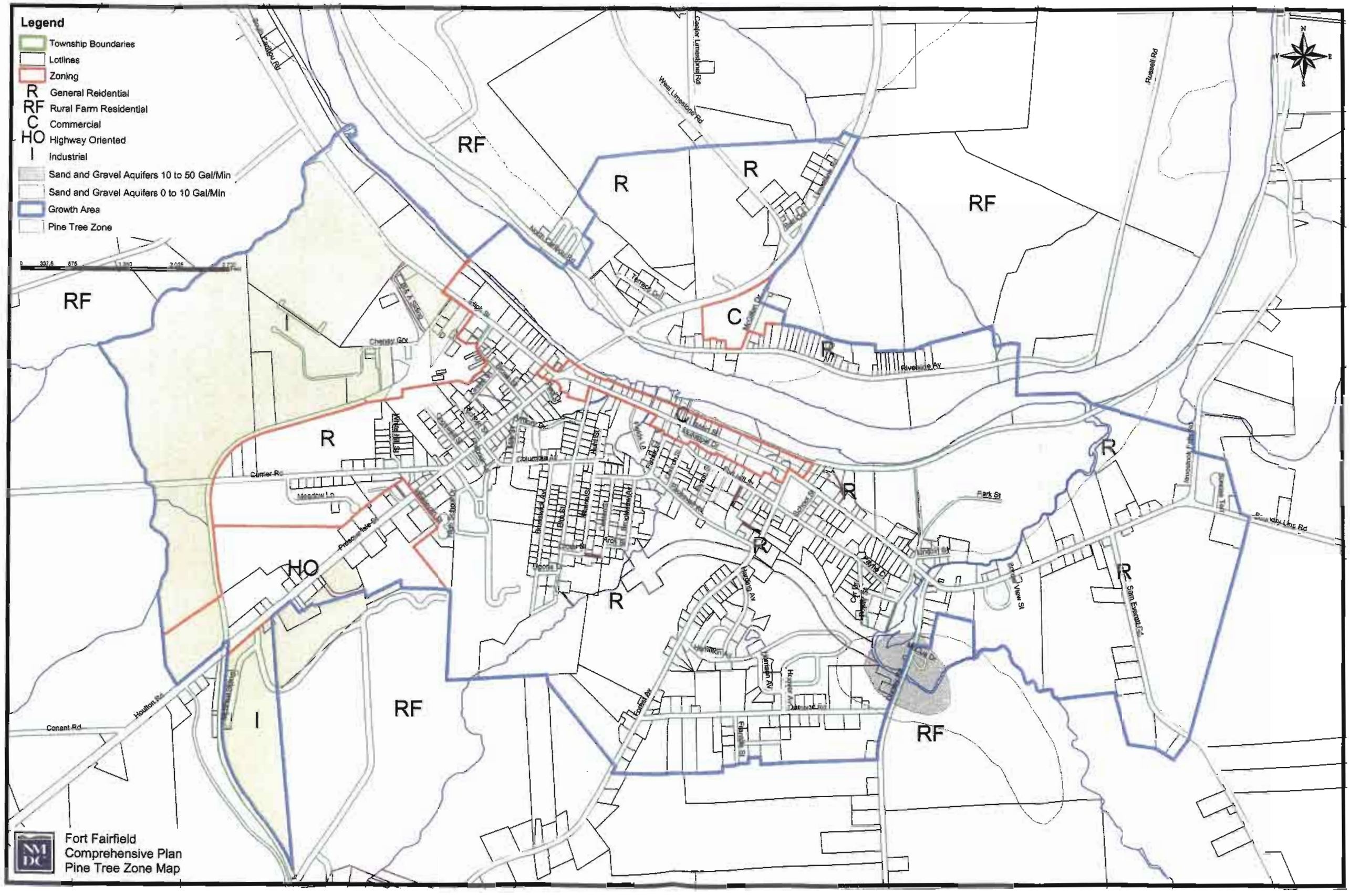
Fort Fairfield
Comprehensive Plan
Urban Area Lot Line Base Map

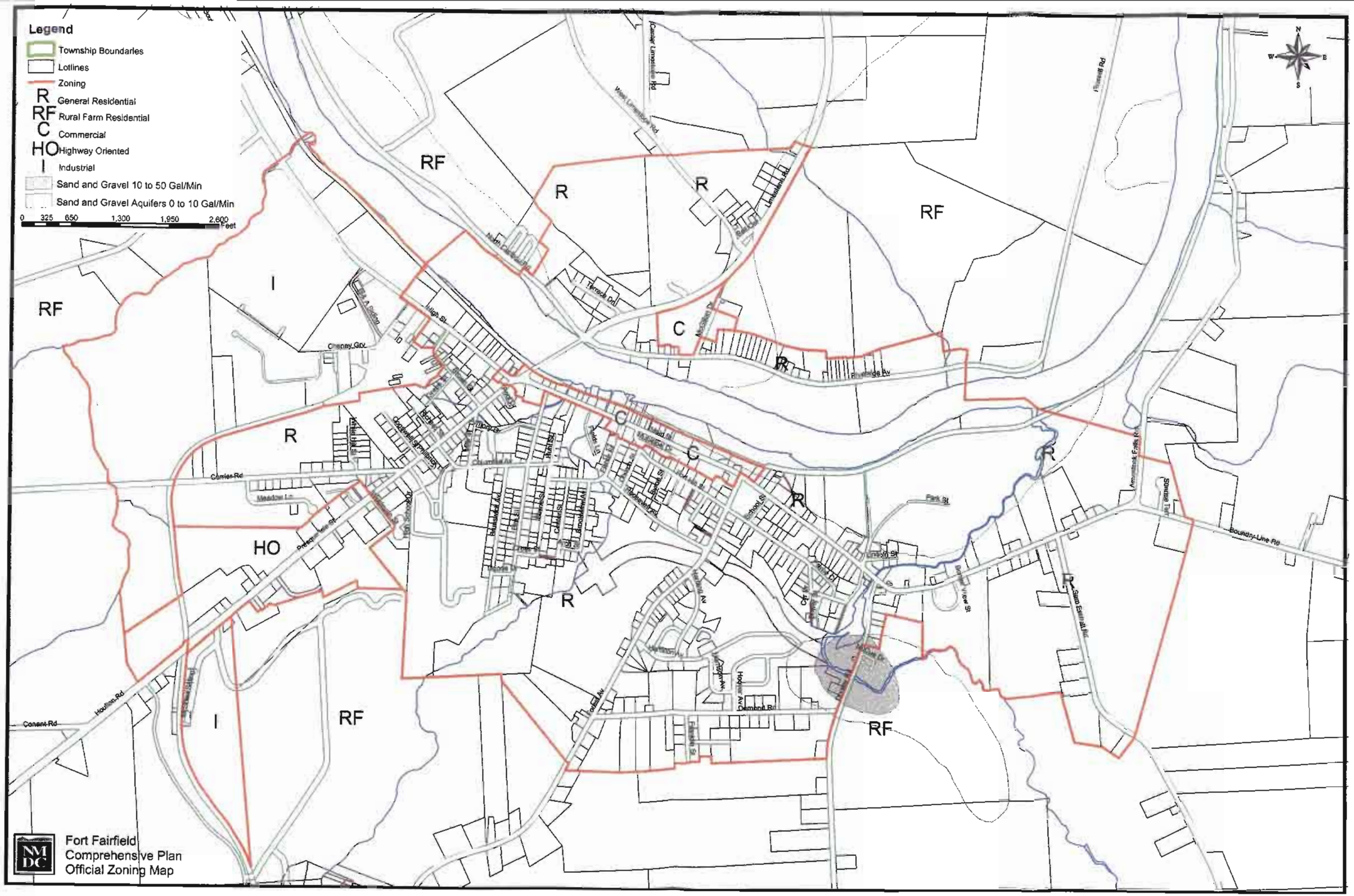


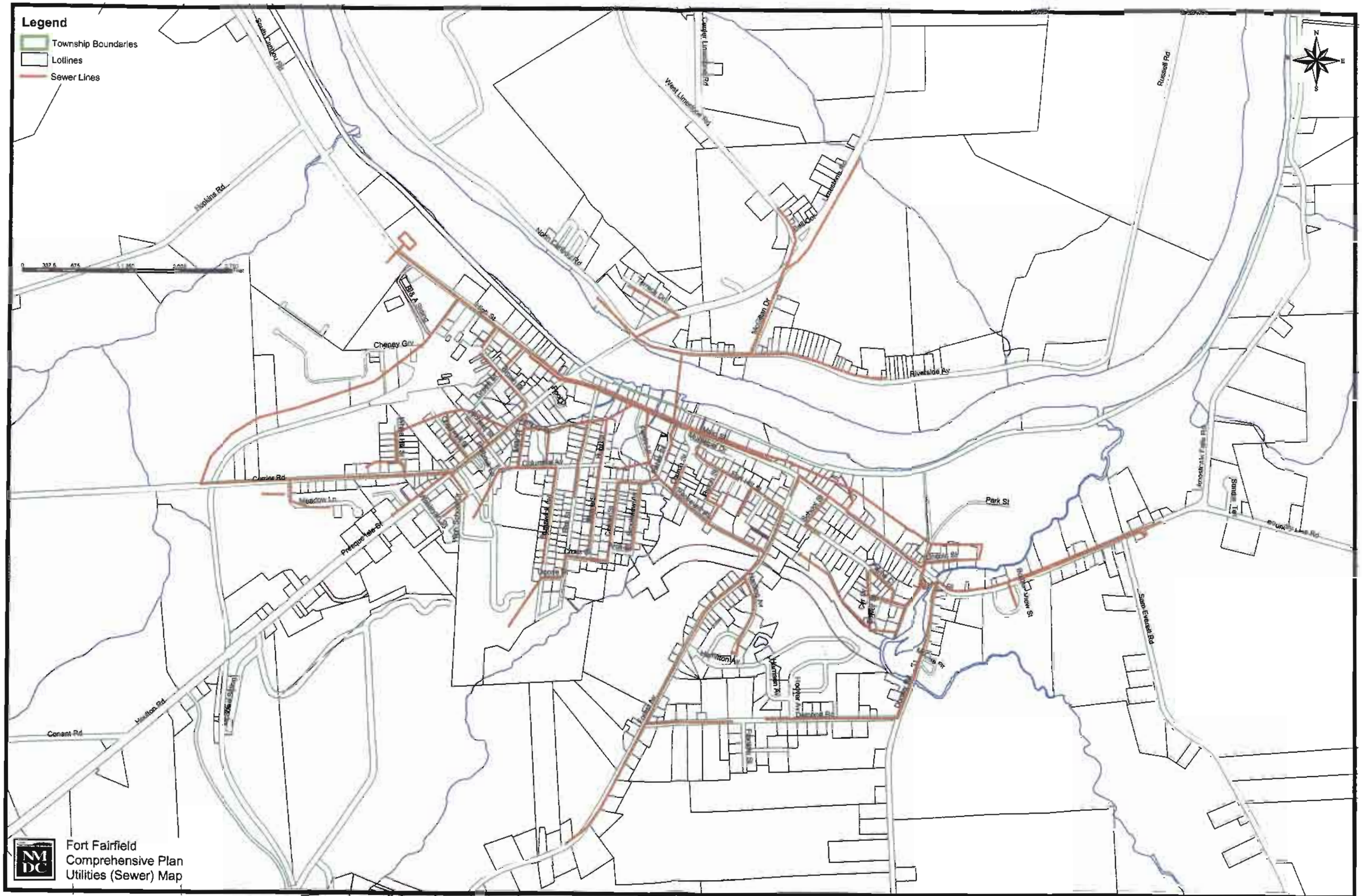
Fort Fairfield
Comprehensive Plan
Recent Development Map


Legend
Township Boundaries
Lotlines
Streetlights
South Caribou Rd
Hopkins Rd
Cooper Limestone Rd
West Limestone Rd
Russell Rd
Nobles Corner Rd
Terrace Ct
McGillan Dr
Riverside Av
Chaney Cir
High St
Broadway
Greenhill St
Pooley
Main St
Municipal Dr
Fort Hill St
Columbia Av
Carrier Rd
Meadow Ln
Prospect St
Prescque Isle St
Bunkwald Ad
Elm St
Maple St
Cemetery Ad
Brookside Ad
Upper Ln
Upper Rd
Upper St
Upper Ct
Park St
Aroostook Falls Rd
Sunset Ln
Boundary Line Rd
Sam Everett Rd
Houlton Rd
Conant Rd
Hodgdon Av
Hartley Av
Hodgdon Rd
Cumbert Rd
Fairfield St
Dunn Dr
Cyr Dr
Bayard St
Bayard Ln
Bayard Ln
Bayard Ln


Legend
Township Boundaries
Lotlines
Water Lines
South Danforth Rd
Hoskins Rd
Cooper Limestone Rd
West Limestone Rd
Russell Rd
North Limestone Rd
Terrace Dr
McGillan Dr
Riverside Av
B & A Siding
Cheney Gry
Main St
Brown St
Green St
Anthony St
Columbia Av
Cutler Rd
Meadow Ln
Presque Isle St
Mill Hill St
Dogwood St
Bluff St
Cross St
Arch St
Brookside Av
Dupont St
Municipal Dr
Park Hill St
Elm St
Church St
Park St
Harding Av
Hamilton Av
Houlton Rd
Conant Rd
Dalmond Rd
Fraser St
Boulder View St
Aroostook Falls Rd
Sam Everett Rd
Blueberry Line Rd
N
S
E
W
Fort Fairfield
Comprehensive Plan
Utilities (Water) Map


Legend
Township Boundaries
Lotlines
Zoning
R General Reidential
RF Rural Farm Residential
C Commercial
HO Highway Oriented
I Industrial
Sand and Gravel Aquifers 10 to 50 Gal/Min
Sand and Gravel Aquifers 0 to 10 Gal/Min
Growth Area
Pine Tree Zone
0 337.5 675 1,350 2,025 2,700 Feet
RF
R
C
HO
I
Cutler Rd
Houlton Rd
Conant Rd
Pudsey Hill Rd
Columbia Ave
Main St
Park St
Russell Rd
West Limestone Rd
Cayler Limestone Rd
Riverside Dr
Sam Everett Rd
Fort Fairfield
Comprehensive Plan
Pine Tree Zone Map


Legend
Township Boundaries
Lotlines
Zoning
R General Residential
RF Rural Farm Residential
C Commercial
HO Highway Oriented
I Industrial
Sand and Gravel 10 to 50 Gal/Min
Sand and Gravel Aquifers 0 to 10 Gal/Min
0 325 650 1,300 1,950 2,600 Feet
N
S
E
W
RF
R
C
I
HO
Fort Fairfield
Comprehensive Plan
Official Zoning Map


Legend
Township Boundaries
Lotlines
Sewer Lines
Hopkins Rd
South Caribou Rd
West Limestone Rd
Russell Rd
Riverside Av
Cheney Grv
Clarion Rd
Prescque Isle St
Park St
Sam Everett Rd
Hardon Rd
Conant Rd
Fort Fairfield
Comprehensive Plan
Utilities (Sewer) Map

Public Facilities and Services

The Public Facilities and Services section of the Comprehensive Plan includes an assessment of capital facilities and public services necessary to support future growth and development, to protect the environment, health, safety and welfare of the people of Fort Fairfield, and to explore the costs of these facilities and services.

The inventory of public facilities and services examines the facilities and services provided by the Town of Fort Fairfield. The inventory includes information describing the facility and geographical service area, the condition, usage, and capacity of the facility. In addition, if the facility or service is provided outside the Town limits, it will be included in this inventory. The inventory includes the following: water supply; sewage facilities; solid waste facilities; public safety; energy facilities; communications; health care; culture; education; recreation; cemeteries; and the general municipal administration and services.

Municipal Administration and Services

The administration of governmental affairs are more complicated today and time consuming than in the past. The administrators of local government affairs must be well informed regarding the wishes of the majority of townspeople for the Town. They must also be well informed about the details of numerous regional-state-federal assistance and regulatory programs, and have the time for necessary communication and follow through with program agency staffs. Fort Fairfield's Town affairs are handled through a five-member Town Council with a Town Manager to oversee the day to day operations of the Town.

Municipal Administration

The Town of Fort Fairfield maintains the following positions that provide services to the residents:

Position	**Elected (E) or Appointed (A)**	**Number Serving**	**Term of Office (years)**	Responsibilities
Town Council	E	5	3	Legislative Body of Town.

Position	**Elected (E) or Appointed (A)**	**Number Serving**	**Term of Office (years)**	Responsibilities
Town Manager	A	1	3	Responsible for the administration of the town government under the direction of the Council. Administers the personnel system for the town; directs and supervises the administration of all departments, offices, and agencies; attends all Council meetings; sees that all laws, provisions, and acts of the Council are executed; prepares and submits the annual budget, annual capital program, and annual financial and administrative reports to the Council; prepare and submit to the Council such reports; perform such duties as the Council may require and make such recommendations concerning the affairs of the Town; assist insofar as possible, the residents and taxpayers in discovering their lawful remedies in cases involving complaints of unfair vendor; administrative practices and the powers and responsibilities granted by State Law.

Position	**Elected (E) or Appointed (A)**	**Number Serving**	**Term of Office (years)**	Responsibilities
Town Clerk	A	1	1	Posting official notices and advertisements, the maintenance and preparation of official documents; the issuance of licenses and permits (such as hunting, fishing, marriage, and dog); recording various documents (death, births, marriage, burials); Registrar of Voters; supervision of the collection of excise tax; and the preparation of reports.
Tax Collector	A	1	1	Tax collecting, accounting and reporting for taxes received, placing liens, and billing.
Health Officer	A	1	3	Assessing, planning and providing needed services, investigating complaints of health related problems, coordinating investigations with appropriate Town officials, and maintaining records.
Code Enforcement Officer	A	1	1	Enforcement of municipal codes and other applicable state and federal ordinances; enforcement of rules and regulations and initiating legal action in relation to Town codes and ordinances; analysis of Town codes and ordinances and making revision suggestions to the Planning Board.
Planning Board	A	5 Regular 2Alternates	5	Facilitating and interpreting land use ordinances.
Board of Appeals	A	5 Regular 2Alternates	5	Hear appeals of the Town's ordinances.

Position	**Elected (E) or Appointed (A)**	**Number Serving**	**Term of Office (years)**	Responsibilities
Housing Authority Director	A	1	Indefinite	Administers Section 8 housing programs, Housing and Urban Development Housing Programs, and oversees the Housing Authority.
Recreation Director	A	1	Indefinite	Development, implementation, and administration of the Town's recreation program; planning department budget and the control of expenditures; promoting interest in the recreation program; the staffing and training of the department including permanent and seasonal employees; the preparation reports; maintenance of activity and attendance reports to be compiled for an annual report; directs the maintenance and upkeep of town parks, playgrounds, and recreation areas; prepares records of personnel and equipment needs; evaluates recreational needs, activities, and facilities and makes recommendations for changes; and prepares news releases and publicity for program activities.
Community Development Director	A	1	Indefinite	Maintaining liaisons with various state and federal agencies; coordinating projects with other agencies; monitoring project budgets; preparing grant proposals, applications, and contracts; preparing reports such as grant progress and performance, housing assistance plans, financial assessment, and project budget.

Position	**Elected (E) or Appointed (A)**	**Number Serving**	**Term of Office (years)**	Responsibilities
Tax Assessor	A	1	Indefinite	Inspection, preparation, and valuation of all personal and real property for tax billing each year.
Fire Chief	A	1	Indefinite	Training, administering and supervising of fire fighting and fire prevention activities; the maintaining and budgeting of all department equipment and property; the extinguishment of fire; the protection of life and property; removing of fire hazards within the town; and has the authority to assume command of all fire scenes.
Police Chief	A	1	Indefinite	Direction of subordinate officers, setting major policies, regulations, goals, and program priorities affecting the improvement of police functions and extending to training, assignment, supervision, and discipline of all members of the Department; prepares annual budget and allocation; attends meetings and seminars; plans and directs the development and supervises the maintenance of police records and statistics; and plans and supervises the enforcement of traffic and safety regulations and programs of crime prevention and detection. Fort Fairfield's Police Chief also performs patrols.

Position	**Elected (E) or Appointed (A)**	**Number Serving**	**Term of Office (years)**	Responsibilities
Public Works Director	A	1	Indefinite	Directing and coordinating the activities of the highway crew which includes maintaining roads, planning and funding current and long term road construction projects, culvert replacement, major road ditching, and winter sand and salt preparation.
Librarian	A	1	Indefinite	Planning, coordinating, and operating of all aspects of the library; formulating and implementing goals and objectives; oversees all procurements to the Library collection; develop new programs and activities for uses of the Library; organize staff and services necessary for operations; prepare and administer the budget; direct overall maintenance of the facilities; plan and coordinate cultural and educational programs with surrounding communities and the state; responsible for developing and overseeing all educational programming.
Fort Fairfield Utilities District	E	3	3	Oversee the operations and programs of the Fort Fairfield Utilities District.
Library Trustees	A	5	5	Oversee the operations and program of the Fort Fairfield Public Library.
SAD#20 Board	E	6	3	Overseeing the educational programs of SAD#20.

Position	Elected (E) or Appointed (A)	Number Serving	Term of Office (years)	Responsibilities
Housing Authority Board of Directors	A	7	5	Overseeing the operations and programs of the Fort Fairfield Housing Authority.
Plumbing Inspector	A	1	1	Reviewing plumbing plans and inspecting buildings and other structures for compliance to the State plumbing code, issuing permits, and investigating possible violations

Fort Fairfield, like many communities in Maine, is heavily dependent on the large amount of time volunteered by residents for local government. The above chart shows many of the boards and positions that the Town maintains. For example, a typical planning board member over the course of their Town's comprehensive planning process will have donated 75 to 80 hours in formal meeting time and another 150 to 175 hours in meeting preparation time (i.e. reading, reviewing or researching materials). Thus a community with a 5 member Planning Board is the beneficiary of over 1,100 hours of volunteer time over a typical two year period taken to develop a comprehensive plan.

The product of the tremendous time commitment of all Town volunteer boards and paid positions is a plan for and delivery of:

- The efficient delivery of public services,
- An efficient and well maintained transportation network,
- Compatible land use patterns of development that maintain or improve property values while conserving valuable prime farm and forestlands and other important natural resources,
- Potential economic development strategies to grow the local economy,
- Conservation of unique cultural and historical features/qualities that make the community special.
- Safe and affordable housing for its citizens, and
- Stability in property taxes.

Municipal Services

Municipal Building

The Fort Fairfield Municipal Building is located on Main Street and is in fair condition. The building houses the town manager, community development director, code enforcement, Project Impact, Fire Department, and Police Department. There is a meeting room and offices on the second floor with most of the day to day business being conducted on the first floor. The

building is accessible to those with disabilities. The building is open to the public from 9AM to 4:30PM daily.

Parks and Recreation

The Parks and Recreation Department employs two full-time employees and several seasonal/ part-time people. Volunteer coaches and program supervisors give their time to assist the department in providing the variety of programs available. The program relies nearly exclusively on local tax appropriations to support the program. Additional funding is provided from grants, registration fees, users fees and private sponsorship. The following is a list of programs available to the citizens of Fort Fairfield.

- Hershey Track and Field Soccer Camp Baseball/Softball Clinic
- Youth Soccer League Youth League Baseball Pee Wee Soccer
- Youth Baseball All-Star Team Youth Indoor Soccer Pee Wee Baseball
- Youth Indoor Soccer Babe Ruth Baseball Youth Soccer Tournament
- T-Ball Baseball Youth All-Star Soccer Team Junior Girls Softball
- Playground Program Senior Girls Softball Girl's Youth Basketball
- Adult Softball League Boy's Youth Basketball Coed Softball
- All-Star Basketball Teams Red Cross Swim Lessons Basketball Tournament
- Competitive Swim Team Youth Basketball Camp Public Swimming
- Hot Shot Basketball Swim Meet Foul Shooting Contest
- Tennis Lessons Adult 3 on 3 Basketball League Gymnastics Lessons
- 3 on 3 Basketball Tournament Gymnastics Camp Open Gymnasium Basketball
- Fitness and Weight Training Game Room Activities Adult Coed Volleyball
- Field Trips Youth Coed Volleyball Indoor Walking/ Jogging
- Karate Cross-Country Ski Race Ballet/Jazz Lessons
-

The Recreation Department maintains all municipal lawns and green spaces, municipal swimming pool, outdoor tennis/basketball courts, multipurpose ball field, Ken Reynolds Memorial Park, and the Recreation Center at the Fort Fairfield Armory.

Solid Waste and Recycling Facilities

Tri-Community Recycling and Sanitary Landfill is a regional association that provides municipal solid waste disposal and recycling services to its member municipalities. The facility, located in Fort Fairfield, is owned by the Towns of Fort Fairfield, Limestone, and the City of Caribou. In addition, thirty four (34) municipalities from throughout the region have contracted with Tri-Community to dispose of their solid waste.

There is also a regional recycling center and universal waste collection facility located at the landfill. The recycling center processes and markets all recyclable materials brought directly to the facility or collected through the drop-off igloos provided at satellite areas. Igloos are situated so that residents of the 34 municipalities can participate in the recycling program. The series of igloos accept newspaper, magazines, steel cans, colored #2 plastics, and natural #2 plastics and are serviced by Tri-Community staff. The cost of both disposal and recycling are included in the

yearly membership assessment with Tri-Community. The generators of both bulky waste and municipal solid waste are responsible for the cost of transporting the waste to the landfill. This is accomplished primarily through commercial haulers, except that bulky waste is more likely to be directly hauled to the facility by residents.

According to the landfill director, there is approximately 25 years of total landfill capacity at the site (2003). Presently, Tri-Community is constructing two new cells that will increase present landfill space by approximately 7 years. The 6.5 acre addition (each cell is approximately 3.25 acres) will be operational in October 2003. The director has planned a series of construction projects that will addition 7 years of landfill space per project.

Fort Fairfield Police Department

The Fort Fairfield Police Department is made up of 4 full-time and 9 reserve police officers. Two of the full-time officers are academy-trained. All reserves have completed the 40 hour per year training courses. All officers also must obtain 20 hours of additional training per year. The Fort Fairfield Police Department has formal mutual aid agreements with Limestone and Caribou as well as providing assistance in times of need to the Aroostook County Sheriffs Department and the Maine State Police. The Maine State Police provides contracted dispatch service to Fort Fairfield.

The Police Department is located in the Town Office on Main Street. The office is generally in poor condition and in need of major renovation work including new ceiling, walls, and flooring. Additionally, the Police Department has lost 2 office spaces and privacy issues are becoming a concern. There is also a need for a larger overall storage space for the department. Presently files are stored on the second floor of the town office. The fleet of cruisers is in good to excellent condition and a cruiser is replaced every two years.

According to the Chief, services are not adequate for current and projected needs of the community. The Department has lost a full time officer and a secretary. As of 2003, there are certain parts of the day when on-duty officers are on-call only. In addition, there is usually only a single officer on duty at any given time. Should a dangerous situation arise, this could place the officer and public at risk.

Fort Fairfield Fire Department

The Fort Fairfield Fire Department is located in the municipal building and provides fire protection service to the Town of Fort Fairfield. The Fort Fairfield Fire Department consists of 3 full-time employees (includes Chief), and 20 to 30 volunteers. Duties of the department include hazardous materials response, cold water rescue, confined space rescue, weapons of mass destruction response, and homeland security. Formal Mutual Aid agreements are in place with Caribou, Presque Isle, Limestone, and Loring. The department responds to approximately 110 calls annually.

Water is supplied in the urban area of town through 75 hydrants which is considered adequate for the current and projected uses. Outside of the urban area, any open water source can be utilized.

Project Impact

Fort Fairfield is a disaster resistant community and has been fortunate to fund a Project Impact Coordinator for the past three years. Project Impact is funded through the Federal Emergency Management Program and promotes advanced planning for possible emergencies or disasters. An Action Plan was developed after a series of meeting with local businesses and groups. This Action Plan lists three main components each with several goals. Town officials have worked towards implementing this plan and should continue to do so.

Public Works

The Fort Fairfield Public Works Department maintains 110 miles of Town roads and streets, the associated infrastructure, sidewalks, parking lots, three dams, and for the short term maintains the pumphouse at the flood control dike in the downtown. The Public Works Department also assists with the Maine Potato Blossom Festival and other events. The department is equipped with modern well-maintained equipment, necessary for keeping the roads and streets in good repair, as well as open for traffic during the winter months.

The Public Works Department is housed in a 26,000 square foot complex that is in fair condition. The building has a modern garage facility including offices, body shop, and vehicle maintenance bays but is in need of a new roof. The facility is fully heated and all of the snow removal equipment can be placed inside during the winter months. This helps both in the comfort of the employees and with equipment upkeep. In the long run, this type of maintenance prolongs the life expectancy of the equipment. The Public Works Department expects to purchase a grader, front end loader, and truck in the next three years. There are 10 employees making up the Public Works Department. The facility is adequate for current and projected uses.

The largest obstacle of the Public Works Department is lack of funding to maintain the present road infrastructure. The Public Works Director has completed a road inventory and developed a 10 year plan for maintenance. However, the Department receives $114,000 per year to complete projects. According to the Director, costs of maintaining the road are averaging approximately $30,000 per mile and in order to meet the 10 year plan the town will need to reconstruct 6 miles of road ($180,000) annually. The Director is working with the Community Development Director to identify and apply for funding to complete stormwater management projects.

Fort Fairfield Utilities District

The Fort Fairfield Utilities District was organized pursuant to the Private and Special Laws of the State of Maine in 1947, as subsequently amended. The District is quasi-municipal and provides sewer and water services to residential and commercial customers located within the urban area of Fort Fairfield, Maine. A Board of Trustees is appointed by the Fort Fairfield Town Council for staggered three-year terms to manage the District.

Water Treatment Plant

The District obtains its water supply from two sources, one is surface water from Pattee Brook and the second is ground water from a gravel-packed well on site at the treatment facility. The District maintains a filtration plant for treating the surface water, a pump station, and a maintenance facility along with transportation and excavation equipment. The water from both sources is chlorinated for disinfection and fluoride is added to help prevent tooth decay.

The filter plant is a conventional sand filtration along with coagulation and sedimentation. The distribution system consists of approximately 14 miles of pipe serving approximately 850 accounts, two of which are industrial accounts. The plant can produce two million gallons of potable water per day. At present we are treating an average of seven hundred-thousand gallons per day.

The system is adequate for current and projected uses. Presently the Utilities District is seeking solutions to replace the water storage tank with a 1 million gallon underground tank.

Wastewater Treatment Plant

The wastewater treatment plant is a secondary treatment system that is a biological process which consists of five rotating biological contactors (RBCs), two secondary clarifiers and two chlorine contact tanks. In 1994, there was an upgrade to the plant with the addition of a two million seven hundred-thousand gallon anaerobic reactor with a re-aeration tank used to treat the potato processing waste from Atlantic Custom Processors, LLC.

The plant is licensed for the following:

- Flows - .60 MGD (600,000 gallons/day)
- BOD - Monthly average of 750 lbs./day June to September
- TSS - Monthly average of 750 lbs./day
- BOD - Monthly average of 1383 lbs./day September to June
- TSS - Monthly average of 1383 lbs./day

The plant currently treats an average of 400,000 gallons per day serving approximately 800 sewer accounts. The lines and connections are in excellent condition as the district began reconstructing the system in the mid 1980s. According to the Utilities District manager, the plant is adequate for projected residential growth in Fort Fairfield. However, if additional industrial/commercial development were to take place, then increased treatment capacity will need to be constructed.

Private Water Supply

Areas outside of the Utility District boundaries rely solely on groundwater for drinking water. According to the Maine Department of Environmental Protection, there are no know areas of groundwater contamination outside of the Utilities District boundaries.

Septage Disposal

Septage from Fort Fairfield is disposed of at Tri-Community Landfill and Recycling Center. Presently, there are problems associated with the site as pH levels have exceeded MDEP's regulations. Tri-Community staff is working on solutions to eliminate these problems. Tri-Community has hired an engineering firm to design a dewatering system that will work effectively during the winter months. Once dewatered, the effluent will be taken to the Caribou Utilities District plant in Caribou and solids will be disposed of in the landfill. At the time of this writing, the engineering firm has not yet developed a design for the dewatering system.

Education

Fort Fairfield is part of Maine School Administrative District #20. MSAD #20 maintains programs in music, gifted and talented, special education, and athletics. School enrollments over the past three years have remained relatively stable. In 2000-01 enrollment district wide was 649 students and in the next two years, enrollments were 647 respectively. Figures for the 2003-04 school year were not available as of the writing of this section.

Fort Fairfield Elementary School

The Fort Fairfield Elementary School was built in 1991 and offers academic activities for Pre K-5 students. The Carl Robert Langley Memorial Library was dedicated in January 1999. The library contains many selections of books, which also include the Accelerated Reading Program. A fully equipped computer lab is used on a daily basis by K-5 students and before and after school. Book Fairs are held in November celebrating "National Children's Book Week" and in April celebrating "National Library Week". The building is in excellent condition and no major renovations are planned.

The Parent Teacher Organization works with parents & teachers to provide funding for projects not included in the school budget. This is done by planning fund raisers and activities. Some of the activities we do are: bake sales, movie night, ice cream social, and a family BBQ. All parents and teachers are members of the P.T.O.

Middle/High School

The Middle/ High School, located off of Main Street, was constructed in 1962 with the addition of the Middle School in 1998and a new superintendent's office in 2000. The building is in good condition with no major renovations planned. The building contains grades 6-12 in 22 classrooms and has capacity for approximately 700 students. The school is accessible to people with disabilities. The school contains a gymnasium, computer center, auditorium, a cafeteria, a food service kitchen, and a library with media center. Outdoor facilities include recreational fields, baseball diamonds, soccer fields, and parking areas. There are 31.5 teachers, a principal, assistant principal, 5 teacher aides (Tech 1), 4 cafeteria workers, a parent volunteer coordinator, librarian, and library aid working in the building.

Higher Education

There are three institution of higher learning within 15 miles of Fort Fairfield. These schools offer varied opportunities for post-secondary education and include: the University of Maine at Presque Isle, Husson College in Caribou, and the Northern Maine Community College in Presque Isle.

Fort Fairfield Public Library

Fort Fairfield Public Library was built in 1913 by R.J Noise of Augusta and is a Carnegie library. The library has a collection of approximately 28,000 books, movies, 50 periodicals, four newspapers, books on tape, and internet accessible computers available. The Fort Fairfield Public Library has an annual circulation of 20,000 items.

Since it was built, the library has undergone several changes. In 1993, an addition was added making the library handicapped accessible. When the new addition was added, there were computer outlets installed for two Internet accessible computers.

Public Services

Television

Fort Fairfield is served by WAGM-TV Channel 8 in Presque Isle with a 60,000 ERP video and 6,000 ERP audio. There are no exact viewer ship figures or estimates specifically for Fort Fairfield. WAGM's total service area includes: Houlton to the South with a microwave facility in Linneus; the St. John Valley in the North with translators in Allagash, St. Francis, St. John, and Madawaska; Western New Brunswick to the East; and the Ashland, Portage Lake, and Eagle Lake to the West. There are an estimated 31,100 homes in the service area.

Cable Television

Time Warner Cable provides a full range of cable program services and choices, including 40 channels. There are currently 9,842 subscribers in the entire service area. Time Warner Cable has expanded to include Vista Communications. No additional expansions to the service area or new viewing options are planned at this time.

Telecommunications

Telecommunication provided in the central Aroostook Area include:

- Wireless: Present technology and increasing competition makes wireless communication (weather satellite, radio/TV, cellular phone or paging) expandable to include the inter-exchange of multimedia information.
- Satellite: Direct satellite broadcast of information, for use by business and for entertainment is expanding rapidly. The ITV system in Maine makes it possible to "attend" meetings and take college courses anywhere in the state without leaving the Town.

- Cellular Phone/Paging - Two cellular phone systems are available, as are wireless paging systems.
- Land Lines: Again, present technology and increasing competition make land lines (whether fiber optic, coaxial, copper pair, or power) potentials for the exchange of information.
- Telephone/Facsimile: On single lines, facsimile (FAX) service is available at no extra charge. The customer supplies the equipment.
- Verizon presently has unlimited multimedia capacity. Consideration should be given as to where such service might be expanded in the area.
- Internet: (Cyberspace = The electronic ether where on-line communications takes place). Electronic access to the world...without the need to travel. There is presently available local telephone number, cable TV, and satellite access to the Internet.

Radio

There is one radio station located in Fort Fairfield and a number of stations that service the area. Radio stations in Canada can also be heard in Fort Fairfield and are both in English and French.

Newspapers

Fort Fairfield is serviced the Aroostook Republican, a weekly paper with news from Fort Fairfield and the central Aroostook area; one daily paper The Bangor Daily News; and two weekend papers The Bangor Daily News, Weekend Edition, and the Maine Sunday Telegram.

Telephone Service

Verizon services Fort Fairfield. Aroostook County is 100 percent digital meaning that touch tone is available should the customer so desire. Several inter-state long distance services are available in Fort Fairfield including: U.S. Sprint; AT&T, Telesphere Network Inc. (TEN); First Phone, TDX Systems Inc.; MCI; and Encore. Rates vary depending upon the serving company and the number of customers. Presently, Verizon's does not offer the full range of services as subscribers in southern and central Maine have, such as voice mail. Town officials should work with Verizon to upgrade its programs and services in northern Maine.

Verizon, the intra-state provider, recently finished digital switching to the area and can now provide an extensive, broad based array of standard and customized service. Current services include: call waiting; call forwarding; three way calling; and speed calling. There are four "phone smart" services available including: call return; caller id; repeat dialing; and call trace. In the future, banks will be able to better access data through a number of computer/modern enhancements. Law enforcement personnel will have immediate access to information on missing/wanted persons, stolen vehicles, and other criminal information through NYNEX Digipath 11 (DDS 11).

Electricity

Due to the deregulation of the energy industry, residents of the Town have a couple of options to purchase power. However, Maine Public Service provides service to the Town and is an investor

owned electric utility with a wholly-owned subsidiary, Maine and New Brunswick Electric Power Company, LTD. located in Tinker N.B. Together, the companies provide energy to more than 33,000 retail customers in a 3,600 square mile area. They have a system capacity of 154.3 Mega Watts.

Health Care Services

Fort Fairfield has a health care facility located in town, the Fort Fairfield Health Center which is part of the Aroostook Medical Center. Residents also have access to Cary Medical Center in Caribou and The Aroostook Medical Center in Presque Isle.

Community General Hospital

Community General Hospital provides inpatient psychiatric services, partial hospitalization of psychiatric patients and a speech and hearing center. Available services include a 15 bed psychiatric unit and intensive nonresidential outpatient services known as the New Roads Program. Electroconvulsive therapy (ECT) is a treatment alternative performed within Day Surgery at ARG division in Presque Isle, Maine. ECT may be performed outpatient or during the course of an inpatient stay.

Fort Fairfield Health Center

The Fort Fairfield Health Center joined Horizons in July 1996. Located on High Street, the center housed in a former nursing home has undergone extensive renovations. The health center provides a full range of family practice services including geriatrics, office gynecology, family planning, pediatrics, general medical and office surgical care, and sigmoidoscopy services. Additional services include free bimonthly childhood immunization clinics in conjunction with SAD #20; an annual free flu shot clinic in October, and a free cholesterol screening clinic each February.

The Aroostook Medical Center

TAMC is a fully accredited not-for-profit healthcare organization governed by a volunteer board of directors. The active medical staff currently consists of over 50 physicians, plus additional consulting and courtesy staff, as well as other healthcare practitioners. TAMC employs over 1000 people.

There are four main facilities affiliated with TAMC including: A.R. Gould Memorial Hospital in Presque Isle, Aroostook Health Center in Mars Hill, Community General Hospital in Fort Fairfield, and Aroostook Home Care Agency in Caribou. Crown Ambulance service provides prehospital emergency care coverage in Presque Isle, Mars Hill, Fort Fairfield, Limestone, and ten other surrounding communities. TAMC outreach services include the County Dialysis Center, County Physical Therapy, and the Women's Health Center, all located in Presque Isle.

Horizons Health Services centers include the Central Aroostook Health Center, Limestone Health Center, Washburn Regional Health Center, Fort Fairfield Health Center, Madawaska

Regional Health Center, Presque Isle Health Center, and Obstetrical/Gynecological and Nurse Midwifery Services. Aroostook Pediatrics, Pulmonary/Sleep Medicine Studies, Outpatient Psychiatric Services, Surgical Services, and our Occupational Health and Wellness Services are also provided through Horizons Health Services.

TAMC is fully accredited by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO). The laboratories are accredited by the College of American Pathologists and the blood bank is approved by the American Association of Blood Banks. TAMC's cancer treatment program is affiliated with the Dana Farber Cancer Institute in Boston, while the Gould campus also functions as a burn treatment center, the northern extension of the Pine Tree Foundation for Burn Treatment.

Crown Ambulance Service

Fort Fairfield is served for emergency purposes by the Crown Ambulance Service. Crown is a non-profit, municipally subsidized (multiple town), fee for service, ambulance service with both a paid and volunteer staff. Crown Ambulance is governed by The Aroostook Medical Center (TAMC) and provides service to the Central Aroostook area, as well as mutual aid agreements with Fort Kent (ASI- As Services Indicate), Madawaska, Van Buren, Caribou, Ashland, Houlton, Patten, and Island Falls. There is an Advisory Committee, made up of a representative from each community, established to assess the adequacy and needs of services. Service is accessed through a single EMS dedicated telephone number to an on duty crew at the communications center.

Crown Ambulance has four bases of operation and is licensed at the Paramedic level in Presque Isle, Mars Hill, and Fort Fairfield, and is permitted to the Paramedic level in Limestone. Licensing at this level means that a paramedic will respond on all emergency calls. Crown also provides a Maine EMS licensed Paramedic Interfacility Air Transfer Service that provides both emergency and non-emergency air transfer of patients to anywhere in the continental United States and Canada.

Maine Veterans' Home-Caribou

Maine Veterans' Home-Caribou (MVH-C) was the second of our five multi-service homes. Opening in January of 1990, it is located adjacent to Cary Medical Center. MVH-C is equipped with 40 beds and provides skilled nursing, rehabilitation and Alzheimer's care. The facility contains a multi-purpose room, barber and beauty shop, modern therapy facilities, fully equipped kitchen, and a wheelchair accessible van

MVH-C has a medical team including a Medical Director, 24 hour RN coverage, and therapists. The medical and therapy's team approach is to return the patient to their home. Staff develops an individualized plan of care for each patient that integrates nursing care with a rehabilitation program. Services available at MVH-C include: skilled care, respite care, comfort care, Alzheimer's care, speech-language therapy, occupational therapy, physical therapy, and respiratory therapy.

Cemeteries

There are two major cemeteries located in Town, the Riverside Cemetery and the Catholic Cemetery. Both are adequate for current and projected uses.

Religious Institutions

Residents and visitors alike have the opportunity to worship at a variety of religious institutions. There are seven churches located in Fort Fairfield. They include: United Parish Church, The Celebration Center, St. Denis Parish, United Pentecostal Church, Fort Fairfield Wesleyan Church, Bethel Baptist Church, and St. Paul's Episcopal Church.

Social and Service Organizations

There are numerous social and service organizations located in Fort Fairfield. Membership to these organizations is open to residents of the town and of surrounding communities. The following is a list of organizations located in Fort Fairfield**.**

Organization	Organization	Organization
Boy Scouts	VFW Post #6187	Pine & Spurs Riding Club
Fields Lane Sunshine Club	Snowmobile Club	VFW Ladies Auxiliary
Frontier Heritage Historical Society	Santa Maria Daughters of Isabella	Perceptor Gamma-Beta Sigma
Girl Scouts	Rotary Clubs	Laurete Gamma –Beta Sigma
Rebekah Lodge	Hospital Guild	Rifle & Pistol Club
Golden Triangle	Knights of Columbus	Fish & Game Club

Social and Human Service Agencies

The scope of social and human service programs in northern Maine has increased slightly over the past decade. One major service provider in Aroostook County is the Aroostook County Action Program, or ACAP, with administrative offices in Presque Isle and satellite offices in Fort, Kent, Houlton, and Madawaska. In addition, there are a number of other social service programs and facilities in Aroostook County.

Other service agencies and programs include the American Red Cross, programs and services for battered spouses and children, The United Way of Aroostook, Aroostook Area Agency on Aging, programs and services for developmentally disabled persons, disabled assistance, Helping Hands for Children and Families (educational), services and programs for the elderly, mental health services, religious organizations, youth services and the Maine Department of Human Services which operates a referral service and has the latest information on State programs.

Aroostook Area Agency on Aging

The Aroostook Area Agency on Aging (AAAA) is a private non-profit corporation created in 1973 and is owned by the older citizens of Aroostook County. There is a nineteen (19) member volunteer Board of Directors responsible for policy making, planning programs and services, funding, establishing service priorities, and the evaluation of programs. The staff consists of an Executive Director and 66 workers who provide the help needed to solve the problems encountered by people age 60 and older (approximately 4,400 in 1990, representing about 1/3 of the older population in the County). As an Area Agency on Aging, they are linked with a network of aging services that reaches every community in America. The goal of the Agency is to make it possible for persons 60 and older to remain in their homes longer and more comfortably. To meet that goal, the Agency provides the following services: Senior Information and Assistance, Legal Help, Insurance Counseling, Educational Programs, In-Home Care, Meals, Retired Senior Volunteer Program (RSVP), Transportation, and Housing.

Aroostook County Action Program

The Aroostook County Action Program Inc. (ACAP) is a private, non-profit corporation operated by and for the citizens of Aroostook County, to create maximum self sufficiency and eliminate poverty. Self sufficiency occurs when an individual is capable of providing for their own needs on a long term basis.

It is the mission of ACAP to act as a catalyst to make the entire community and its institutions more responsive to the needs and interests of the poor, by mobilizing all existing local, State, Federal, public, and private resources. Furthermore, it is the mission of ACAP to actively seek out and eliminate all policies, practices, and procedures that discriminate against low-income individuals and families, no matter where they occur. ACAP has served the needs of over 20,000 families in the county, linking them not only to ACAP programs, but also to the multitude of area services.

Through the six divisions which encompass thirty programs and with a budget of approximately $11 million, ACAP provides a variety of services in the area of health, pre-school, employment and training, housing, special services, and administration. With the addition of indirect services, such as outreach activities, case management, and referrals, ACAP offers a comprehensive approach to meeting human needs.

Child Development Services

Child Development Services (CDS) works with the Maine Departments of Education, Mental Health and Mental Retardation, and Human Services to help parents/guardians identify and evaluate their concerns during the child's early years of physical, mental, emotional, and social development. CDS coordinates develops and monitors services for families with children aged five (5) and under with disabilities. Staff works with doctors and other health care providers to develop a step by step plan for families and children. There is no cost to the family for services provided.

CDS offers the following programs:

Audiology	Case Management	Family Training and Counseling
Health Services	Medical Services	Nursing Services
Nutritional Services	Occupational Therapy	Opthamological/Optometricial
Psychological Services	Physical Therapy	Social Work
Special Instruction	Speech/Language Therapy	Transportation

Aroostook Mental Health Center

The Aroostook Mental Health Center's (AMHC) goal is to maintain and improve existing services, to develop new accessible, non restrictive, cost effective services, and to promote responsible decision making and healthy lifestyles concerning mental health and substance abuse issues to all people in Aroostook County. AMHC works with the family, friends, and associated of the client to benefit all involved.

The Center's programs are partially funded by Federal, State, and local funds. Client's fees are, however, necessary to help defray the costs associated with the provisions of services. Fees are based on the client's ability to pay and are determined on the basis of income. No one is refused service because of inability to pay.

AMHC provides the following services:

- Outpatient Counseling Service
- Community Support Program
- Substance Abuse Services
- Family and Children's Services
- Speech and Language Services
- Community Education and Prevention Services
- Employee Assistance Programs
- 24-Hour Emergency Helpline

Transportation

United States Congress has enacted sweeping changes in transportation policy with Maine's Sensible Transportation Policy Act (STPA) of 1991, the federal Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA, or "icetea") and the newest transportation bill, the Transportation Equity Act for the 21st Century ("TEA-21"); all of which are outside influences which governs the states and provides the policies under which all transportation projects, including local, are funded. Locally, any municipality requesting state funding for projects must meet TEA-21. There are three important components to this new thinking: (1) continued sensitivity to natural resources, (2) continued sensitivity to the human environment, and (3) the conservation of energy resources. Given this changing climate, it is more important than ever that transportation planning, economic development, recreation, and land use activities in Fort Fairfield and northern Maine, as well as throughout the rest of the state, be coordinated with the natural environmental and community interests in mind. All of these are important in achieving overall local and regional growth and development goals in comprehensive plans and transportation initiatives.

The State has established a Regional Transportation Advisory Committee-Region 1 (RTAC-1) for northern Maine. RTAC-1, in cooperation with the Maine Department of Transportation (MDOT) and Northern Maine Development Commission (NMDC), is charged with developing transportation plans for the region. The plans incorporate multi-modal projects and programs; addresses priority safety needs, system preservation needs, system rehabilitation needs, and system efficiency needs; and projects or programs needed to meet, manage, and reduce current and projected travel demands. In developing the plans, improvement options and alternatives are considered which adequately address and identify needs, are cost effective, and promote the established plan goals. It is the responsibility of the RTAC to advise the MDOT on: (1) transportation issues and goals; (2) regional transportation needs and deficiencies; (3) transportation improvement priorities; (4) multi-modal options; (5) social, environmental, and economic issues and goals; and (6) land use issues and goals. The RTAC submits its recommendations to MDOT in a written report in time to be considered in the development of the Regional Advisory Report, 20-Year Transportation Plan, and 6-Year Transportation Plan. Members of the RTAC represent the various transportation user and interest groups, reflecting both a balance and a diversity. They include: environmental and land use interests, alternative transportation groups, local government and planners, business interests, and the public at large.

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

Transportation networks are also important to the economic growth of the community in providing needed access to goods and services not found in the town. Roads into and out of the town are the main mode of transportation in nearly all rural areas and the condition of these roads is very important. Lately, the state government has realized the great expense needed to improve our interstate highways. If the condition of any state highway or bridge is not adequate,

then it is up to the community to make its needs known to the state highway department and state representatives. The information provided in this section will assist Fort Fairfield in assessing those needs.

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

With the explosion in multi-media communications, and deregulation of the industry under the Communications Act of 1996, a new section is being added to this component of the Comprehensive Plan, telecommunications and the transportation of multimedia information.

Northern Maine Overview

Roads and Bridges.

There are 1,125 miles of roadway in northern Maine, not including the interstate system. Of that roadway, approximately 35 percent is 50 or more years old. Since the early 1960's new road construction has been on a steady decline. The condition of the existing roadways in northern Maine and the rest of the state are deteriorating at a meaningful rate. Today 35 percent of northern Maine's roads are in “good” condition, a significant decline from 1990's 78 percent figure, and 45 percent of the roads are in "poor" condition, a significant increase from the 1990's 2 percent figure.

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

US Route 1 serves as a major north-south rural arterial north of Houlton (as a major collector south of Houlton) for northeastern Aroostook County extending from Houlton to Fort Kent, passing through major urban community centers. Route 1 is generally a two lane (three lanes at strategic points), undivided highway. Route 1-A, branches from Route 1 at Mars Hill and rejoins Route 1 at Van Buren. Although carrying less traffic, Route 1-A displays the same characteristics as Route 1. Town officials along Route 1-A have indicated a greater number of trucks using the route than in the past because of the time saved and ease of movement. A recent survey shows that an average of 1.73 people occupy a vehicle on Route 1 and 1-A on a weekday. This number increases to 2.31 people on an average Saturday or Sunday.

Accident rate data for the years 1997 through 2001 reflects the 51 locations in Region 1 that are considered High Crash Locations (HCL) by MDOT. They include locations in Haynesville, Reed Plt. Sherman, Island Falls, Hersey, Dyer Brook, Smyrna, New Limerick, Houlton,

Bridgewater, Moro Plt. Portage Lake, Fort Kent, New Sweden, Frenchville, Madawaska, Connor, Caribou, Presque Isle, T16 R4, and T17 R5. None of the locations are in Fort Fairfield.

Freight Routes

RTAC-1 and MDOT have designated certain routes as heavy haul truck routes. Heavy haul truck routes are a highway network that carries the most significant heavy haul truck traffic in the region. Heavy haul trucks are those with three or more axles. Heavy haul truck routes in Region 1 include: Route 161 (Allagash to Fort Fairfield), Route 11 (Fort Kent to Sherman), Route 1 (Fort Kent to Danforth), Route 1-A (Van Buren to Mars Hill), Route 89 (Caribou to Limestone), Route 163 (Ashland to Easton), Route 2 (Houlton to Molunkus), and Route 2-A (Houlton to Macwahoc).

Bicycle Routes

The Northern Maine Bicycle Coalition developed a Northern Maine Bicycle Plan for RTAC-1. To evaluate corridors fairly, a number of criteria were developed. These include the identification of existing infrastructure, needed links, community connection, usefulness to users, and scenic/tourism potential. The RTAC also examined potential routes, potential barriers for construction, who is being served by the route, other possible routes in the region, and connectivity. Top priority routes in the region include: Route 1, Madawaska, Frenchville, and Fort Kent; Route 162, Frenchville, St. Agatha, T17 R5, and T17 R4; Cleveland Road, Grand Isle Road, St. Agatha, Madawaska, and Grand Isle; Route 161, Fort Kent to Caribou; Route 161, Caribou to Fort Fairfield; Grimes Road, Caribou to Fort Fairfield; Route 10, Presque Isle to Easton; Route 1-A, Van Buren to Mars Hill; Route 163, Easton to Presque Isle; Route 11, Fort Kent to Ashland; Route 1, Van Buren to Caribou; Route 1, Houlton to Danforth; Westfield Rd, Westfield Rt. 1 to the West Ridge Rd.; and Route 2-A, Houlton to Haynesville.

Airports.

Maine is broken down for aviation planning purposes into eleven (11) regions. Region 11, which covers all of Aroostook County, has four system airports. These include: Northern Maine Regional, Northern Aroostook Regional, Caribou Municipal, and Houlton International.

Airstrip

Fort Fairfield had an airstrip on private property located off of Route 1-A. The strip was open May to November and contained a 2500 foot chip sealed runway. The strip is no longer used and the private landowner has no plans to reopen it to use.

There is also a private airstrip located on the Murphy Road. This airstrip is used by an individual for aerial spraying of agricultural chemicals.

Loring Commerce Centre

Loring Development Authority (LDA) in Limestone maintains an 1,600 acre aviation complex, including a 12,100 foot runway, complete with aviation operating systems and a complement of aviation facilities ready for aircraft maintenance, repair and overhaul (MRO); aircraft storage; aircraft painting; cargo operations; flight-testing; or jet engine testing. Loring International Airport has received a prior permission requested designation from the Federal Aviation Administration (FAA) and is open for private aircraft operations. The LDA is currently working to establish IFR capabilities for the airport.

LDA recently acquired land on the McCrea Road in order to site an outer marker beacon for the airport. This beacon is a requirement of the FAA and needs to be located between 5 and 7 nautical miles from the end of the runway. LDA will be constructing an 80 to 90 foot tower on the site.

Caribou Municipal Airport

The Caribou Municipal Airport is a general aviation airport with a full service Fixed Base Operation providing airframe and power plant maintenance, flight instruction, air charter, and 100 L.L. aviation fuel sales. It is also the County Civil Air Patrol headquarters. It has two paved runways, (1-19) is 4003' X 100' north-south runway and (11-29) is 3017' X 75' east-west runway. Both have pilot controlled runway lighting. There are fifteen (15) outdoor tie-downs and the ability to hangar six (6) aircraft, waiting area, lobby, pilot's lounge, flight training room, and repair facilities. All facilities are handicapped accessible. The airport is a twenty-four (24) hour point-of-entry for US Customs. The navigational aids available include ASOS, VOR/TAC, GPS approach procedures, and Bangor Approach Control. One run-way (1-19) has been narrowed from 150 feet wide to 100 feet and new lights and a transformer building have been constructed. A new hangar was constructed in 2000 and includes an office for the Fixed Base Operator. The Fixed Based Operator will offer the following services: airplane repair, flight training, fire patrol during the summer months, scenic tours, and sky diving. Presently the City of Caribou is working toward acquiring dedicated heavy equipment for the airport. This equipment will be utilized for repair work and snow removal and is required to maintain the air ambulance service.

Northern Maine Regional Airport.

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

Radar Facilities

The Federal Aviation Authority (FAA) operates a long-range radar facility (ARSR 4) on the Albair Road in Caribou. The radar has an operational radius of 250 miles and services air traffic from airports located in Presque Isle, Caribou, Houlton, and Frenchville. There are two full-time and one part-time federal employee located at the site overseeing the day to day operations.

Railroads.

Maine Montreal and Atlantic has acquired the assets of the Bangor and Aroostook Railroad Company (BAR) and now owns 436 miles of Class 2 main and branch rail lines within Maine. World Rail purchased these assets in October 2002 and plans to upgrade the facilities and services. At the time of this Plan, World Rail staff was working with shippers in the region and beginning to develop schedules and services. A viable rail service from the area could greatly enhance the marketability of northern Maine's products. Town officials should closely monitor MMA's plans and work to ensure that the needs of the region's shippers are being addressed.

The Town of Fort Fairfield has also recently purchased eight (8) miles of rail line from behind the McCain's Plant in Easton to the siding in the industrial area. Town officials recognized the importance of, and the need to, maintain rail service to Fort Fairfield and purchased the line utilizing Community Development Block Grant funds. Generally the rail line is in poor condition with numerous washouts, needing crossing upgrades, and new trackage. The Maine Department of Transportation has estimated that a rehabilitation project of the line would cost approximately $1.5 million in order to allow freight service at 10 mph to the town. Town official envision a long term project that maintains and upgrades the line and crossings and then develop and improves the rail sidings in town. Town officials should consider applying for Industrial Rail Access Funds (IRAP) from the Maine Department of Transportation in order to meet these goals.

Intermodal Facilities**.**

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

Public Transportation.

Aroostook Regional Transportation System.

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

Cyr Bus Lines.

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

Taxi Service.

While there are no taxi services located in Fort Fairfield, there are several taxi services that serve the town via call in service. Aroostook Cab, Caribou Town Cab, and Town Taxi all serve the Fort Fairfield area.

Border Crossing

There is a Port of Entry located on Route 167 in Fort Fairfield. The Port of Entry is open 24 hours per day, seven day per week. The Customs officers are authorized to accept entries of merchandise and collect duties. The following is a breakdown of crossing information between 2000 and 2002. During the period, 1.1 million people entered the United States via Fort Fairfield.

Year	Vehicles	Vehicle Passenger	Trucks	Truck Passengers	Bus	Bus Passengers
2000	183,382	427,861	19,688	20,195	41	1,408
2001	162,453	371,214	19,393	22,451	36	1,171
2002	157,361	361,932	16,351	16,383	28	993
Total	**503,196**	**1,161,007**	**55,432**	**59,029**	**105**	**3,572**

Source: US Customs Service, 2003

Fort Fairfield Roadways.

Public roads in Maine are classified into three categories based on the needs served by those roads. They are arterial, collector, and local. In total, Fort Fairfield has 121.012 miles of roadway. They are generally in good shape for present levels of traffic. However, many of Fort Fairfield's roads were constructed in the 1950s and designed for traffic patterns at that time. Today, heavy truck traffic makes up a significant portion of traffic on local roads. This type of traffic causes roads to deteriorate at a more meaningful rate and can create financial hardships on the community. However, with routine maintenance, the scraping back of the shoulder build-up, and the cleaning of the ditches, the life of the roadway surface can be prolonged and can save money. Should development pressure occur, a more thorough review of the transportation system, road construction standards, and maintenance will be necessary.

Fort Fairfield has 39.036 miles of state or state aid roads, 10.85 miles of urban roads, and 71.126 miles of rural road. There are 98.107 miles of local road or town roads that include all public roads not within the arterial or collector category. These roads are maintained by Fort Fairfield for local service use and provide service to adjacent land areas and usually carry low volumes of traffic. Of that total, 16.131 are winter maintenance only, and 81.976 are year round maintenance.

Funding for local projects is obtained from several sources, these include:

- On July 1, 1999 the Urban-Rural Initiative Program (URIP) replaced the Local Road Assistance Program (LRAP). The new initiative shifts the focus of municipal highway aid toward capital improvements. The program is divided into an Urban Initiative Program and a Rural Initiative Program. The Rural Initiative Program provides a voluntary partnership opportunity for the state and municipalities to reconstruct state aid minor collector highways. Funding for the program will be $23,000,000 for fiscal year 2003 (July 1, 2002 to June 30, 2003). Fort Fairfield had received $116,500 in past years but dropped to $114,000 in 2003.
- The concept of a Six-Year Transportation Plan (Plan) was developed in response to a need to provide a better linkage between MDOT's 20-Year Transportation Plan, which is policy based, and its Biennial Transportation Improvement Program (BTIP), which is project based. This Plan provides a view of project priorities beyond the traditional two-year period. The expanded vision provided by this six-year planning document provides MDOT with the opportunity for more effective management of its planning, project development, and financial resources. It allows communities to plan for their own multi-year capital improvement projects and heightens their awareness of how their transportation needs may be addressed. Projects and transportation initiatives included in the Plan are drawn from, and are consistent with, the policies, goals, objectives, and strategies articulated in MDOT's 20-Year Transportation Plan. The priority assigned to projects listed has been established with the assistance and cooperation of the state's Regional Planning Commissions (RPCs) and the seven RTACs. MDOT, with the assistance of the RTACs, has presented the Plan at a series of public information meetings held throughout the State to solicit public comment and input prior to its finalization. Projects for consideration in the development and preparation of the BTIP will be drawn from this Plan. The BTIP may include projects not identified in this Plan due to needs or priorities unanticipated at the time the Plan was prepared. The Plan will be

updated every two years to reflect changing needs and priorities. The projects included in the Plan are consistent with the financial resources currently anticipated over the six-year period.

- The Biennial Transportation Improvement Program (BTIP) is designed to meet the challenges of the future through an integrated policy of preserving existing infrastructure and seizing upon new cost effective opportunities as they are presented. It is an all-out grant program with most programs not requiring a match. The program incorporates the principles of the Transportation Equity Act for the 21st Century ("TEA-21"), the State's Sensible Transportation Policy Act (STPA), and the 20-Year and 6-Year Transportation Plans. The BTIP is a two-year improvement program which defines the capital investment projects in the state. The BTIP is consistent with the direction provided in the 20-Year Transportation Plan and contains proposed projects including system preservation, traffic demand management projects, intersection improvements, transit projects, safety projects, rail and air improvement projects, enhancement, and air quality improvement projects. Funding constraints require a review of projects to assure that available dollars are being used in a way that promotes the overall goals of preservation, environmental awareness, multi-modal integration, and economic stability. Projects listed in the BTIP typically take two (2) years to complete, although some may in fact take longer.

Fort Fairfield Road Inventory, 2003

The following is a road inventory for the Town of Fort Fairfield in 2003. This inventory reflects recent E-911 road name changes and was provided by the Highway Department.

Fort Fairfield Road Mileage Inventory, 2003

Name of Road	Urban	Rural	State
Arch Street	0.053		
Armory Drive	0.239		
Aroostook Falls		2.05	
Barnes Hill Road		0.02	
Bell Corner		0.075	
Blaine Street	0.23		
Blue Bell Court		0.072	
Borderview Street	0.165		
Boundary Line Road			1.35
Bowers Street	0.06		
Bridge Street			0.21
Brookview Street	0.17		
Brown Street	0.179		
Brunswick Avenue	0.286		
Brunswick Ave Ext.	0.147		
Bryant Pond Road		1.482	
Byron Street	0.09		
Center Limestone Road		6.229	
Center Street	0.197		

Name of Road	Urban	Rural	State
Page Road			2.086
Cheney Grove Road	0.54		
Church Street	0.112		
Cogswell Street	0.145		
Columbia Avenue	0.344		
Conant Road		4.34	
Cross Street	0.05		
Currier Road		3.341	
Damboise Road		0.437	
Decker Street	0.09		
Depot Street	0.19		
Dinsmore Road		0.449	
Dorsey Road		5.35	
Dumond Road		0.619	
East Limestone Road		3.32	
Easton Line Road		1.25	
Elm Street	0.527		
Fairmont Siding Road		0.162	
Fields Lane	0.12		
Fisher Street	0.294		
Flannery Cross		0.859	
Forest Avenue		3.1	
Forest Avenue			4.261
Fort Hill Street	0.32		
Franklin Street	0.117		
Goodridge Road		0.95	
Grammar School St.	0.451		
Grant Road		0.426	
Gray Road		1.1	
Green Ridge Road		2.723	
Green Street Ext.	0.1		
Hamilton Avenue	0.073		
Harding Avenue	0.23		
Harrision Street	0.18		
High Street			0.9
Hoover Avenue	0.19		
Hopkins Road		1.111	
Hoyt Road		0.367	
Hunt Street	0.096		
Limestone Road	0.48		
Lincoln Street	0.1		
Linder Road		0.372	
Lower Fort Hill Street	0.554		
Main Street			0.63
Marshall Road		1.606	

Name of Road	Urban	Rural	State
Martin Road		0.382	
McCrea Road		1.07	
McNamee Road		1.85	
Meadow Lane	0.24		
Milk Street	0.32		
Morse Road		1.17	
Municipal Drive	0.06		
Murphy Road			3.18
North Caribou Road			5.764
Old East Limestone Rd		3.303	
Park Street	0.35		
Payne Court	0.113		
Pool Drive	0.08		
Presque Isle Street			1.185
Public Works Drive	0.03		
Richard Street	0.094		
Riverside Avenue	0.938		
Roosevelt Avenue	0.314	0.314	
Route 1-A			11.62
Route 167			3.25
Route 161			4.6
Russell Road		3.852	
Sam Everett Road		3.19	
School Back Drive	0.04		
School Drive Ext.	0.33		
School Drive	0.21		
School Front Drive	0.08		
School Street	0.079		
Strickland Road		4.166	
Sunrise Terrace Drive	0.141		
Terrace Drive	0.155		
Thomas Street	0.12		
Turner Cross Road		1.117	
Turner Road		0.293	
Ugon Street	0.047		
Up Country Road		1.017	
West Limestone Road		6.776	
Wesleyan Street	0.094		
White Hill Street	0.146		
Witherly Road		1.13	
Total	**10.85**	**71.126**	**39.036**

Sources: Maine Department of Transportation, 2002 and Fort Fairfield Planning Board, 2003

Problem Areas.

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

1. Areas with accident problems:

   A. Dorsey Road and Gray Road
   B. The Intersection with Forest Avenue and Page Road
   C. Forest Avenue and Roosevelt Avenue
   D. Strickland Road and North Caribou Road
   E. Lower Fort Hill Street and Payne Court
   F. Centerline Road and West Limestone Road
   G. West Limestone Road and Barnes Hill Road
   H. Dorsey Road and Dumond Road
   I. North Caribou Road and Strickland Road

2. Areas with drainage problems:

   A. Morse Road near Monson Pond
   B. Intersection of Gray and Dorsey
   C. Bryant Pond Road near Grant Road
   D. Two sections of Forest Avenue
   E. West Limestone Road near Limestone townline
   F. Strickland Road on either side of Amsden Brook.
   G. Hopkins Road
   H. Murphy Road near old rail line.
   I. Forest Avenue and Dumond Road intersection

3. Areas with snow drifting problems:

   A. Route 1-A between Presque Isle Road and Maple Grove Road
   B. Forest Avenue near Easton townline
   C. Up Country Road and intersection with Forest Avenue
   D. Page Road near intersection with Gray Road
   E. Dorsey Road near intersection with Gray Road
   F. Forest Avenue both sides of intersection with Bryant Pond Road
   G. Bryant Pond Road
   H. Conant Road near intersection of Rt. 167
   I. Conant Road near Everett Brook
   J. Currier Road near Ginn Brook
   K. Hopkins Road
   L. Witherly Road

M. West Limestone Road near Hacker Brook
N. West Limestone Road near Flannery Cross
O. Turner Road
P. West Limestone Road near Limestone townline
Q. Center Limestone Road near Hacker Brook
R. Center Limestone Road near Flannery Cross
S. Center Limestone Road near Goodrich Road
T. Center Limestone Road near Limestone townline
U. Old East Road
V. Russell Road near AVCC
W. Strickland Road
X. Murphy Road

Trees could be planted in areas around the Town with excessive roadway drifting. Most of the problem areas are usually along farmland with the remaining along inactive open space. A 30' buffer strip of staggered trees, 20-50' from the roadway could act as a snow fence and help prevent drifting (and add to the aesthetics of the area).

4. Other issues:

   A. Stormwater Drainage needed on Columbia Avenue, Fort Hill Street, Brunswick Street, Church Street, and Fisher Street.

Access Management.

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

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

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

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

The identification of these "most-at-risk" Mobility Arterial corridors is currently under way. The Corridor Planning and Preservation Program includes corridors where MDOT, in partnership with adjoining municipalities, property owners, corridor committees, Scenic Byway corridor committees, and other stakeholders along a mobility arterial join forces to develop strategies that assures the stated purposes of the Access Management Law are met and maintained. Corridor Planning and Preservation Program partnerships would outline appropriate locations for access management techniques such as:

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

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

Roads in Fort Fairfield that fall under the new rules include but are not limited to:

Route 1-A, Route 163, Route 161, Route 167, Conant Road, Chapman Road, Forest Avenue, Murphy Road, North Caribou Road, Riverside Avenue (west).

Bridges

There are five state (5) bridges in town. A bridge is considered any culvert with a diameter of 10 feet or larger. State bridges are located at:

- The Aroostook River-build circa 1952 and had minor repairs
- McShea Crossing
- Puddle Dock
- Main Street-Libby Brook
- Monson Pond-completely renovated

There is one local problem associated with a local bridge located over Ginn Brook on the Currier Road. This culvert washes out periodically due to a misalignment between the road and the brook. During spring run-off periods, heavy flows create an eddy that erodes the road base and

culvert. Town officials have requested funding in the past from the Federal Emergency Management Agency. Town officials continue to seek funding to rehabilitate this problem.

Parking

The Town owns and maintains three (3) parking lots, all of which are located in the downtown shopping area. Parking is located next to the Municipal Office (31 spaces), next to the Village Square (72 spaces), and next to Acadia Medical Supply (56 spaces). The parking lots are generally in fair to good repair and meet existing guidelines for marking and lighting. There is also parallel parking located along Main Street with an estimated 152 spaces. Many of the local businesses also maintain parking lots. Parking in front of Hanson's Apartments has become a problem. Tenants have been parking on the street in 2 hour or no parking locations creating difficult situation when snow needs to be removed.

Parking appears to be adequate for today's needs. However, as municipal officials work to revitalize the downtown parking could become an issue. The Hopkins Block still contains a number of vacant storefronts that once reopened could significantly impact the parking situation in the downtown.

Sidewalks and Paths.

Sidewalks within Fort Fairfield's downtown generally are in good repair. These sidewalks are maintained by the Highway Department and there have been no complaints regarding locations or conditions. However, sidewalks in the residential neighborhoods are in need of repair. Sidewalks located along Main Street, High Street, Fort Hill Street, Elm Street, and Columbia Avenue are generally in disrepair and in need or reconstruction. According to Highway Department staff, sidewalks on Main Street were damaged during the floods and pedestrian traffic has further damaged the subbase. Sidewalks are also needed on Brunswick Avenue where children walk to school. Town officials have recognized the importance of sidewalks and need to inventory which sidewalks should be replaced and where road shoulders could be improved to assist in pedestrian and bicycle traffic.

Gateways.

The entrance to a community provides an important first impression to the resident and visitor alike. Fort Fairfield has worked hard to beautify its downtown and highlight scenic vistas. Town officials have worked on gateway projects including the Canadian Pacific Rail Station Park and the Walking Pond project. Fort Fairfield also has several major transportation corridors located within the community. These corridors are used by visitors to the region and town officials should consider applying for funding to enhance the gateways to Fort Fairfield. Gateway funding can provide the framework for making a positive first impression as visitors and residents enter the community. Town officials are looking at gateways on the East Limestone Road, North Caribou Road, South Caribou Road, Route 1-A, Boundary Line Road, and the intersection of Presque Isle and Main Streets. In addition, a tree planting project on Presque Isle Street is planned.

Biennial Transportation Improvement Program (BTIP) FY 2003-2004.

The BTIP for 2003-2004 was developed with the advice of the Regional Transportation Advisory Committees established throughout the state as part of the Sensible Transportation Policy Act and included three (3) projects in Fort Fairfield: Route 161 resurfacing-$294,000, Route 161 Level 2 resurfacing-$77,000, and Route 1-A/167 resurfacing-$981,000. Fort Fairfield may apply for any additional projects in the FY 2005-2006 program applications including any downtown intersection or bridge work. The Town may wish to draft a list of projects it feels are important for future inclusion in the BTIP program.

Transportation Analysis.

Unrestricted access to a collector roadway, in particular Routes 1-A and 161, ultimately results in traffic congestion and safety problems. Most growth in Fort Fairfield occurs with single lot development along the collector/local roads and Route 1-A. The cumulative effect of numerous driveways onto Route 1-A and 161 and the collectors causes "side friction" that impedes traffic flow and has proven to be a safety issue. Good access management--the careful planning of land uses, driveways, and intersections, can reduce accidents and prolong the useful life of the roadway. Regulations which control or manage access to a highway or main road are designed to avoid or resolve conflicts arising from the use of those properties abutting the roadway, and the function of the roadway to swiftly and safely move vehicular traffic. How this will be accomplished will depend upon existing land use patterns, policies developed under this growth management program, land use plans, and the priority given to the arterial and collector function over other functions, such as providing access to local businesses, and serving the needs of the Town where the roadway also serves as the main street. Controlling accesses and land uses adjacent to roadways can be addressed through the development of the Town's land use ordinances.

Except as noted in the above text, the roads in Fort Fairfield are for the most part in good condition. However, should the Highway Department budget decline, there is the potential for the roads to deteriorate at a faster pace, therefore costing more to improve in the future, if only minimal care was applied at this time. The Town has in place a 5 year management plan for the maintenance and reconstruction of local roads. The Highway Department updates this plan as projects are completed.

Town officials also need to be aware that it is cheaper to encourage development along existing maintained roads within the Town or to infill within the growth area. Fort Fairfield may want to review and consider whether to discontinue any of the backroads. Discontinuance means the Town is no longer responsible for the road's upkeep. The Town may retain easements allowing access over the discontinued way to interior lands and water bodies and for public utilities. Alternatively, all public rights may be discontinued, although the Town would be liable for damages if a parcel became landlocked as a result of such an action. Fort Fairfield may discontinue a road for winter maintenance; this would allow for regular use of the road in the summer and fall while relieving the Town of plowing responsibility, even if houses were built on the road.

Some Maine communities have enacted road classification, construction, and design regulations which prohibit development on selected roads unless the roads are brought up to certain design and construction standards. These standards may include, in some cases, adequate pavement and drainage. The cost of these improvements would fall either on the developer or the landowners served by the road. This discourages development on backroads and reduces the cost of the development that does take place. Fort Fairfield may want to consider such standards to relieve the burden on the taxpayers.

Fiscal Capacity

Introduction

In Fort Fairfield, as with most other Maine towns, the demand of providing services evolves from the federal and state levels to the municipal level. This ultimately places the burden of funding these services on a town's number one source of revenue, the property tax. As the residents of Fort Fairfield consider recommendations to make capital improvements and/or upgrade public services during the comprehensive planning process, they must also consider their ability to finance these improvements. This chapter will show the Town's financial history over the past five years and analyze trends in revenues and expenditures. Even with past financial challenges, the Town has made some major fiscal improvements. This section will also analyze the Town's fiscal capacity to meet future needs through public expenditures and other fiscal policies.

Fort Fairfield's Municipal Finances

The following table lists generalized revenues and expenditures over the past five years, and calculates for each revenue and expenditure it percent of the total category. The table also calculates the differences between revenues and expenditures for each year and identifies deficit or surplus spending. Information was obtained through a review of the town’s Annual Reports.

Revenues

The following table shows that property taxes are the greatest source of revenues for Fort Fairfield. The table also shows a 0.8 percent reduction in total revenues over the past five years. Property taxes have ranged from 63.98 percent to 68.83 percent of total revenues and have decreased by 2.78 percent over the past five years. The second largest source of revenues comes from other revenues which has averaged about 19 percent of total revenues in each of the last 5 years.

Federal and state assistance has averaged about 12 percent of total revenues between 1998 and 2002 and have grown by 0.35 percent during the period. These revenues consist of local road assistance, municipal revenue sharing, and other programs. The revenue source that has grown the greatest was property tax commitment (8.39%).

Expenditures

Municipal expenses have increased by 5.27 percent between 1998 and 2002. In all years reviewed, municipal revenues have exceeded expenditures. The largest annual expenditure for Fort Fairfield has been education which averages nearly 47 percent of the total expenditures and has increased by 8.24 percent during the period. The superintendent has met with the Town Council for the past two years to discuss fiscal issues surrounding the school. This has fostered a better understanding of school funding and has created a more collaborative environment between the town and the school district. The remaining department expenditures have increased by 2.68 percent over the same time period.

Fort Fairfield experienced the largest increase for the five-year period in the parks and recreation category with a 37.16 percent increase. The town has made a conscientious effort to further develop the recreational programs offered to the citizens. They have hired a full time person and have added several new programs for students and adults. This shows a commitment on the part of Fort Fairfield to improve and maintain its infrastructure.

The largest decreases in expenditures over the past five years examined were in the others category with a 79.39 percent decrease, followed by Fire Department with a 39.57 percent decrease and capital outlays with a 34.91 percent decrease. The Fire Department reduced its budget through the reduction of staff and duty coverage. It should be noted that over this five year period, the Town of Fort Fairfield has increased its total expenditures by only 1 percent. With the substantial increase in employee benefits, energy costs, and education, the town government has been diligent at providing the services the citizens expect in a more efficient and cost effective manner.

Fort Fairfield Municipal Finances, 1998-2002

	1998		1999		2000		2001		2002		% Change
		%		%		%		%		%	1998-02
		Tot. Rev.		Tot. Rev.		Tot. Rev		Tot. Rev.		Tot. Rev.	
REVENUES											
Property Taxes	2,551,934	68.83	2,447,399	63.98	2,488,818	65.59	2,518,892	67.62	2,481,058	63.98	-2.78
Homestead Exemption	0	0.00	126,727	3.31	130,727	3.45	127,479	3.42	137,363	3.54	8.39
Abatement	-7,505	-0.20	-902	-0.02	-821	-0.02	-4,729	-0.13	-437	-0.01	-94.18
Federal and State Assistance	404,707	10.92	424,974	11.11	513,378	13.53	449,340	12.06	406,111	10.47	0.35
Other Revenues	758,612	20.46	826,951	21.62	662,139	17.45	634,001	17.02	854,038	22.02	12.58
Total Revenues	3,707,748	100	3,825,149	100	3,794,241	100	3,724,983	100	3,878,133	100	4.60
EXPENDITURES											
General Government	325,200	9.20	287,628	8.23	331,116	9.30	316,980	8.81	341,686	9.18	5.07
Police Department	194,419	5.50	180,758	5.18	191,029	5.37	201,475	5.60	194,409	5.22	-0.01
Fire Department	165,190	4.67	169,262	4.85	180,529	5.07	166,696	4.63	99,819	2.68	-39.57
Library	48,883	1.38	54,482	1.56	50,028	1.41	49,880	1.39	51,791	1.39	5.95
Highways	555,809	15.73	553,352	15.84	598,016	16.80	571,310	15.87	672,052	18.06	20.91
Recreation	84,777	2.40	87,595	2.51	87,074	2.45	89,833	2.50	116,280	3.13	37.16
Safety and sanitation		0.00	230,465	6.60	218,427	6.14	233,814	6.50	264,622	7.11	14.82
Education	1,584,496	44.83	1,633,496	46.77	1,633,496	45.89	1,648,496	45.79	1,718,398	46.18	8.45
County Tax	143,520	4.06	139,104	3.98	122,148	3.43	132,683	3.69	142,924	3.84	-0.42
Capital Outlays	66,835	1.89	64,154	1.84	70,000	1.97	70,000	1.94	43,500	1.17	-34.91
Others	365,425	10.34	92,485	2.65	77,693	2.18	118,699	3.30	75,310	2.02	-79.39
Total Expenditures	3,534,554	100	3,492,781	100	3,559,556	100	3,599,866	100	3,720,791	100	5.27
Rev-Exp	173,194		332,368		234,685		125,117		157,342		

Designated and Undesignated Funds

Surplus

Surplus is the total fund balance after the total estimated town expenditures are deducted from the total estimated revenues. At the end of the fiscal year, it can be designated into a designated reserve account or an undesignated reserve account, or used to fund the next fiscal year's budget, General Savings, Reserve Accounts or used to offset the mil rate.

Reserve

Reserve funds are usually earmarked for long term savings by a town, but can be used in an emergency. Fort Fairfield maintains two reserve account categories, designated and undesignated. The designated account contains eight subcategories (usually town departments) that can be used for capital expenditures. Town Officials appropriate funds as needed to these interest bearing accounts. For example, if the Highway Department is in need of funding to reduce it's debt load, funds are placed into their account to insure payments can be made. Also, if a department has a surplus in their budget, this surplus is usually placed into their reserve account.

Property Valuation and Taxes, 1999- 2003

Fort Fairfield's primary source of revenue is from property taxes followed by other revenues which is comprised of excise taxes and other revenues used for governmental purposes. The following table indicates the annual percent changes and the five-year average of the Town's total valuation, property taxes, and mil rate from 1999 to 2003.

Fort Fairfield's valuation and tax rate has remained relatively stable during the period. The average valuation is $128,353,958 and has fluctuated from a low of $125.9 million in 2001 from the 2003 high of $131.5 million. Additionally, the Town's mill rate has also remained stable. The average property taxes collected during the period was $2,544,736.

Fort Fairfield, Property Valuation and Taxes, 1999-2003

Tax Year	Total Valuation	% Change	Property Taxes	% Change	Tax (Mil) Rate	% Change
1999	$127,631,710	Na	$2,488,818	Na	19.5	n/a
2000	$126,486,290	0.89	$2,466,290	-0.9	19.5	0.0
2001	$125,951,680	-0.42	$2,456,058	-0.4	19.5	0.0
2002	$130,174,210	3.35	$2,642,536	7.6	20.3	4.1
2003	$131,525,900	1.04	$2,669,978	1.0	20.3	0.0
Average	$128,353,958	-	$2,544,736	-	19.82	-

Source: Maine Municipal Valuation Return Statistical Summaries and Town of Fort Fairfield

Regional Comparative Tax Information, 2002

The following table compares Fort Fairfield's tax information with other communities in the central Aroostook region. The comparative communities are: Caribou, Limestone, Presque Isle, and Easton. Fort Fairfield is in the mid range for most of the information that pertains to its taxes. Fort Fairfield's Property Tax Levy of $2,466,482 is third highest behind Caribou and Presque Isle. Fort Fairfield's Property Tax Spending Per Capita is third lowest at $686.24 with Limestone being the lowest. Easton's figure is skewed as there is a large amount of industrial property located within the community and a low population.

Fort Fairfield, Regional Comparative Tax Information, 2002

Community	Full Value	Population 2000 Census	Full Value Per Capita	Property Tax Levy	Property Tax Spending Per Capita	Full Value Tax Rate Per $1,000
Fort Fairfield	$130,450,000	3,579	$36,448	$2,456,058	$686.24	19.59
Caribou	$253,150,000	8,312	$30,446	$5,001,107	$601.67	21.05
Limestone	$44,950,000	2,361	$19,038	$772,846	$327.34	18.75
Presque Isle	$360,250,000	9,511	$37,877	$8,316,278	$874.39	24.16
Easton	$84,100,000	1,249	$67,333	$2,451,311	$1,962.61	18.60

Source: Maine Municipal Valuation Return Statistical Summaries

Per Capita Taxes, 1997-2002

Using the 2000 US Census population figure of 3,579 and annual property tax data, it is estimated that the Property Tax Levy and Property Tax Spending per capita experienced an decrease of 3.63 percent from 1998 to 2002. The following table indicates that the average property tax levy for the Town for the five-year period was $2,493,175 and the average spending per capita for the same time period was $696.60.

Fort Fairfield, Per Capita Taxes, 1998-2002

Year	Property Tax Levy	Property Tax Spending Per Capita
1998	$2,574,499	$719.33
1999	$2,487,779	$695.10
2000	$2,466,482	$689.15
2001	$2,456,058	$686.24
2002	$2,481,058	$693.22
Average 98-02	$2,493,175	$696.60
% Change 98-02	-3.63	-3.63

Source: 2000 US Census and Maine Municipal Valuation Return Statistical Summaries

Fiscal Capacity Analysis

Fort Fairfield has worked hard to control its tax rate while striving to maintain and improve the Town's services and facilities. Education is typically the town's largest expenditure and Fort Fairfield, on average, spends $1.8 million annually to its share of the appropriation. The key to maintaining stability in educational funding is growth in the student population. State funding is predicated on a number of factors with the student population in relation to the Town's evaluation being significant. Property taxes have shown a modest appreciation in value and real estate continues to be a good value in Fort Fairfield.

Fort Fairfield's ability to generate tax revenue depends heavily on industrial, commercial and residential growth. There has been an increase in industrial development and the opening of Aroostook Starch has increased property taxes with no impact on municipal expenditures. The Town is focusing on further growth in the industrial park with the reestablishment of rail service in that area. Though residential development tends to cost more to the municipality than the amount of taxes it generates, Fort Fairfield's infrastructure is currently being under utilized and the Town is focusing on development that will encourage residential growth. Overall, the Town has attempted to control departmental budgets where feasible, cut extra expenditures and managed to maintain and improve its infrastructure and improve its roads. The Town Council recognizes that future growth is tied to a vibrant and engaged citizenry. Fort Fairfield is considering strategies that will protect future revenue generation through long range planning efforts with a focus on diverse and sustainable economic development, a balance of modest industrial growth and natural resource preservation.

One key component to Fort Fairfield's success in developing its infrastructure while maintaining a stable mil rate has been their success in applying for and receiving state and federal grants. Over the past ten years, Fort Fairfield has received $16,500,000 not including matching funds for improving infrastructure and other projects. Town officials have been extremely proactive in identifying funding sources for the various needs in the community. Many of these projects would not have been completed without the success of the fundraising in town.

Housing

The following information is a summary of existing housing data for Fort Fairfield. This section attempts to address, as completely as possible, the current availability of housing and the costs associated with obtaining decent, safe, and sanitary dwelling units. The main emphasis of the comprehensive planning process related to housing is an assessment of the affordability of the housing within the community. An important component of the process is to identify the segment of the population most significantly affected by the costs of housing, their income ranges, what type of housing stock is needed (if any), and the geographical areas which are a priority. Ultimately, the community should be able to project the future housing needs of the residents and base policy and strategy decisions upon those findings.

The inventory and analysis, with the current 2000 US Census data, complemented by the input from the Comprehensive Planning Committee, Town Officials, Housing Authority, and other interested parties, provides the informational framework for considering the actions to be taken by the community to insure affordable housing for all the residents. This section on housing examines various statistical housing data for Maine, Aroostook County, Fort Fairfield, and several surrounding communities.

The US Census defines a household as all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters. The US Census defines family as a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.

The following chart presents the 1990 and 2000 US Census information for comparison of housing in Fort Fairfield during the 1990s.

1990- 2000 US Census Housing Data- Fort Fairfield

	1990	Percent of Total	2000	Percent of Total	Percent Change 90-00
Total housing units	1,648	100.0	1,654	100.0	0.4
Occupied housing units	1,494	90.7	1,523	92.1	1.9
YEAR BUILT					
1999 to March 2000	Na	Na	27	1.6	Na
1995 to 1998	Na	Na	67	4.1	Na
1990 to 1994	Na	Na	43	2.6	Na
1980 to 1989	247	15.0	130	7.9	-47.4
1970 to 1979	271	16.4	188	11.4	-30.6
1960 to 1969	111	6.7	124	7.5	11.7
1940 to 1959	228	13.8	433	26.2	89.9
1939 or earlier	804	48.8	642	38.8	-20.1
ROOMS*					
1 room	206	12.5	8	0.5	-96.1
2 rooms	466	28.3	52	3.1	-88.8
3 rooms	707	42.9	204	2.0	-71.1
4 rooms	203	12.3	212	12.8	4.4
5 rooms	61	3.7	322	19.5	427.9
6 or more rooms	na	na	865	52.3	na
SELECTED CHARACTERISTICS					
Lacking complete plumbing facilities	48	2.9	24	1.5	-50.0
Lacking complete kitchen facilities	28	1.7	0	0.0	-100.0
No telephone service	0	0.0	0	0.0	0.0
HEATING FUEL					
Utility gas	13	0.8	6	0.4	-53.8
Electricity	30	1.8	48	2.9	60.0
Fuel oil, kerosene, etc	1193	72.4	1,336	80.8	12.0
Wood	235	14.3	111	6.7	-52.8
Other fuel	9	0.5	22	1.3	144.4

Source: 1990 and 2000 US Census

* Bedrooms as opposed to total rooms in 2000

1980-2000 Housing Trends

The number of housing units existing today versus the past two decades helps the community better understand how the overall housing stock is growing or declining. Demographic trends within Fort Fairfield, such as an increase or decrease in family size, as well as changes in the number of housing units, play an important part in the future housing needs of the community.

The inventory of housing trends includes data from communities within the central Aroostook County sub-region, Aroostook County, and the State of Maine. Towns studied in this section include; Presque Isle, Fort Fairfield, Easton, Caribou, New Sweden, and Limestone. The selected communities all but Limestone showed an increase in the number of housing units between 1980 and 1990, and 1980 and 2000. All but Fort Fairfield Easton, and New Sweden lost housing units in the 1990s. The number of housing units in Fort Fairfield has grown from 1,567 in 1980 to 1,654 in 2000, a 5.5 percent increase. Between 1980 and 1990, Fort Fairfield reflected the second lowest percent growth of the selected subregional communities at 5.2 percent.

Housing Units Comparison, 1980-2000

	1980	1990	2000	Percent Change 1980-90	Percent Change 1990-00	Percent Change 1980-00
New Sweden	270	317	319	17.4	0.06	18.1
Caribou	3,694	4,089	3,831	10.7	-6.3	3.7
Easton	483	527	566	9.1	7.4	17.2
Presque Isle	3,996	4,411	4,405	10.4	-0.14	10.2
Fort Fairfield	**1,567**	**1,648**	**1,654**	**5.2**	**0.36**	**5.5**
Limestone	2,605	2,434	1,169	-0.66	-51.9	-55.1
Aroostook County	35,920	38,421	38,719	7.0	0.7	7.8
State of Maine	501,093	587,045	651,901	17.2	11.0	30.1

Source: 1980-2000 US Census.

When reviewing the following chart, according to the 1990 and 2000 US Census the total number of housing units in Fort Fairfield increased by 0.36 percent. It should be noted that the vacancy rates between 1990 and 2000 for year round units had remained fairly stable, dropping by about 1 percentage point..

Town	1990 Total	Occupied	Vacant Year Round	% Vacant	2000 Total	Occupied	Vacant Year Round	% Vacant
New Sweden	317	272	38	11.99	319	246	49	15.36
Caribou	4,089	3,719	336	8.22	3,831	3,508	309	8.07
Easton	527	481	39	8.73	566	524	36	7.42
Presque Isle	4,411	4,124	216	4.90	4,405	3,963	382	8.67
Fort Fairfield	**1,648**	**1,494**	**111**	**6.68**	**1,654**	**1,523**	**91**	**5.50**
Limestone	2,421	2,251	162	7.02	1,169	801	364	31.47
Maine	576,095	465,312	33,902	5.88	638,834	518,200	32,231	5.05

Source: 1990 and 2000 US Census

The following chart shows that single unit housing units make up a vast majority of the total housing units in Fort Fairfield with 65.8 percent of the housing stock in 1990 and 69.7 percent in 2000. According to the US Census' the total number of single unit houses has increased by 6.3 percent during the time period. It is interesting to note that mobile homes, a housing type that is often considered affordable' decreased by 29 percent during the decade and dropped from 13 percent of the housing stock to 9.2 percent in 2000. With the exception of single units, 10-19 and 20+ units, all other housing unit types decreased in Fort Fairfield in the 1990s. However, this may be due to a Census over count in 1990.

Housing Units by Type

Type	1990	% of Total	2000	% of Total	% Change 90-00
1 Unit	1,085	65.8	1,153	69.7	6.3
2 Units	75	4.6	68	4.1	-9.3
3 or 4 Units	130	7.9	115	7.0	-11.5
5 to 9 Units	79	4.8	57	3.4	-27.8
10-19 Units	20	1.2	36	2.2	80.0
20 or More	41	2.5	73	4.4	78.0
Mobile Home	214	13.0	152	9.2	-29.0
Total	1,648	100.0	1,654	100.0	0.4

Source: 1990 and 2000 US Census

Fort Fairfield Housing Trends

The 2000 US Census reported that Fort Fairfield had 1,654 housing units. This was down 0.4 percent from the 1990 US Census count of 1,648 units. The comparative data revealed an increase of 87 housing units in the 20-year period from 1980 to 2000, or a 5.5 percent increase.

Six hundred and forty two (642) were built before 1939 (38.8%), 433 during the 1940s and 50s (26.2%), 124 during the 1960s (7.5%), 188 during the 1970s (11.4%), 130 units during the 1980s (7.9%), and 137 in the 1990s (8.3%). Forty six (46%) percent of all the housing units were built either before 1939 or during the 1990s.

Of the 1,654 total housing units, 8 units had 1 room, 52 units had 2 rooms, 204 units had 3 rooms, 212 had 4 rooms, 322 had 5 rooms, and 534 had 6 or more rooms. Twenty four units lacked complete plumbing facilities and all had complete kitchen facilities and telephone service. One thousand three hundred and thirty six (1,336) used fuel oil for heating fuel, 111 used wood, 48 used electricity, 6 used bottle gas, and 22 used other fuel.

Additional Housing Characteristics, 2000
Source: 2000 US Census

Of the 1,654 occupied housing units in 2000, 1,523 units (92.1%) were owner occupied and surveyed by US Census staff. Of the 1,523 occupied units, 206 had people move into the unit before 1969, 234 during the 1970s, 250 during the 1980s, 548 during the 1990s and 285 between 1999 and March 2000---54.7 percent of the residents moved into their household unit during the 1990s. Thirteen (13%) percent of the owner occupied housing units have been inhabited before 1969.

Thirteen percent of the 738 owner-occupied units surveyed by the Census had shelter costs greater than 30 percent of the income. In other words, 175 units had residents paying more than 30 percent of their income to live there. The median selected monthly owner cost for homeowners with a mortgage was $651 per month according to the 2000 US Census. This figure included everything paid to the lender including principal and interest payments, real estate taxes, fire, hazard, and flood insurance payments, and mortgage insurance premiums. The median selected monthly owner cost for homeowners without a mortgage was $270 per month.

446 renter occupied units were surveyed by the Census staff. Of those, 46 did not pay rent. 150 of the units had a rent less than $200, 51 from $200-$299 per month; 115 from $300 to $499 per month, 70 paid between $500 and $749 per month, and 14 paid more than $750. The median rent paid was $298 per month. The percent of renter-occupied houses where the shelter costs were greater than 30 percent of the renter income was 25.6 percent.

This type of information provides an overview of the households in Fort Fairfield as well as insight into the potential types of housing units the community may want to develop to meet the future housing needs of the community.

Housing Projections

The Maine State Housing Authority has completed housing projections for many communities in northern Maine. The following table shows that all of the selected communities are projected to see housing growth through 2015. Fort Fairfield is in the middle portion of the selected communities and projected to see a 4.3 percent growth through 2010 and an 8.4 percent growth in its housing stock through 2015. New Sweden's growth is projected to be the highest of all the communities selected but they also have the lowest number of housing units to begin with. Therefore any growth, albeit small, can significantly skew the percentages.

Should Fort Fairfield's growth in housing stock occur, there is the prime opportunity to market the subdivision located in the downtown area. This subdivision is served by public water and sewer and town officials have placed deed restrictions to accommodate a 10 percent affordable price option. Town officials will work with area real estate agents to market this subdivision.

Town	2000	2005	2010	2015	Percent Change 00-05	Percent Change 00-10	Percent Change 00-15
Caribou	3,727	3,762	3,830	3,970	0.94	2.76	6.52
Easton	540	560	582	613	3.70	7.78	13.52
Fort Fairfield	**1,573**	**1,602**	**1,641**	**1,705**	**1.84**	**4.32**	**8.39**
New Sweden	279	287	297	312	2.87	6.45	11.83
Presque Isle	4,188	4,220	4,287	4,414	0.76	2.36	5.40

Source: Maine State Housing Authority, 2003

Fort Fairfield Housing Authority

The Housing Authority oversees the operation of the following elderly and handicapped facilities.

Hillcrest Estates

- One Bedroom / Heat Included
- Utility Allowance
- On-Site Laundry Facility
- Community Room
- Kitchen Facilility
- On-Site Maintenance
- Trash & Snow Removal
- Emergency Assistance Alarms
- Interior Mailbox (no charge)
- Park (on-site)
- Meals-On-Wheels location
- Social Activities
- Computer Learning Center
- Social Worker on Staff
- Fire & Building Security Systems

Fields Lane

- One to Two Bedrooms
- Heat Included
- Utility Allowance
- On-Site Laundry
- Community Ctr. / Kitchen Facility
- On-Site Maintenance
- Trash & Snow Removal
- Outdoor Electrical Outlets
- Park (on-site)
- Meals-On-Wheels location
- Social Activities
- Computer Learning Center
- Social Worker on Staff
- Fire Alarms
- Emergency Assistance Alarms

Housing Development for Families

Borderview Estates

One to Four Bedrooms
- ❖ Heat Included
- ❖ Utility Allowance
- ❖ Washer/Dryer Hook-up
- ❖ Trash & Snow Removal
- ❖ On-Site Maintenance
- ❖ Outdoor Electrical Outlets
- ❖ Playground (on-site)
- ❖ Social Activities
- ❖ Computer Learning Center
- ❖ Social Worker on Staff

Sunrise Terrace

- ❖ One to Four Bedrooms
- ❖ Heat Included
- ❖ Utility Allowance
- ❖ Full Basement
- ❖ Washer/Dryer Hook-up
- ❖ Trash & Snow Removal
- ❖ Outdoor Electrical Outlets
- ❖ On-Site Maintenance
- ❖ Social Activities
- ❖ Computer Learning Center
- ❖ Social Worker on Staff

Family Investment Center

The Fort Fairfield Housing Authority is part of the Central Aroostook Housing Collaborative. The Collaborative is made up of housing agencies and authorities from Van Buren, Caribou, Presque Isle, and Fort Fairfield. In 1994, a $1 million grant was received to develop the Families Investment Center (FIC) program. This program provided training and assessment for eligible low income families. The Family Investment Center works with participants to develop individualized plans, based on the specific goals and needs of each person, so that barriers to success can be overcome. Graduates of the program have gone on to become nurses, teachers, and self sufficient members of the community. The FIC program has utilized all available funding and will be seeking additional revenues from HUD.

Services included in the FIC program include but is not limited to:

- Free computer access
- Job search information skills
- Career exploration
- Referral to additional services
- Personal support
- Family activities
- Advocacy

Other Housing Types

In addition to the variety of housing options located in Fort Fairfield, other types of housing in the region were inventoried. These included Assisted Living Facilities, or Residential Care Facilities, that are available to assist adult and youth mentally ill and mentally retarded individuals. There are a variety of assisted living housing types, all which must be licensed by the State. The following types of services and housing are available under this category. (1) Adult Day Services: A group program of care carried out on a regular basis for at least 2 hours per day for more than 2 adults. (2) Adult Family Care Home: A family-style home which

provides personal care and other assisted living services for up to 5 elderly or disabled adults. Homes are equipped with life safety devices that allow residents to age in place. Home operators are trained by the Department of Human Services. (3) Adult Foster Home or (Level I Residential Care Facility): A home caring for up to 6 residents. Homes provide a broad array of assisted living services, including 24-hour supervision. (4) Boarding Home or (Level II) Residential Care Facility): A home caring for more than 6 residents. Homes provide a broad array of assisted living services, including 24-hour supervision. (5) Congregate Housing: A comprehensive program of supportive services provided in individual apartments and which includes a congregate meal program.

Assisted Living Facilities

There are nine (9) assisted living facilities in the Caribou/ Presque Isle Service Center area with a total of 119 beds. At the time of the writing of this section, all of the facilities had vacancies. However, due to state budget cuts, one facility was looking at the possibility of closing. If closed, this facility could create a void in service provided.

Assisted Living Facilities in the Central Aroostook Area, 2003

Name/Location	Facility Type	# of Beds	Handi-capped	Elderly	Mentally Ill	Mentally Retarded	Traumatic Brain Injury	Alzheimer's
Daybreak Adult Care-Caribou	Adult Daycare	12	Yes	Yes	No	No	No	Yes
Jandreau Foster Home- Caribou	Type 1	4	Yes	Yes	Yes	Yes	No	Yes
Philbrook Foster Home-Caribou	Level 1	2	Yes	Yes	Yes	Yes	No	No
Daybreak II-Presque Isle	Adult Daycare	10	Yes	Yes	No	No	No	Yes
Limestone Manor, Inc.-Limestone	Level II	40	Yes	Yes	Yes	Yes	No	Yes
One Seventy Main Street-Presque Isle	Level I	4	Yes	No	No	Yes	No	No
Skyhaven-Presque Isle	Level II	12	Yes	No	Yes	No	No	No
Southern Acres Boarding Home-Westfield	Level II	30	Yes	Yes	Yes	Yes	No	Yes
Tompkins Foster Home-Fort Fairfield	Level I	4	No	Yes	Yes	Yes	No	No
Total		**119**						

It should be noted that Aroostook County has a wealth of Assisted Living facilities. For example, the St. John Valley has 27 Assisted Living facilities with a total of 267 beds available. Many of these units are located in Van Buren and available for use by residents of Fort Fairfield. However, several facility managers stated that both residents and families prefer to have a facility in the person's home town or near by.

Elderly Housing Units

Elderly Housing Units were also inventoried. With an aging population and aging housing stock, Town officials need to prepare for the needs of this segment of the population. As stated below, nearly 28 percent of Fort Fairfield's population is over the age of 55. Using basic assumptions of retirement aged people living on a fixed income combined with increasing home maintenance costs, Fort Fairfield could be faced with an elderly housing crunch in the near future. In the Caribou/Presque Isle Service center area, there are 359 elderly units spread throughout the area. The vacancy rate of these units averages approximately 5 percent.

The following table indicated the elderly population of Fort Fairfield. The percent of elderly individuals in Fort Fairfield is nearly equal to that of the surrounding communities' percentage and the Aroostook County percentage. To further define the elderly population of the region and Aroostook County, data was obtained to compare the three distinct categories of the elderly population as classified by the Maine State Housing Authority. The three classes of elderly are defined as those in the 55 to 64 age group; 65 to 74 age group; and 75 and older group.

Location	55-64	Percent of Population	65-74	Percent of Population	75+	Percent of Population
Aroostook County	8,048	10.88	6,811	9.21	5,740	7.76
Caribou	903	10.86	806	9.69	653	7.86
Presque Isle	859	9.03	774	8.13	734	7.17
Fort Fairfield	**397**	**11.09**	**346**	**9.66**	**263**	**7.34**

Source: US Census 2000.

Fort Fairfield's population of "young elderly" is nearly equal but slightly higher to that of the surrounding communities and Aroostook County's percentage. The "middle-aged elderly" is slightly higher than that of the County and the region percentage rate. Finally, the frail elderly makes up 7.3 percent of Fort Fairfield's population as compared to the County average of 7.7 percent. An area of concern is that in all cases 28 percent of the population is over the age of 55. Combined this figure with that of an aging housing stock and the assumption that many of these individuals are on fixed incomes, the need for housing rehabilitation becomes more important.

Nursing Homes

There are 14 nursing homes in Aroostook County. The table below describes the number of beds, the total number of residents, percent occupied, type of ownership, location within a hospital, and participation in Medicaid/Medicare programs.

Name	Location	Beds	Residents	Percent of Occupied Beds	Medicare participant	Medicaid participant	Type of Ownership
Aroostook Medical Center	Mars Hill	72	48	67%	Yes	Yes	Non-profit
Borderview Manor	Van Buren	71	65	92%	Yes	Yes	For profit
Caribou Nursing Home	Caribou	86	80	93%	Yes	Yes	For profit
High View Manor	Madawaska	63	58	92%	Yes	Yes	For profit
Madigan Estates	Houlton	87	28	32%	Yes	Yes	For profit
Maine Veterans' Home	Caribou	40	38	95%	Yes	Yes	Govt.
Presque Isle Nursing Home	Presque Isle	83	82	99%	Yes	Yes	For profit
St. Joseph Nursing Home	Frenchville	41	40	98%	Yes	Yes	For profit

Housing Revitalization/Rehabilitation Efforts

Home maintenance is also an important component of housing affordability. Several federal and state programs exist to help lower income families to repair and preserve their homes. Rural Development (RD) grants and low interest loans, MSHA housing preservation loan funds, and Community Development Block Grants awarded to municipalities are examples of assistance that can be obtained to help low income families. The Town of Fort Fairfield has expressed an interest in developing a housing assessment. This assessment is needed to help housing agency staff apply for housing rehabilitation grants.

In addition, town officials recently met with representatives of the MSHA, Aroostook County Action Program, and other housing authority representatives in an attempt to revitalize the state's FIX-ME program. MSHA is completing several pilot projects in the southern and central portions of the state and town officials expressed the strong need for this program in northern Maine.

Affordable Housing

The Growth Management Law requires that Maine towns prepare a Comprehensive Plan that addresses the state goal of promoting affordable housing opportunities for all Maine citizens.

A rented home is considered affordable to a household if the monthly estimated rent, insurance costs, and utility costs do not exceed 30 percent of the household monthly income. According to the 2000 US Census in Fort Fairfield, 25.6 percent of the renter-occupied households had shelter costs of 30 percent or more of the income; and 22.7 percent of the owner-occupied households had shelter costs of 30 percent or more of the income. An owner-occupied home is considered affordable if the unit's sale price or value does not exceed that for which monthly estimated mortgage payments (including principal and interest), property tax, insurance costs (homeowner's and private mortgage insurance), maintenance costs, and utility costs equal 28 percent of the household's monthly income.

Affordable housing availability is focused on very low income, low income, and moderate income households defined as follows:

- Fort Fairfield's median household income in 2000 was $28,562.
- Very low income means 50 percent of the town's median household income based on 2000 US Census information.
- Low income means between 51 percent and 80 percent of the town's median household income.
- Moderate income means 81 percent to 150 percent of the town's median household income.

	Very Low Income	Low Income	Moderate Income
Percent of Median Income	50 %	51% to 80%	81% to 150%
In dollars	$14,281	$14,566 to $22,849	$23,135 to $42,843
Affordable Rent	$333	$340 to $533	$540 to $999
Affordable Mortgage	$333	$340 to $533	$540 to $999
Less Taxes and Insurance	+/- $200	+/- $207	+/- $214
Affordable Mortgage Payment	$133	$133 to $326	$326 to $785
Affordable House Price	$23,500	$23,500 to $57,500	$57,500 to $138,275

*Interest rate of 5.5% MSHA First Time Home Buyers program

Housing Sales July 1998 to June 2003

Sale Price Range	Number of Sales and Percentage of Total Sales
Under $20,000	6 (4.0%)
$20,001-$40,000	36 (24.2%)
$40,001-$60,000	42 (28.2%)
$60,001-$80,000	37 (24.8%)
$80,001-$99,999	14 (9.4%)
Over $100,000	14 (9.4%)

Source: Real Estate Transfer Records

A total of 149 home sales were considered as part of the housing affordability study. During the period, the average sale price was $59,389 with a high of $145,000 and a low of $10,000.

Affordable Housing Availability

- At least 6 homes sales between June 1999 and June 2003 were affordable to very low income families
- At least 42 home sales between June 1999 and June 2003 were affordable to low income families. It should be noted that the top end of the range considered affordable to this income bracket ($40,001 to $60,000) had the greatest number of sales through the period.
- The moderate income families had the widest available options for home sales with 135 sales between 1999 and 2003 being affordable.
- Very low income families had the fewest options but still had potential access to nearly 5 percent of the sales during the period.

Rental Affordability

Rental units make up 446 or 27 percent of the total housing stock in Fort Fairfield according to the 2000 US Census. Rental affordability was determined with 2000 US Census information.

- The median rent was $298.
- The vacancy rate was 7.8%.
- At least 201 rental units (45%) had rents that were affordable to very low income families.
- At least 316 rental units were affordable to low income families (70.8%).
- All rental units (100%) were affordable to moderate income families.

Housing Analysis

Shelter is the primary need of every community. When a community begins to lose sight of this fact, a slow process of decay will eventually result in dilapidated and inadequate housing units and vacant businesses. A feeling of despair, evident in many small rural communities losing population can be brought on by the poor physical appearance of the community and its housing stock. According to the 2000 US Census, one-fourth of the American people lived in rural areas, and they lived in about one-half of the nation's substandard housing. This is the result of several factors: (1) Much of the rural housing stock is old; (2) few rural communities have adopted or enforced housing, building, plumbing, electrical, and fire prevention regulations; (3) lending institutions generally prefer to lend money to individuals and developments in larger cities, rather than small towns; and (4) low family incomes, due mainly to poor economic conditions and limited opportunities, mean that many families cannot afford better housing or to even maintain their current housing. This housing section provides an important link between the community's growth goals, and the economic development and land use sections. If a town wants to have population increases and economic development, then adequate, safe, and affordable housing will be needed for residents of differing income levels.

Affordable housing is not a significant problem in Fort Fairfield. However, a quick review of the average home selling price during the past 5 years shows that single family housing may not be affordable to very low income families. Housing affordability should not be a problem to other segments of the town's population. There are an ample number of rental units available and these units average a 7.9 percent vacancy rate. Average rentals prices are well within the means of very low and low income families.

A review of the housing issues that could affect Fort Fairfield has been evaluated over the past three years. The focus of Town officials should be on housing rehabilitation because this is normally the wish of the residents. At this time, there appears to be a lack of quality vacant housing in the community for anyone wishing to relocate to Fort Fairfield. The educational and property tax burden for the community is about average for Aroostook County. Large economic development projects, tourism development, the increase of second home sales, and an increase in the number of Border Patrol staff have created somewhat of a housing crunch in the central Aroostook area.

According to the 2000 US Census, Fort Fairfield's rental vacancy rate is moderate at 7.8%. Town officials could look to lower this vacancy rate through housing rehabilitation grants from the Maine Department of Economic and Community Development. Possible programs could include merging CDBG rehabilitation moneys with the Section 8 voucher program. Those rental units that currently do not meet the standards could become a participant in the CDBG rehabilitation program and/or other grant and loan programs. Once brought up to standards, the Housing Authority could inspect those units and work with the owners on rents, possibly steering very low, low, and moderate income families to those units in the future.

Housing issues in rural communities reminiscent of Fort Fairfield revolve around repairing existing homes. Fort Fairfield has an attractive future as a place to work, for the urban and rural quality of life it has to offer, and for recreation and leisure-time activities. The town contains an urban downtown area, developed residential, commercial, and industrial areas that surround the downtown, and large outlying areas that have retained much of their rural character, despite the current residential development pressures. In the town, where there is strong economic development activity and a wide range of recreation and leisure activities, the housing demand is becoming significant.

Fort Fairfield's housing stock is getting old. Over 70 percent of the current housing stock was built before the 1970s and nearly 65 percent was constructed prior to 1959, according to the 2000 US Census. Over the past 5 years mostly single-family detached units have been constructed. Officials may wish to begin thinking about specific projects that should bring rehabilitation funds to the town. If successful, these housing rehabilitation efforts will also enhance Fort Fairfield's ability to market itself to future potential businesses and industries, which is critical to the Town's economic revitalization and future job creation. The Town should continue to improve housing conditions for its residents wherever possible by actively pursuing federal and state grants for housing rehabilitation.

Municipal officials should also, as part of this comprehensive planning process, review the Town's existing zoning ordinance to ensure it is compatible with its current economic development goals. The zoning ordinance should eventually be updated to protect existing residential land uses, while discouraging incompatible land use encroachment into established neighborhoods, all-the-while providing safe and sanitary housing for present and future residents.

Finally, the Town should monitor the development of housing and its potential impacts on the availability of municipal services. New development will be coming to Fort Fairfield as will more economic opportunities. Proper use of existing and proposed regulations by the CEO, Planning Board, and Board of Appeals will assure that new development will fit into the community and become a valuable asset, not a liability. Good planning means good development and this will in turn reduce demands upon the community's limited resources in the future.

Local Economy

Fort Fairfield is located in the Caribou-Presque Isle Labor Market Area (LMA) and depends on the region's economic health for its survival. The LMA's boundaries include Bridgewater to the south, Portage and Oxbow to the west, Stockholm, Conner and Caswell to the north, and New Brunswick, Canada to the east. Caribou and Presque Isle are the two major Service Centers in the LMA and many job holders from the surrounding communities work in these locations. Local retail and service establishments depend on shoppers from town and other areas for a portion of their trade. In terms of employment, manufacturing, health care and education are the most important industries located solely in Town.

In terms of employment, education, health, and social services, professional, scientific, administration, waste management, and retail trade are the largest employers of Fort Fairfield residents.

Local and Regional Economy

Agriculture

According to the Town Assessor in a report to Maine Revenue Services dated April 22, 2004 there were 44,450 acres of potential farmland located in Fort Fairfield. Within this acreage, includes 20,036 in tillable acres, 749 acres in certified tree growth, and 20,127 in undeveloped acres (woods, pasture and waste). It should be noted that that even though there are a reported 20,000 acres of tillable land, it is not all necessarily being farmed at this time. Exact figures on agricultural activities in Fort Fairfield were unavailable.

In 2004, there are 15 resident farmers and five large non-resident farmers that grow most of the crops in Fort Fairfield. There is also one large livestock grower that raises 500 head of Black Angus cattle annually. 2004 crops in Fort Fairfield included 1,700 acres of Broccoli grown by Smith Farms, New England Grain stated that there was 7,000 acres of grain grown in town last year and that compares to 56,000 County wide as substantiated by the University of Maine Extension Service. Lucerne Farms grew 260 acres of Alfalfa and there is estimated to be 7000 acres of potatoes planted annually in Fort Fairfield.

According to the 2002 Census of Agriculture, Aroostook County experienced an increase of 200 farms and 57,635 acres of land being farmed between 1992 and 2002. During that same time period, there was a loss of 166 people who indicated that farming was their primary occupation. Sophisticated farming equipment, quality farmland, and dedicated people make Northern Maine a highly desirable place for a multitude of crops. It has been determined that Aroostook County's prime farmland soils are best suited for producing food, feed, forage, fiber and oilseed crops which encourages local farmers to experiment with other crops such as canola, sunflowers, and broccoli. Potatoes remain as the top crop with almost 60,000 acres planted in 2002 while forage, barley, and oats combine with a respectable 81,803 acres planted. In 2002, Aroostook County was the leader in the state for agriculture sales grossing $121.2 million dollars.

Aroostook County	1992	1997	2002
Number of Farms:	884	889	1,084
Land in Farms:	334,040	324,887	391,675
Average Size of Farm (acres):	378	365	361
Market Value of Production:	$122,767	$109,819,000	$121,158,000
Number of Farmers as Primary Occupation	647	530	481
Total cropland (acres):	189,850	187,599	197,661
Total pasture (acres):	30,400	26,798	26,889
Total orchard (acres):	55	62	37
Total Hay (acres):	16,302	21,795	30,280
Total Woodland (acres):	114,744	108,490	155,791
Houselots, ponds, roads, wastelands (acres):	22,793	23,386	29,209

Source: 2002 Census of Agriculture

The following table indicates Aroostook County's top crops by acreage. Potatoes, by a wide margin, remain the top crop with over 59,000 being grown annually. Barley and oats, typically used as a rotational crop were the third and fourth highest crop grown. Interestingly enough, forage was the second most popular crop yet the County is not known as a livestock producer.

2002 Top Crop Items:	Acres
Potatoes	59,418
Forage	33,073
Barley	24,587
Oats	24,143
All Vegetables	1,560

Source: 2002 Census of Agriculture

Fort Fairfield has seen relatively minor residential growth outside of the "Growth Area." Any growth that has occurred during the past 10 years has been on relatively small lots (usually 1 acre) and on marginal headlands. The agricultural community has self regulated and have traditionally been reluctant to sell profitable farmland as house lots. There are a wide variety of reasons for this, the least of which are the potential conflicts between agricultural usage and residential growth (spray, irrigation, and heavy machine usage.) The Planning Committee feels that this trend will continue into the future.

Forestry

Most of the commercial forest tree species found in Maine are also found in Fort Fairfield. The three major forest cover types include softwood, hardwood, and mixed forest stands. Generally, softwoods dominate the shorelands, wetlands, and lowlands. According to the USDA-Forest Service, balsam fir, red spruce, and northern white cedar, respectively, comprise the majority of the softwood stock growing in Aroostook County. Aspen, sugar maple, and red maple comprise

the majority of the hardwood growing in the County. Other species include white birch, beech, and yellow birch.

Small woodlots located throughout Town, are also important to their owners and others in the community. The Town should encourage these small woodlot owners to contact professional consultant foresters serving the area to gain technical assistance in managing their forestlands. These small woodlot owners should be aware of the requirements of Maine's Forest Practices Act. In addition, Town officials may wish to make small woodlot owners aware of the Stewardship Incentive Program (SIP) administered by the Maine Forest Service that was established to foster sound and sustainable multi-use management of forest land resources. The future use of the Town's forest lands should be planned with all of these multi-use considerations in mind.

Forest and forest lands in Fort Fairfield are relatively small and do not play an important role in the local and regional economy. As stated in the agriculture paragraph, there are 749 acres in certified tree growth which is indicative of small woodlots located on farms or by other private landowners. None of the town's forest resource is owned by the large paper or other forest products corporations that exist in Maine. All of the town's forest resources have been cut at one point in time and there are no old growth stands located within the community. Town officials work within the Maine Department of Conservation's harvest notification program and maintain information on this program in the Town Office. Town officials also have an excellent working relationship with the MDOC's forester serving the area as well as consulting foresters from throughout the region. Timber harvesting is occurring within the best management practices set forth by MDOC.

From a local and regional economic perspective, forest resources located in Fort Fairfield are of minimal importance. They are however important to their owners. Fort Fairfield shoreland zoning ordinance provides a high level of protection for these resources located within shoreline zones. Woodlot owners are encouraged to work with consulting foresters and the Maine Department of Inland Fisheries and Wildlife to manage these resources not only for the fiber production but also as wildlife habitat. Town officials and staff are members of many conservation organizations in the region including the St. John Aroostook RC&D, Central Aroostook Soil Conservation District, and Watershed Coalitions. Staff provides information regarding town polices to these organizations who are in turn working with private landowners.

Tourism

It is generally agreed that tourism is providing a significant economic impact to Aroostook County. However, no specific data is currently available detailing the positive impacts to the region. Several agencies are working to better document the impact of tourism in northern Maine and more useful information should become available in late 2003. These groups are also working to expand the tourism season away from winter and market the region as a four season tourism destination.

There are over 2000 lakes, rivers, streams, and ponds in northern Maine, covering some 80,000 acres. Combined with its vast forestlands, it is an outstanding inland recreation area. Tourism

development organizations in the northern Aroostook County area include the Chambers of Commerce located in Caribou, Limestone and Presque Isle along with Aroostook County Tourism (ACT). Tourism revolves mainly around outdoor recreation opportunities, especially winter activities; and the region's natural resource-based economy. The following are assets in the Fort Fairfield area that offer tourism potential:

The North Maine Woods

The North Maine Woods is a 3 million acre tract of predominately private, commercial forest land in northwestern Maine that is filled with oral and physical history. Its southern boundary is located along the Penobscot River south of Baxter State Park, the eastern boundary is Route 11, and the northern and western boundaries are the Quebec border. The forest is made up of 21 major landowners and land managers. The State of Maine is one of these landowners with roughly a 5 percent share of the acreage. The area is an active commercial forest open to public recreational visitors on a registering and fee basis. Public recreational use is one of many multiple uses of this private forestland. The North Maine Woods organization was established in the early 1970's to manage and administer the recreational uses of the North Maine Woods Multiple-Use Management Area. The landowners have sought to accommodate existing uses but have not promoted increased use of the area. Coordination with state agencies has recognized the state's ownership and responsibilities in the area.

Allagash Wilderness Waterway

The Allagash Wilderness Waterway is a 92-mile long river segment nationally recognized for outstanding canoe trips. It is the only New England river in the National Wild and Scenic River System.

Maine Public Reserve Lands

Deboullie Mountain (T15-R9) and Eagle Lake (T16-R6), and a portion of T16-R5 are large tracts of land set aside for public use in the northern subregion. Facilities include camping, picnicking, swimming, fishing, boat launches, snowmobiling, and hiking trails.

Snowmobiling

You can get almost anywhere on the snowmobile trails in Maine, trails extend from New Hampshire to Quebec to New Brunswick. These trails include Maine's 3000 mile ITS system from Alfred to Rangeley to Madawaska to Calais. The 270 local snowmobile clubs maintain approximately 6000 miles of club trails. In northern Maine there are over 2200 miles of well groomed snowmobile trails. Over 40 clubs maintain these trails---rated among the best trails in New England.

Fort Fairfield's Snowmobile Club (Club) maintains and grooms snowmobile trails in town, which are all part of the 2200 miles of trails that cris-cross Aroostook County. The Club is responsible for a portion of ITS 81, ITS 88, and local trails 76, 81A, and 81B. Currently, the Club owns its own grooming equipment. Total trail funding maintenance, including grooming, is partially reimbursed through grants from Maine Department of Conservation. Issues which

effect grooming, maintenance, and trail retention include increased snowmobile traffic, trespass, and landowner relations.

Other trails systems

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

Services are available for trail users in Fort Fairfield. Because of the location of these trails, the Town could benefit from the year-round use of the trails. In addition, with proper and compatible trail development and tourism promotion, small-scale economic development could be realized. To further enhance the trail system the construction of parking lots in certain areas should be considered. Parking lot is designed to accommodate snowmobilers but can also used by those walking or biking the trail system.

Many of the outdoor recreational opportunities in Fort Fairfield are related to the usage of private property. In Maine, if the land is not posted (No Trespassing) it can be utilized by hunters and fishermen. The posting of land has not become a major issue within the community nor has any new development that has occurred in the past. For the most part all a person has to do to gain access is to ask. Town officials maintain “Ask First” information pamphlets at the town office and encourage those wishing to use private property to ask permission.

As stated previously there are public access points to the Aroostook River, Monson Pond, Nadeau Lake, and Pattee Brook. Each of these facilities are in excellent condition with no major construction projects planned. While the general public can also access waterbodies at all public road crossings, town officials are also aware that there are also unofficial public access points located throughout the community. While these cannot be specifically identified, town officials support the work of the Maine Department of Inland Fisheries and Wildlife to keep private land open for public uses.

It is assumed that outdoor trends in recreation will continue to utilize the abundant open space and water resources in the Spring, Summer, and Fall and snow during the winter. The Aroostook River is an underutilized resource and several area guides are beginning to provide river trips to visitors. Fort Fairfield is at the end (in the United States) of a nearly 125 mile river system that begins in a wilderness setting and them gradually enters more populous areas. In order to assist with this potential increase, town officials will continue to maintain public boat launches on the river.

Thanks to the efforts of the Fort Fairfield School System, Recreation Department and the Maine Winter Sports Center, cross county skiing is again becoming popular with many of the area residents. The Nordic Heritage Center, located in Presque Isle, has recently expanded its trail system into Fort Fairfield and is a popular skiing location for many central Aroostook residents. Since the Center likes to control access to the trail system it is doubtful that the town could have direct access from within the community. However, town officials will work with representatives of the Winter Sports Center and private landowners to explore potential access locations with the community. The Nordic Heritage Center has also provided funding for the development of a small loop on school property.

All terrain vehicles have also become a very popular for of recreation. This could become a two edged sword as there is the potential for economic development though the long term maintenance of a multi-season trail system. However, since many of these trail are located on private property, and in many cases on agricultural lands, ATV clubs will need to strongly demonstrate that diseases are not spread by ATV usage. In addition, local clubs will need to police themselves to ensure that users stay on marked trails.

Natural Resources

The Aroostook and Little Madawaska Rivers support a significant fishery for wild brook trout and, to a lesser extent, landlocked salmon. IF&W documents the fishery through reports from anglers and other census work. Biologists feel that the fishery is seasonal as trout move from the main river into smaller tributaries and spring holes during the warmer summer months. Other small streams support wild brook trout and very likely a locally important small-scale sport fishery.

The abundance of prime farm and forestland soils, and wetlands in Fort Fairfield are an indicator of the Town's potential to support wildlife. In addition, agricultural land that is no longer in production and reverting back to upland vegetation provides important habitat for woodcock and other upland birds, snowshoe hare, deer, bear, and moose. Cut-over woodland areas also provide significant amounts of browse, provided they are near uncut areas. Populations of these important species are influenced by land use practices on both agricultural and forestlands.

Lodging and Festivals

There are numerous opportunities for both lodging and entertainment and dining in the Fort Fairfield area. Most of these are discussed in more detail in the Cultural and Historic Resources section.

<u>The Maine Potato Blossom Festival.</u>

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

Caribou Winter Carnival and Snowmobile Festival

The caribou Winter carnival and Snowmobile Festival is held in February each year and provides a week long festival during the winter months. There are family fun days, downhill canoe rides, dogsled rides, golf, the snow goddess snowmobile poker runs and barbecues. In addition, the Keystone Kops arrest local residents with bail being set and paid as a local fundraising event.

Caribou Cares About Kids

Event is held for four days in July. There is a parade, games, pool party, health and safety fair, fireworks and hayrides.

Caribou Fall Arts and Crafts Festival

Held in October each year, this is the oldest crafts fair in the County.

New Sweden's Midsommar Celebration.

On the weekend nearest to June 21, the Swedes in northern Maine, like those in Sweden, celebrate the summer solstice. Activities center around the decoration of the Maypole, and includes, among other activities, Scandinavian fiddle music, Swedish dancing and a variety of traditional meals.

The Can-Am Crown International Sled Dog Race.

The Can-Am Crown International Sled Dog Races are held in March in Fort Kent. There are three courses---250 miles, 60 miles, and 30 miles. The feature race makes a 250 mile loop that begins and ends in Fort Kent and runs through the wilderness of northwest Aroostook County.

The Mardi Gras

The Fort Kent Mardi Gras celebrates “Fat Tuesday” before Lenten season begins as it does in New Orleans, where they share the same Acadian heritage.

The Acadian Festival.

The Acadian Festival celebration in Madawaska is a week long festival in late June that features a family reunion, parade, traditional Acadian supper, reenactment of the landing of the Acadians, French Quarters and many other activities. The Festival usually attracts a crowd of over 5,000 every year.

Local and Regional Economy

The purpose of looking at the local economy is to help the community create policies and programs that can lead to steady growth over the long run. A community's economy can usually be broken down into two segments; the export base and the secondary base.

The export base is made up of those goods and services that the Town exports to other towns or regions in order to bring in money. These earnings can provide the community with the means to import goods and services. Export based industries include manufacturing, agriculture, and forest products. Export based businesses have a greater potential for growth due to the broader market area that they serve. As export based businesses grow, they employ more people and attract new workers to the Town. This increase tends to have a multiplier effect, increasing the demand for goods and services of the secondary businesses. In turn, secondary based businesses grow and provide more jobs and income.

The secondary based businesses serve the local economy. The size of these local businesses usually is reflective of the size of the Town, For instance, in a small Town, these businesses are not likely to grow much. They include gas stations, grocery stores, and other retail establishments.

Employment and Unemployment

The most meaningful information concerning unemployment is available through the Maine Department of labor (MDOL). MDOL releases information on a monthly and annual basis. When compared to surrounding cities and towns, in the central Aroostook area, Fort Fairfield had the second highest unemployment rate (5.3%) following New Sweden (6%). Fort Fairfield's unemployment rate was similar, but slightly higher, to that of the State, County, and the Caribou-Presque Isle LMA. LMAs are defined by where residents of communities do their daily business and their travel patterns.

Employment and Unemployment Estimates for Fort Fairfield and Selected Central Aroostook Communities, 2001

	Labor Force	Employment	Unemployment	Percent Unemployed
New Sweden	300	282	18	6.0
Caribou	4,090	3,907	183	4.5
Fort Fairfield	**1,952**	**1,849**	**103**	**5.3**
Presque Isle	4,892	4,847	135	2.7
Woodland	668	647	21	3.1
Maine	683,900	656,800	27,100	4.0
Aroostook County	37,310	35,650	1,660	4.4
PI/Caribou LMA	20,065	19,790	860	4.1

Source: MDOL Civilian Labor Force Estimates 2000-2001

According to the Maine Department of Labor, "Labor force gains in the next 10 years will probably come from those aged 25 and over, much of this increase will be accounted for by females and older workers, as the youth population is projected to decline." The suggestion that youth labor will play a less significant role in Fort Fairfield's labor force is substantiated by population projections for the younger age groups which show significantly less school age children for the 2000's in comparison with the previous decade. Also, Fort Fairfield's 18-44 age group will increase in population, thereby filling the potential shortfall of workers.

Civilian Labor Force by Labor Market Area, 2001

Labor Market Area	Labor Force	Employment	Unemployment	Percent Unemployed
Fort Kent	4,000	3,770	240	5.9
Houlton	6,130	5,890	250	4.0
Madawaska	3,720	3,610	110	3.0
Patten/Island Falls	1,900	1,760	140	7.4
Caribou/Presque Isle	**20,650**	**19,790**	**860**	**4.1**
Van Buren	1,350	1,270	80	5.9
Maine (000)	683.9	656.8	27.1	4.0

Source: Maine Department of Labor, July 2002

An analysis of the above chart shows that the Patten/Island Falls LMA had the highest unemployment rate for 2001. Caribou/Presque Isle LMA, of which Fort Fairfield is a part of, had the third lowest unemployment rate of all LMAs located in northern Maine. It should be noted that June is a month when seasonal labor opportunities are typically beginning which can lower the unemployment rates.

Population by Industry and Occupation

The following chart summarizes characteristics of the working population of Fort Fairfield for 2000, by working population and percentage of working population. In Fort Fairfield, the Educational, Health and Social Services sector comprises the highest percentage of workers at 30 percent. The second highest is Professional, Scientific, Admin., Waste Management at 11.3 percent, followed by Retail Trade at 9.9 percent. Fort Fairfield roughly parallels the comparative regional communities of Presque Isle and Caribou. In Presque Isle, the Education, Health and Social Services sector comprises the highest percentage of workers with 29.3 percent, followed by Retail Trade with 17 percent, and Professional Services with 8.6. In Caribou, the Education, Health and Social Services sector ranks first with 28.8 percent, followed by Retail Trade with 13.9 percent, and manufacturing at 8.5 percent.

Occupation by Industry, 1990

	Caribou		Presque Isle		**Fort Fairfield**	
Type	**2000**	**Percent**	**2000**	**Percent**	**2000**	**Percent**
Agriculture, Mining, Forestry, & Fishing	100	2.7	149	3.2	87	5.7
Construction	230	6.2	199	4.3	53	3.5
Manufacturing	316	8.5	386	8.3	100	6.5
Transportation	124	3.3	284	6.1	113	7.4
Wholesale Trade	106	2.9	109	2.3	32	2.1
Information	51	1.4	137	2.9	32	2.1
Retail Trade	514	13.9	790	17.0	152	9.9
Finance, Insurance, and Real Estate	164	4.4	159	3.4	54	3.5
Professional, Scientific, Admin., Waste Management	313	8.5	402	8.6	174	11.3
Education, Health, Social Services	1,068	28.8	1,360	29.3	460	30.0
Art. Entertainment, Recreation	248	6.7	288	6.2	73	4.8
Other Services	215	5.8	211	4.5	144	9.4
Public Administration	255	6.9	175	3.8	61	4.0
Totals	3,704	100	4,649	100	1,535	100

Source: 2000 US Census

It should be noted that the number of large manufacturers in Aroostook County continues to decrease. Fort Fairfield is working hard to balance and diversify its economic base. The three dominant sectors are fairly close in percentages of workers, enabling the town's employed to avoid reliance on one sector of the economy. With this in mind, continued efforts should be made to diversify and promote economic opportunities in the Professional Services and Retail Trade sectors, while promoting the establishment of light manufacturing industries, agriculture, and other forms of material goods production.

Median Household Income

In 2000, the median household income was $28,562 and the per capita income of individuals was $14,757. In Fort Fairfield, 27.4 percent of the total number of households were in the less than $15,000 category. However, 24 percent of all households are in the greater than $50,000 category and 16.2 percent are in the $35,000-49,999 category. Fort Fairfield's median household figure was below the 2000 US Census figure for the State at $37,240. Fort Fairfield's median household income is slightly lower the 2000 Aroostook County figure of $28,837. The distribution of household income in 2000 is listed as follows:

Median Household Income, 2000

Income	Households	Percent
<$15,000	419	27.4%
$15,000-24,999	253	16.6%
$25,000-34,999	240	15.7%
$35,000-49,999	248	16.2%
>$50,000	367	24.0%
Total	1,527	100.00

Source: US Census, 2000

Median Family Income

The US Department of Commerce derives family income by taking the income of all family members aged fifteen (15) and over and dividing by the total number of families within town. The median family income is slightly higher than the median household income for Fort Fairfield, equaling $33,446. This is slightly lower than the Aroostook County median family income of $36,044 by $2,598 per family. As compared to the state median family income, Fort Fairfield is lower by $3,794 per family, with the Maine's median family income equaling $37,240.

Per Capita Income

Per capita income is derived by adding the incomes of all residents of the town and dividing by the total population of Fort Fairfield (even those with no income). According to the 2000 US Census, the per capita income for Fort Fairfield equals $14,757. This is slightly lower than the per capita income for Aroostook County, which equals $15,033, and significantly less than Maine's per capita income of $19,533.

Poverty Status

According to the 2000 US Census, the poverty status of residents living in Fort Fairfield shows 16.7 percent of all persons have incomes below the poverty level. This is higher than the Aroostook County statistic of 14.3 percent and significantly higher than the State of Maine's 10.9 percent of all persons having incomes below the poverty level. The highest percentage for all categories surveyed belongs to families with female householder, no husband present with 64.8 percent having incomes below the poverty level.

The poverty status for a family of four (4) in 2000 was $15,575. For families residing in Fort Fairfield, 9.8 percent have incomes below the poverty level. This is equal to Aroostook County's average of 9.8 percent, and similar to Maine's average of 7.8 percent. Statistics show that 15.7 percent of the families with children under the age of 18 years of age have incomes below poverty level. This percentage is higher than both Aroostook County's percentage of 14.9 and the State of Maine at 11.9 percent. In Fort Fairfield, 38.7 percent of families with children under the age of five (5) years had incomes below the poverty level.

Distribution of Work Force

Of the 1,535 employed persons 16 years of age and over living in Fort Fairfield, 1,078 of these are wage and salary workers in private industry. There are a total of 301 government employees. There were 149 self-employed workers listed in the town and 7 unpaid family workers.

Commuting to Work

There were 1,513 workers 16 years of age and over surveyed for this question living in Fort Fairfield. Of that 80.3 percent of these workers drive alone (i.e. SOV=Single Occupant Vehicle). Of the total number of Fort Fairfield's workers, 19.4 percent carpool, 1.2 percent reported using public transportation; 1.8 percent use other means; and 8.5 percent walked or worked at home.

The mean travel time to work for the workers living in Fort Fairfield was 20.6 minutes. This is slightly above Aroostook County’s time of 18.3 minutes and below Maine's mean travel time to work of 22.7 minutes.

Where do Residents of Fort Fairfield work?

The graphical representation indicates that 461 of 1,513 working residents are employed in Fort Fairfield, followed by 440 residents being employed in Presque Isle, and 186 in Caribou. The remaining Fort Fairfield commuters are spread throughout from Boston to Madawaska and Fort Kent. It should be noted that a majority of Fort Fairfield’s residents are employed either in town or only a short commuting distance to the surrounding communities.

Commuter patterns of Fort Fairfield residents

Town	Commuters	Town	Commuters
Ashland	26	Blaine	12
Caribou	186	Easton	47
Fort Fairfield	461	Fort Kent	62
Grand Isle	10	Houlton	45
Limestone	86	Madawaska	27
Mars Hill	45	New Sweden	5
Presque Isle	440	St. John plantation	6
Van Buren town	14	Brewer	9
Orono	6	Boston	8
Canada	18		

Source: US Census 2000

Where do people working in Fort Fairfield Live

According to 2000 Census figures there are 306 non-resident commuters (minus Fort Fairfield residents) working in Fort Fairfield. Presque Isle exports the greatest number of workers to town, followed by Limestone and Caribou. Similar to the commuting patterns of Fort Fairfield's residents, commuters from all over Aroostook County commute to Fort Fairfield to work.

Town	Commuters	Town	Commuters
Blaine	5	Bridgewater	2
Caribou	28	Castle Hill	2
Caswell	6	Chapman	5
Connor UT	8	Easton	21
Fort Fairfield	461	Fort Kent	14
Frenchville	6	Hamlin	2
Limestone	53	Littleton	3
Mapleton	12	Masardis	2
Oakfield	2	Perham	2
Presque Isle	84	St. Agatha	8
St. Francis	6	South Aroostook UT	2
Van Buren	4	Washburn	11
Westfield	7	Woodland	11

Source: 2000 US Census

Taxable Retail Sales

Retail sales tax data is available from the Maine State Planning Office for the Caribou-Presque isle Economic Summary Area, which is virtually identical to the Labor Market Area. The following pages reveal retail sales performance in the Caribou-Presque Isle Economic Summary

area for the years 1997-2001, both in terms of the overall economic performance and or specific retail areas. The retail sales categories used in this analysis are:

- **Building Supply:** Includes building supply items typically found in lumber yards and hardware stores.
- **Food Stores**: Includes taxable sales at all food stores. Sales of food to be eaten in the home (the majority of the sales at these stores) are not included because such food items are not taxable.
- **General Merchandise**: Includes department stores and stores selling product lines such as clothing, furniture, shoes, appliances, home furnishings, and/or other major items.
- **Other Retail Sales:** Includes a large and diverse group of establishments selling items not covered in other categories such as dry goods' stores, drug stores, jewelry stores, sporting good stores, antique dealers, book stores, photo supply stores, gift shops, florists, and opticians.
- **Auto**: Includes auto sales and all transportation items such as boat and auto leasing, parts, and accessories
- **Restaurant and Lodging**: Includes all businesses selling prepared food for immediate consumption. The lodging group includes only rental tax thereby making it an accurate indicator of lodging business in the State.

The following table shows mainly growth between 1997 and 2001 in the taxable sales categories. The information contained in the table does not provide a complete picture of retail sales since it includes only taxable sales and not items such as food (changed in 2002). Nevertheless, the information is a valuable indication of how the Economic Summary Area is performing in terms of retail sales. All categories showed an increase in sales, except Food Stores. Other Retail and Restaurant/Lodging may have showed an increase due to gains in tourism both summer and winter.

Caribou-Presque Isle Economic Summary District (CPIESD), 1997-2001 Taxable Retail Sales
(in thousands of dollars)

Retail Category	1997	1998	1999	2000	2001	C-PIESD Average Annual Percent Change 1997-01
Building Supply	23,286	22,608	25,848	25,612	26,643	3.4
Food Store	33,459	35,615	37,450	37,772	31,571	-1.4
General Merchandise	67,564	68,029	71,825	75,214	82,175	5.0
Other Retail	21,133	22,823	22,748	22,198	21,199	0.1
Auto Transportation	66,119	71,796	78,652	75,960	76,557	3.7
Restaurant/Lodging	31,529	30,674	31,276	31,584	32,847	1.0
Total Consumer Retail Sales	243,092	251,543	267,798	268,339	270,992	2.8

Source: Maine State Planning Office, Maine Retail Sales Quarterly Report Annual Review, October 2002

Fairfield Chamber of Commerce(FFCC)

While the main purpose of the FFCC is to promote Fort Fairfield and its members, FFCC officials should consider developing regional programs that promote that area as well. There are local Chambers of Commerce in Caribou, Presque Isle, and Limestone, all in completion for similar funds and seeking out similar funding sources. Many of the projects currently being looked at can have a regional impact. Tourism is one such area. FFCC officials could consider developing, with other Chambers, package deals with golf courses, motels/hotels and inns, restaurants and other entities that will not only strengthen the local economy but the region's as well.

Other projects and programs to consider:

- Capital loan injection;
- Business retention programs;
- Business attraction programs
- Capital improvements;
- Information services;
- Community support;
- Community projects such as the Potato Blossom Festival, OTHERS;
- Residential recruitment;
- Inventory of industrial/commercial buildings;
- Assisting Town Officials with a review of local ordinances that address conforming uses;
- Support of the Rural Empowerment Zone;
- Marketing;
- Support the Rural Economic Area Partnership (REAP) proposal efforts;
- Maintain and upgrade industrial space so that it is closer to turn key;
- Work with the Community Development Office on downtown revitalization efforts;
- Update Community Profile;

- Increase financial lending program by identifying and seeking funds through organizations and agencies such as FAME and USDA.
- Maintain retail base
- Define retail market through a comprehensive retail marketing and retention plan.
- Provide entrepreneurial support for business start-ups.
- Self promotion of Fort Fairfield as a vital community.

Local Businesses

According to the Fort Fairfield Chamber of Commerce, the following business types were located in town as of December 2004. The numbers following the business type indicated the number of business located in Fort Fairfield. It should be noted that there are a greater number of businesses and industries listed in the chart than are actually located within Fort Fairfield. Several businesses were listed multiple times due to the varied nature of their business.

Business Types Located in Fort Fairfield, 2004

Auto Repair (9)	Auto Detailing (1)	Auto Parts (1)	Auto Transport (1)
Bakeries (2)	Banks (3)	Bear Hunting (1)	Beauty Shops (5)
Boats and Canoes (1)	Carwash-Laundromat (1)	Cold Storage (1)	Computers (1)
Contractors- Building (4)	Contractors –Electrical (1)	Contractors-Excavating 2)	Convenience Stores (4)
Day Care (2)	Dentists (1)	Detectives (1)	Draperies (1)
Education (1)	Electric Co. (2)	Fisheries (2)	Fitness (1)
Florists (1)	Funeral (1)	Furniture 91)	Furniture and Custom Woodworking (2)
Gift Shop (3)	Golf Course (1)	Gravel and Sand (2)	Grocery (1)
Guide Services (1)	Hardware (1)	Health Care (5)	Heating (3)
Herbs (1)		Immigration Services (2)	Insurance (2)
Janitorial (2)	Jewelers (1)	Lawn Care (2)	Lawyers (2)
Libraries (1)	Lime sales (1)	Liquor Agency Stores (1)	Manufacturing (3)
Masonry (1)	Massage Therapist (2)	Medical Supply (1)	Mental Health Services (4)
Monogramming (1)	Music (1)	Paint Ball Games (1)	Pharmacies (1)
Photography (2)	Plumbing-Heating (2)	Post Office (1)	Potato Growers (15)
Processing Plants (1)	Public Storage (1)	Real Estate (3)	Redemption Centers (1)
Religious Art (1)	Restaurants (3)	Sanitation Services (2)	Second Hand Shops (1)
Septic System Site Eval. (1)	Sewing Machine (1)	Small Engine Repair (2)	Stained Glass (1)
Tanning/Fitness (2)	Tree Farms (1)	Trucking (1)	Seasonal Vegetables (3)
Video rental (2)	Water Supply (1)		

Source: Fort Fairfield Chamber of Commerce, 2004

Barriers to local business are varied and often times difficult to mitigate. The weakening of the US dollar has significantly reduced the number of Canadian shoppers entering town for their needs. In addition, since the September 11 attacks, it is, at times difficult and more time consuming to enter the US or return to Canada. In addition, the PST and GST have greatly curtailed cross border shopping.

Fort Fairfield is also considered a bedroom community for Caribou and Presque Isle. Fort Fairfield's residents, working in these and other communities shop during their lunch hours or on the way home from work picking up their daily needs.

There is also a perception that the Town (and Aroostook County) is too far away from existing and potential markets. While little can be done to shorten the distance to markets in other areas of the county, we can improve the efficiency of getting our locally grown or produced products to those markets. The Town has purchased 8 miles of rail line that is currently being rehabilitated to ensure that the town has access to rail service. In addition, the Aroostook County Transportation Study is examining potential transportation corridors that will improve the road system in the region.

And finally, Fort Fairfield, like most of Aroostook County, faces the out migration of our talented youth. Aroostook County's youth are more likely to leave for other destinations and any other young people in the state. One of the biggest reasons is the perception that there are better career opportunities and higher wages in other areas of the state and country.

One of the great opportunities for Fort Fairfield has been the construction of the dike along the Aroostook River. This project was designed to prevent flooding in the downtown area as was seen in 1991, 1993, and 1994. In 2005, a major ice jam formed along the river in the vicinity of the Aroostook River Bridge. Town officials have estimated the downtown would have been flooded under 4 feet of water for up to 5 days. Town officials have also indicated that businesses are now contacting the community with the desire to relocate to the downtown, thanks to the fact that there is a dike in place.

Other Efforts

Community and economic developers in the region are looking at continuing or developing a number of projects that could benefit Fort Fairfield. These developments could provide a significant number of jobs to area residents. It should be noted that these projects are in the preliminary stages.

International Market Development: Continuation and expansion of efforts to market the region, and its products and services, to Canada and Europe. Activities include development of an export assistance program for existing and new businesses, international marketing for business and tourism as part of the regional marketing plan, and generation and attendance at trade shows and trade missions.

International Development District: Development of a trade alliance with the Provinces of New Brunswick and Quebec to foster business relationships and to work on joint development projects. Developers are studying existing trade alliances between Canada and the US, and their experience in developing programs to simplify and accelerate international trade, and establishing communication with regional development organizations across the border.

Maine Seed Potato Program Improvements: Provision of funding and continued support of the Maine Potato Breeding Program through the Maine Potato Board Research Committee.

Aroostook Product Development and Testing Center: Focus on developing new and value added products from existing natural resources, specific to the needs of forestry and agriculture

industries in northern Maine. Services include a lab/kitchen to develop, produce and test new food products; a manufacturing and testing laboratory, business incubator space, and staff assistance for business start-ups.

Maine Potato Market Advisory Program: Funding to allow the continuation of a program that provides information to the potato industry in Maine and nationwide. Services include dissemination of information through radio, television, toll-free market recording; statistical data base services research assistance and market consulting services.

Snowmobile Aroostook Campaign: Continuation of a successful marketing effort to promote snowmobiling in Northern Maine.

Transportation Improvements It is generally agreed upon by land use planners, Town officials, and the general public that the transportation system in northern Maine needs improvements. There are plans by the Maine Department of Transportation (MDOT) to improve the movement of traffic along US Route 1, 1-A, and 161. Any improvements planned by the MDOT will not happen during the course of a single year or even over the course of several years but as funding becomes available. Any improvement to US Route 1, 1-A, and associated state routes will help move goods from Fort Fairfield to other areas of the County and state.

Economic Conclusions

Fort Fairfield's potential for economic growth in the future is only limited by the imagination and creativity of its residents. The Town offers a wide range of commercial, industrial, retail, and professional opportunities. The Town also serves as a "bedroom" community to the Loring Commerce Centre, as many of the employees at the Centre live in Fort Fairfield. Fort Fairfield is fortunate in that it contains a wealth of assets which could be developed to enhance economic growth which include its location, transportation facilities, and its cultural resources. It provides a wealth of public facilities and services and maintains its cultural heritage.

One of Fort Fairfield's greatest economic assets is its residents. There is a strong work ethic and a desire to succeed which, while hard to quantify, provides a strong sense of community. The town's economic base is fairly well diversified, with regionally significant jobs related to natural resource production, manufacturing, health care, and miscellaneous retail and other services. This diversification can protect local employment as a whole from significant economic downturns that might otherwise devastate a town that relies more heavily on just one or two industries.

While Fort Fairfield has seen the creation of new retail centers such as the hardware store, other businesses have closed. Also, taxable consumer sales figures have remained fairly flat between 1997 and 2001, with some fluctuation in intervening years. This indicates that, despite new retail establishments locating in Fort Fairfield, the total dollar value of taxable goods being sold is not significantly increasing. This also indicates that more retail establishments do not necessarily equate to more money being spent in the local economy. Fort Fairfield should carefully consider the impact that any additional new retail centers may have on its existing businesses, and should also consider when it may be appropriate to support existing and new infill businesses. It is

difficult to effect a positive net growth in retail sales unless population, earnings, and employment growth in the region also occur.

In order to promote its existing downtown businesses, Fort Fairfield may wish to consider developing an inventory of its vacant commercial buildings in order to promote infill, discourage sprawl, and draw on any potential synergistic advantages of locating businesses together (including economies of scales and multi-purpose shopping trips. An inventory would be useful to economic developers should a business contact the Town with an interest to locate there. The inventory should, at a minimum, include information on the square footage of each vacant building, its age, zoning district, construction type, and asking lease or purchase price.

Town officials need to be watchful that some businesses will continue to locate along Route 1-A where they are highly visible and can easily cater to motorists, and these businesses will continue to be important to the community. However, downtown Fort Fairfield can remain a viable shopping destination with Town support (such as through the suggested inventory), through determined patronage by local residents, and through its continued promotion by its merchants. Downtown merchants may also wish to somehow promote a niche market that ties in with the region's strong agricultural heritage. In addition, projected downtown improvements can provided ample parking, public facilities, and improve the nature of the architecture. The Town should be commended for its past support of downtown businesses, and should periodically evaluate its ability to further promote downtown in any way feasible.

Fort Fairfield is also blessed with a wealth of natural resources. Thanks to good to excellent water quality in area waterbodies, they support cold water fisheries of statewide significance. Town officials may wish to look at strengthening their land use controls to protect these valuable natural resources while at the same time encouraging economic development. In addition, Town officials may wish to look at additional public access locations along the river and apply for state funding to construct these access sites.

Town officials may wish to maintain, improve, and "market" these assets in an effort to increase tourism within the community. Summer tourism is an industry where most of Aroostook County could further benefit from. There are ample natural and cultural resources in the area to draw large numbers of people each year. The development of additional lodging and eating establishments could boost the number of visitors to the Town.

However, Fort Fairfield needs to market itself to the greatest number of potential residents. Part of this marketing plan should include reasons why future businesses should locate in Town such as school systems, access to other transportation facilities, access to recreational and cultural facilities, and quality of life. All of these give added value to the desirability of Fort Fairfield as the site of commercial or industrial development.

The construction of a limited-access four-lane highway from southern Aroostook northward to the St. John Valley, if ever approved, could have a significant impact on Fort Fairfield. While the highway would open up untold tourism, shopping, and roadside service opportunities, it would also affect existing businesses along the region's roadways. Only if and when a highway alignment is eventually selected will it be possible to determine if those impacts on existing

businesses will be positive or negative. The Town needs to continue to make every effort to follow any proposals related to this potential project, and should provide continual input into the planning process at every opportunity possible.

Natural Resources

Topography

The Town of Fort Fairfield covers an area of 76.6 square miles or approximately 49,024 acres. It is bounded by Limestone to the north, Easton to the south, the Canadian Border to the east, and the cities of Caribou and Presque Isle to the west. Elevations above mean sea level (MSL) range from a low of 350 feet near the shore of the Aroostook River to a high of 870 feet at the top of Melville Hill. There are eight (8) lakes ranging from 2.7 acres to 436 acres and numerous farm ponds and beaver flowages. The Aroostook River flows for nearly 9.5 miles through the town and there are 35 streams as defined under the Mandatory Shoreland Zoning Act which, along with their tributaries, flow a distance greater than 183 miles. Wetlands are abundant in Fort Fairfield and are found throughout the town. There are 28 non-forested wetlands that have been identified, the largest of which was used to create the Christina Reservoir in 1966.

Fort Fairfield's most dominant topographic feature is the Aroostook River which bisects the town from west to east and receives nearly all of the drainage from the town's prevalent hills. The only exception to this is Christina Reservoir which drains into the Prestile Stream. To the north of the river, the most prominent topographic feature is Irish Ridge which rises to an elevation of 750 feet above MSL and is characterized by four peaks. Another distinct feature includes a band of steep slope that parallels the Aroostook River from North Caribou Road to the mouth of Amsden Brook. Where steep slopes do not extend to the shore of the river the floodplain generally is less than 1000 feet wide. The hills in this part of town are broad, gently sloping, and irregular. They ascend to broad, flat, poorly drained areas which channel runoff to the Aroostook River.

The majority of Fort Fairfield's land area lies to the south of the river and is characterized by its numerous broad, irregular, terrace-like hills. The height of ground in this portion of the town is 870 feet at the summit of Melville Hill. Near the town's southeastern border, Pattee Brook, the outlet of Monson Pond, flows through a complex group of hills with steep slopes before making a transition into a broad floodplain. Other prominent features include the 436 acre Christina Reservoir, and the 169 acre Monson Pond which occupy the southwest and southeast corners, respectively.

Soils

The soils found in Fort Fairfield provide an exceptional array of opportunity for both development and conservation. Soils are the fundamental resource by which the suitability of the land to support different uses may be determined. The distribution and variety of soils in Fort Fairfield will allow for the needed development of residential and commercial uses, while ensuring that extensive land area for agriculture and forestry may remain unthreatened. It is up to the citizens of Fort Fairfield to direct these various land uses in concert with the natural soil mosaic.

Soil Associations

According to the United States Department of Agriculture (USDA)-Soil and Water Conservation Service, there are six broad **Soil Associations** found in northeastern Aroostook County with three occurring within Fort Fairfield.

1. **The Caribou-Conant Association** – made up mainly of broad, gently rolling upland ridges of till soils derived chiefly from shale and limestone.
2. **The Mapleton-Conant Association** – consists of irregularly sloping, shallow to moderately deep soils on till derived from calcareous rocks. Irregular relief is the outstanding characteristic of this soil association.
3. **The Stetson-Allagash-Hadley-Winooski Association** – consists of soils formed in water deposited silt, sand and gravel on nearly level to sloping floodplains.

Soil Types

There are 17 distinct **Soil Types** found in Fort Fairfield. Of the 17 types found, the Caribou gravelly loam makes up the greatest proportion of soils found in Fort Fairfield and is one of the dominant soil types found in northeastern Aroostook County.

Soil Types in Fort Fairfield

Symbol	Name	Symbol	Name
Ag	Allagash fine sandy loam	**Be**	Benson silt loam
Cg	Caribou gravelly loam	**Co**	Conant silt loam
Cd	Canandaigua silt loam	**Ea**	Easton/Washburn silt loam
Fh	Fredon-Halsey silt loam	**Ha**	Hadley silt loam
Ma	Machias gravelly loam	**Md**	Made land
Mh	Mapleton shaley silt loam	**Mm**	Mapleton very rocky silt loam
Mn	Mix alluvial land	**Pa**	Peat and muck
Ra	Red Hook and Atherton silt loam	**Sg**	Stetson gravelly loam
Wn	Winooski silt loam		

Each soil type found in Fort Fairfield has characteristics that determine its potentials and limitations, as discussed in the following categories: prime farmland, woodland productivity, floodplain soils, highly erodible soils, steep slope soils, sand and gravel aquifer potential, low density development potential, secure landfill potential, and hydric (wetland) soils.

Prime Farmland Soils

There are twelve soil types in Fort Fairfield that may be classified as prime farmland soils under certain conditions. The USDA defines prime farmland as the land that is best suited to producing food, feed, forage, fiber, and all seed crops. The soils quality, growing season and moisture supply allow for the production of a sustained high yield of crops under acceptable farming methods. Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources. Crop production on prime farmland also results in the least

damage to the environment. Seventy-one (71) percent of the soil types in Fort Fairfield are classified as prime farmland.

Prime Farmland Soils

Allagash fine sandy loam	Benson silt loam	Canandaigua silt loam
Caribou gravelly loam	Conant silt loam	Fredon and Halsey silt loam
Hadley silt loam	Machias gravelly loam	Mapleton shaley silt loam
Red Hook/Atherton silt loam	Stetson gravelly loam	Winooski silt loam

Woodland Productivity

There are 12 soil types found in Fort Fairfield that have woodland productivity ratings of medium to very high, with the majority rated as very highly productive. These soils are considered prime forestland soils. Prime forestland is land that has soil capable of growing wood at the economic productive growth rate for a given tree species. These are the lands on which a town may depend for its future wood needs. Seventy-one (71) percent of the soil types found in Fort Fairfield are classified as prime forestland soils. The Easton and Washburn silt loam is the only prime forestland soil in Fort Fairfield not also considered as a prime farmland soil.

1.	Allagash fine sandy loam	Very High
2.	Canandaigua silt loam	Medium
3.	Caribou gravelly loam	Very High
4.	Conant silt loam	Very High
5.	Easton and Washburn silt loam	Medium
6.	Fredon and Halsey silt loam	Medium
7.	Hadley silt loam	Very High
8.	Machias gravelly loam	High
9.	Mapleton shaley silt loam	Medium
10.	Red Hook and Atherton silt loam	High
11.	Stetson gravelly loam	High
12.	Winooski silt loam	Very High

Floodplain Soils

Floodplain soils are soils on low lands adjacent to ponds, rivers, streams, and brooks which are periodically inundated with floodwater when the water body or water course overflows its bank. There are two soil types found in Fort Fairfield that are considered to be floodplain soils. In addition, Fort Fairfield contains a mixed alluvial soil which is a mixture of water transported materials deposited along either side of a river or stream. Some floodplain areas may also contain hydric soils which are discussed later.

Hadley silt loam	Winooski silt loam

Highly Erodible Soils

There are four soil types found in Fort Fairfield that, when found on slopes of greater than 15 percent, are classified as highly erodible. They are those soils that have a potential to erode at a rate far greater than what may be considered tolerable soil loss. A highly erodible soil has a potential erodibility that would cause a considerable decline in long term productivity of the soil and may result in degradation of water quality. Twenty-four (24) percent of the soil types found in Fort Fairfield are classified as highly erodible on slopes over 15percent.

Highly Erodible Soils		Slopes
1.	Allagash fine sandy loam	15-35% slopes
2.	Caribou gravelly loam	15-45% slopes
3.	Mapleton shaley silt loam	15-35% slopes
4.	Stetson gravelly loam	25-45% slopes

Soils on Steep Slopes

There are four soil types found in Fort Fairfield that occur on steep slopes, i.e. greater than 15 percent slope. Development potential in these areas may have certain limitations. Development on slopes greater than 15 percent require more fill and grading as well as carefully prepared sedimentation and erosion control plans to minimize erosion and protect water quality. Twenty-four (24) percent of the soil types found in Fort Fairfield may occur on steep slopes.

Soils on Steep Slopes		Slopes
1.	Allagash fine sandy loam	15-35percent slopes
2.	Caribou gravelly loam	15-45% slopes
3.	Mapleton shaley silt loam	15-35% slopes
4.	Stetson gravelly loam	25-45% slopes

Sand and Gravel Aquifer Potential

There are five soil types in Fort Fairfield with potential as sand and gravel aquifer areas. These soils and the underlying material may be capable of transmitting enough groundwater for domestic use. The rapid permeability of these sandy and gravelly soils allows pollutants to move quickly though the soil and into groundwater. Contamination of groundwater is possible if precautions are not taken. This subject will be discussed further in the section covering Fort Fairfield's water resources.

Soils with Potential as Sand and Gravel Aquifers		Slopes
1.	Allagash fine sandy loams	0-35% slopes
2.	Fredon and Halsey silt loams	0-8% slopes
3.	Machias gravelly loams	0-8% slopes
4.	Red Hook and Atherton silt loams	0-8 % slopes

5. Stetson gravelly loams 0-45% slopes

Low Density Development Potential

There are sixteen soil phases in Fort Fairfield that are rated medium to very high in their potential for low density residential or urban development. Eighty-eight (88) percent of these soils are prime forestland soils and seventy-five (75) percent of these soils are prime agricultural land soils. A soils development potential is derived from a number of considerations relating to flooding, drainage, sewage disposal, maintenance costs, and site modifications. Minimizing development impacts is accomplished by recognizing soil limitations and developing corrective measures. Soils that are rated medium to high are the best for development simply because they have the fewest limitations. They will be the least expensive soil on which to construct a home, septic system or road.

Soils with Potential for Low Density Development			Rating
1.	Allagash fine sandy loam	0-2% slopes	Medium
2.	Allagash fine sandy loam	2-8% slopes	Medium
3.	Benson silt loam	2-8% slopes	Medium
4.	Caribou gravelly loam	0-2% slopes	High
5.	Caribou gravelly loam	2-8% slopes	Very High
6.	Caribou gravelly loam	8-15% slopes	High
7.	Conant silt loam	0-2% slopes	High
8.	Conant silt loam	2-8% slopes	High
9.	Conant silt loam	8-15% slopes	Medium
10.	Machias gravelly loam	0-2% slopes	Medium
11.	Machias gravelly loam	2-8% slopes	Medium
12.	Mapleton shaley silt loam	0-8% slopes	Medium
13.	Mapleton shaley silt loam	8-15% slopes	Medium
14.	Stetson gravelly loam	0-2% slopes	Medium
15.	Stetson gravelly loam	2-8% slopes	Medium
16.	Stetson gravelly loam	8-15% slopes	Medium

Secure Landfill

There are eighteen soil phases in northeastern Aroostook County with the potential for development of a secure landfill. Though preliminary information indicates that a site has potential for a secure landfill, the size of the area, nearness to water, wells, residences, property lines and sand and gravel aquifers may disqualify the site. Detailed on-site investigations are needed for final determination of suitability. The protection of ground water and surface water is the most important consideration when a town sites a secure landfill. Preliminary information derived from the soil survey data compiled by the USDA-Soil Conservation Service indicates that there are no soils in Fort Fairfield with potential as secure landfill sites.

Subsurface Wastewater Disposal

In reference to the Maine State Plumbing Code, Fort Fairfield has seven soil series capable of supporting on-site private sewage disposal. On-site investigations are needed to determine the exact suitability of a given site. The criteria used in determining suitability includes, depth to bedrock, seasonal high water table, restrictive layer and possible flooding conditions. If slopes exceed twenty (20) percent, new subsurface disposal systems are not permitted. Other limitations of a site may be overcome by certain design features and variances are granted. The greatest assurance of ground water protection is when systems are located on the most suitable sites.

	Series	Suitability for New Systems
1.	Allagash	Permitted
2.	Benson	May be permitted
3.	Caribou	Permitted
4.	Conant	May be permitted
5.	Machias	Permitted
6.	Mapleton	May be permitted
7.	Stetson	Permitted

Hydric Soils

There are six soil types in Fort Fairfield that are classified as hydric soils. These are soils that were formed under wet conditions and are one of the criterion used to determine the presence of a wetland area. Wetlands are defined by the presence of wetland vegetation, hydrology (degree of flooding or soil saturation), and by hydric soils. A good first step in the inventory of a town's wetlands is to first inventory the extent of hydric soils that have been mapped. Wetlands will be discussed further in a later section.

	Soils Classified as Hydric Soils	Slopes
1.	Canandaigua silt loam	0-8% slopes
2.	Easton and Washburn silt loams	0-8% slopes
3.	Fredon and Halsey silt loams	0-8% slopes
4.	Mixed Alluvial Land	
5.	Peat and Muck	
6.	Red Hook and Atherton silt loams	0-8% slopes

Agricultural and Forest Resources

Agricultural Resources

Agriculture has long been the foundation of Fort Fairfield's economy. The first commercial farms were established in the late 1800's when the railroad reached Fort Fairfield and provided the necessary access to distant markets. By the early 1900's, the town was one of the most prosperous agricultural communities in all of Aroostook County with over 50 percent (30,000 acres) of its land area being farmed. This early agricultural foundation has significantly influenced the status of agriculture today in Fort Fairfield. Farms are a valuable part of the community and active farmland is a local symbol of the town's rural character. Most of the town's agricultural land represents some of the best farmland in the United States which is not surprising considering the fact that over 70 percent of the soil types found in Fort Fairfield are classified as prime farmland soils.

Overall, agriculture in Fort Fairfield remains a healthy and viable enterprise. Farmers practice accepted conservation techniques and for this purpose are served by the Central Aroostook Soil and Water Conservation District, natural resources Conservation Service, St. John and Aroostook Resource Conservation and Development Area, and the University of Maine's Cooperative Extension. Markets for the row crops are readily available through the several food processing industries in the area. In addition, fertilizers, pesticides, other supplies and farm equipment are all available through nearby distributors and dealers.

Fort Fairfield's zoning ordinance places approximately 90 percent of the town's land area in a Rural Farm Residential District. The ordinance provides for the principal use of this large land area for agriculture, forestry, rural type residence, and associated uses. Other specific purposes of this district include conservation of natural resources, reduction of soil erosion, and the encouragement of appropriate recreational land use. New subdivisions are forbidden in this district and would require a zoning change to a Residential District. This provision has not, however, prevented the piecemeal creation of one acre residential lots along many of the town's rural roads or the creation of one forty plus acre "spaghetti" lot subdivision. Improving economic conditions may add development pressure to the town's attractive rural areas. For now, the town's greatest concentration of residential development exists in its urban area.

Forest Resources

In contrast to many other parts of Aroostook County, forestland in Fort Fairfield is not the most abundant of the Town's natural resources. According to the Maine Forest Service, approximately eighty-eight (88) percent of the land area in Aroostook County is forested compared to under thirty (30) percent for Fort Fairfield. Similar to the County, forestland acreage has been gradually increasing as farmland has been abandoned or planted with trees. The Town's forestland is distributed throughout the town and covers approximately 14,700 acres and is commonly associated with wetlands, shore lands, steep slopes, or abandoned farmland. The largest contiguous forest in town is located west of Monson Pond. Seventy-one (71) percent of all soil types found in Fort Fairfield is considered to be prime forestland soils and sixty-seven

(67) percent of these are rated as highly productive. Most of the town's prime agricultural soils are also considered to be prime forestland soils and could be converted to forest.

Most of the commercial forest tree species in Maine are found in Fort Fairfield. The three major forest cover types include softwood, hardwood, and mixed wood stands. All forest types are well distributed townwide with the majority of hardwood, stands found. Softwoods dominate the very steep slopes, shorelands, and lowlands throughout the Town. Statewide, thirty-five (35) percent of Maine's forestland is made up of the spruce-fir forest type and forty (40) percent is made up of various hardwood forest types. The remaining twenty-five (25) percent of Maine's land area is covered by mixed wood or other softwood forests.

According to the USDA Forest Service, balsam fir, red spruce, and northern white cedar, respectively comprise the majority of softwood growing stock in Aroostook County. Aspen, sugar maple, and red maple, respectively comprise the majority of hardwood growing stock. Aspen is the most abundant hardwood in central Aroostook. Other abundant species include white birch, beech, and yellow birch. Demand foe all these species for pulp and paper, lumber, structural panels and fuel is expected to remain strong and Fort Fairfield is well positioned to serve the few close markets. The J.M. Huber Corporation waferboard plant in Easton is a readily available market for aspen and the Boralex Fort Fairfield plant purchases most other species. In addition, firewood is commonly used for heating homes, potato houses, and other farm buildings. Each market is a short distance from local forestland, a fact that will contribute to an increase the resources future value.

Forestland ownership in Fort Fairfield is dominated by small private landowners. None of the town's forest resource is owned by the large paper or other forest products corporations that exist in Maine. Much of the local forest ownership is combined with farms. In contrast, fifty-two (52) percent of the land in Aroostook County is owned by the forest industry and forty-eight (48) percent is in private, non-industry ownership. Though there are no licensed professional foresters living in town, small woodland owners can consult the Maine Forest Services' District Forester for advice or contact any one of the several private consulting foresters that reside in central Aroostook County. Forest management is occurring on a small scale presently and there is no publicly owned forestland.

Wetland Areas

These areas are defined under the Natural Resources Protection Act MRSA Title 38, Section 480-3 definitions. "Freshwater wetlands" are defined as freshwater swamps, marshes, bogs, and similar areas which are of 10 or more contiguous acres and adjacent to a pond of less than ten acres, such that in a natural state, the combined surface area of the wetland and open water is in excess of 10 acres; land inundated or saturated by surface or groundwater for a sufficient duration to support and which does support a prevalence of wetland vegetation; land areas not considered part of a great pond, coastal wetland, river, stream, or brook. Further, these land areas may contain small stream channels or inclusions of land which do not conform with the above criteria.

Some of the local benefits of Fort Fairfield's wetland areas relate to wildlife, flood control and water quality protection. The variety of plants found in wetlands create excellent habitat for such valuable wildlife as moose, deer, snowshoe hare, ruffed grouse and waterfowl. The dense cover and available browse found in wetlands are essential for the survival of wildlife during the region's long, cold winters. During periods of heavy rain and spring runoff wetlands act as catchment basins or sponges that collect and hold water and gradually release it as stream flow and groundwater recharge. All wetlands, regardless of size, perform the important function of reducing flooding. The biological composition of wetlands allows them to absorb tremendous amounts of nutrients and/or pollutants thereby acting as water purification systems. The quality of groundwater and surface water is maintained by healthy, undisturbed wetlands; a genuine asset to every community.

According to the freshwater wetlands map for Fort Fairfield, prepared by the Maine Department of Environmental Protection there are a total of twenty-seven (27) non-forested wetlands of ten (10) or more acres found in Fort Fairfield. These are the wetlands for which protection and land-use regulation are required under the mandatory Shoreland Zoning Act, Title 38 MRSA, Sections 435-488. The largest of these wetlands is located in the southwest corner of the town and encompasses the 436 acre Christina Reservoir. Nine (9) wetlands have received a wildlife rating value of medium or high by the Maine Department of Inland Fisheries and Wildlife, (MDIFW) and must therefore be designated as Resource Protection Districts.

Other areas in Fort Fairfield which meet the definition of wetlands have not been thoroughly mapped. The MDIFW has identified additional wetlands, which include forested wetlands, but have not yet assigned wildlife rating values to these areas. The United States Geologic Survey has also identified areas considered to be wetlands. These above sources of wetland information combined with a mapping of Fort Fairfield's six types of hydric soils produces the best available information on the location of the town's existing wetlands resources (Water Resources Map). Wetland boundaries as depicted on the available maps are approximate and can only be accurately determined by an on-site inspection.

Water Resources

The water resources of any community play an extremely important role in the community's economic potential and quality of life. This is particularly true in Fort Fairfield where the Aroostook River is classified as both an industrial and a recreational Water resource of great local value. Like any natural resource, water must be managed and conserved to maintain its quality, usefulness, and benefit for future generations. Water resources are generally divided into two categories, surface water and ground water. Each type of water provides benefits to the community and may be threatened by certain land uses.

Fort Fairfield contains a variety of surface waters that drain and collect runoff from its hilly topography. There are over 35 small streams as defined under the Mandatory Shoreland Zoning Act which flow greater than 183 miles within the boundaries of the town. These streams all drain into rivers which comprise the St. John River Basin. In Fort Fairfield, these rivers include the Aroostook River, which receives most of the town's streamflow and Prestile Stream which originates as the outlet of the Christina Reservoir.

In terms of water quality classification, Fort Fairfield's rivers and streams may be considered as follows:

1. Aroostook River for its entire length in the town; Class C. This rating means that the water must be maintained at a level of quality suitable as a drinking water supply after treatment; fishing; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation; navigation; and as habitat for fish and other aquatic life. Further, that aquatic life, dissolved oxygen, and bacteria count can meet lower standards and discharge of pollutants is permitted to cause some changes in aquatic life.
2. Limestone Stream for its entire length in the town; Class D, as described above.
3. Pattee Brook and its tributaries above the dam just upstream of the Route 167 bridge; Class A. This rating means that the water quality must remain suitable as a source of drinking water after disinfection; that the fish and aquatic habitat remain in its current natural state and that any effluent discharges be equal to or greater in quality than the receiving waters.
4. All other tributaries within the town; Class C. Same as described for the Aroostook River.

There are a total of twelve (12) open water bodies in Fort Fairfield with five meeting the definition of great pond, i.e. over ten acres in size. Fort Fairfield's great ponds are Christina Reservoir-436 acres, Monson Pond-150 acres, Bryant Pond-15 acres, Fischer Lake-12 acres, and Bishop Pond-10 acres. Each great pond has a water quality classification of Class GP-A. Class A waters are characterized as natural, meaning that aquatic life and bacteria content should continue to exist as they naturally occur and dissolved oxygen is at an acceptable level. No discharges are allowed that have a quality lower than the receiving waters.

As stated in the Land Use section, Fort Fairfield has three (3) water quality limited lakes or streams; Monson Pond, Christina Reservoir, and Everett Brook. Monson Pond and Christina Reservoir do not meet attainment for their classification due to algae blooms while Everett Brook had low dissolved oxygen levels. In the case of the two ponds, many of the algae blooms can be attributed to non-point source pollution from road, agriculture, and residential land uses. Town officials should work with the landowners, Natural Resource Conservation Service, Central Aroostook Soil and Water Conservation District, and the Maine Department of Environmental Protection to implement and utilize best management practices in those watersheds to reduce the risk of runoff and erosion. Town officials may also wish to consider completing a watershed survey of Monson Pond to determine how the various land uses are impacting water quality.

In the case of Everett Brook, low dissolved oxygen is indicative of some form of biological demand. Town officials may wish to complete a sanitary survey to determine if sewage is present in this waterbody.

Water resources are important to the town of Fort Fairfield. It has been noted that oftentimes, the Aroostook River runs brown, especially in the Spring before planting season. While the town is located at the "end of the line" so to speak, landowners located in town also contribute to

soil runoff and erosion. Town officials are working with a wide variety of groups and organizations to conserve and protect significant ground and surface waters.

As stated previously there are approximately 20,000 acres of tillable land located within the town. Town officials are actively working with landowners to reduce the amount of run-off and erosion from these large tracts of land. Staff works with the Natural Resources Conservation Service, the Central Aroostook Soil and Water Conservation District, Prestile Stream Watershed Project, and the St. John Aroostook RC&D to reduce the amount of run-off from agricultural and forest lands. Town officials maintain information of current USDA programs within the town office and work with landowners to secure funding and projects that maintain soil.

Town officials also recognize that run-off from urban areas contributed to habitat loss and water quality degradation. In the past, the Town has worked to remove point source pollutants in the downtown including straight pipes and dilapidated buildings. In addition, according to the Code Enforcement Officer, there has been no new development along the upper reaches of Pattee Brook for the past 10 years. Fort Fairfield also utilizes the Stormwater Management Regulations Sand and Gravel Protection District, and its Subdivision and Site Design Review criteria when new large developments occur in the watershed. These regulations contain stormwater and habitat protection standards that are designed to protect the resources and allow for sustainable development.

Fort Fairfield's surface waters have not seen significant development pressures in the past 10 to 15 years and this trend is likely to continue. Conversely, the floods of 1991, 1993, and 1994 had shown residents that living in a floodplain is a dangerous proposition. The town had received funding to remove structures located in the floodplain, especially in the downtown area. In total, 48 structures were moved and families relocated out of the floodplain. This project has successfully removed many of the "problems associated with the Aroostook River.

Very limited residential development has occurred along Fort Fairfield's water bodies. Monson Pond has seen an increase of one housing unit in the past 15 years and seasonal conversions have likewise been very limited. Monson Pond is the headwaters of Pattee Brook which is part of the Town's drinking water supply. Watershed surveys are needed to accurately assess the water quality issues in the pond and correspondingly downstream into Pattee Brook. Residents around the pond are interested in forming a Lake Association, with the technical and financial assistance provided by the Maine Department of Environmental Protection.

Town officials are also partners with a variety of natural resource groups and other municipalities on shared resources. For example, Fort Fairfield is a member of the Prestile Stream Watershed Coalition which is in the process of development a management plan for that watershed. The group is headed by the Central Aroostook Soil and Water Conservation District and developing strategies that will greatly enhance or protect the water quality in this watershed from run-off and erosion. Town officials fully support this activity and will work with the group to implement their findings and conclusions.

Town officials feel that current zoning ordinances are adequate to protect water resources located in Fort Fairfield from development. The shoreland zoning ordinance is continually reviewed and

updated as needed and in the case of Pattee Brook is more stringent than state minimums. In addition, through the support for the work of the Soil and Water Conservation District and other natural resources professionals, town officials feel that strides are being made to protect these resources through regulatory and non-regulatory measures.

According to the Maine Department of Environmental Protection, there are no known impacts to ground water in Fort Fairfield. However there is the potential for some future issues that may have an impact on ground water resources. McCain's Foods is now requiring that many of its growers irrigate their crops. This could create water quantity issues into the future both from a ground and surface water standpoint. However, the region's growers are working with the Aroostook Water and Soil Board and the Maine Department of Environmental Protection to mitigate any potential impacts. These groups have gone so far as to stop all irrigation when a minimum stream flow is reached. Growers are looking at drilling deep wells to supply water and these wells could have potential impacts to the groundwater supply in the future. Town officials will monitor this situation and work with the appropriate agencies.

Fort Fairfield contains eleven (11) major sand and gravel aquifers with the potential to yield a sufficient quantity of water for use as a public water supply. These groundwater resources have been generally mapped and studied. The Aroostook River aquifers have been examined in more detail because of their proximity to the Town's more densely developed areas. There are a total of six (6) mapped aquifers connected to the river. The five (5) remaining aquifers are located as follows: two (2) in the northeast corner near Limestone Stream and along Colony Brook, one north of the Aroostook River near Gray Brook, one adjacent to Pattee Brook which is the highest output aquifer known in the Town and is the public water supply with wells yielding 250 gallons per minute, one adjacent to Pattee Brook north of Monson Pond, and one along the west shore of Monson Pond. Properly installed wells in all of these aquifers are capable of producing 10 or more gallons per minute.

The Fort Fairfield Utilities District obtains its water supply from two sources, one is surface water from Pattee Brook and the second is ground water from a gravel-packed well on site at the treatment facility. The District maintains a filtration plant for treating the surface water, a pump station, and a maintenance facility along with transportation and excavation equipment. The water from both sources is chlorinated for disinfection and fluoride is added to help prevent tooth decay. The filter plant is a conventional sand filtration along with coagulation and sedimentation. The distribution system consists of approximately 14 miles of pipe serving approximately 850 accounts, two of which are industrial accounts. The plant can produce two million gallons of potable water per day. At present the District is treating an average of seven hundred thousand gallons per day.

The wastewater treatment plant is a secondary system that is a biological process which consists of five rotating biological contactors (RBCs), with two secondary clarifiers and two chlorine contact tanks. In 1994 there was an upgrade to the plant with the addition of a two million seven hundred-thousand gallon anaerobic reactor with a re-aeration tank used to treat the potato processing waste from Atlantic Custom Processors, LLC.

Other threats to Fort Fairfield's found and surface waters include the Maine Department of Transportation sand and salt storage pile which is located over one of the aquifers adjacent to the Aroostook River. All sand-salt piles are required by law to be covered within the next few years. There have been no reports of groundwater contamination associated with these facilities.

Hazard Areas

There are two types of hazard areas found in Fort Fairfield, the floodplain areas and the steep slope areas. Floodplain areas are the more extensive of the two types of hazard areas and are distributed town wide in association with the Aroostook River, numerous streams, and several ponds. Among the most extensive floodplain areas found in Fort Fairfield are those adjacent to the Christina Reservoir, Monson Mill Brook, Everett Brook, and Monson Pond. The Aroostook River floodplain contributes substantial acreage to the town's floodplains and is widest along the stretch below the Rt. 1-A bridge. A new flood control project was completed that should help reduce the flooding impact to the downtown areas. The floodplain of Pattee Brook is restricted by steep slopes over much of its course, but becomes much broader where it begins to parallel the Everett Road. One final floodplain area is associated with Colony Brook between the Strickland and West Limestone Roads, north of the Aroostook Railroad.

Areas of steep slope are referred to as hazard areas for a number of reasons. Generally, the steeper the slope the more potential hazards exist. Slope influences the rate of surface water runoff and the likelihood of accelerated soil erosion. The operation of machinery on steep slopes may be a great hazard. Development on steep slopes requires sound engineering and more sophisticated sedimentation and erosion control planning. The cost of developing roads, buildings, and other structures on steep slopes is greater because of the above mentioned hazards. For purposes of this plan, steep slopes are considered to be those areas having a slope of 15percent or greater.

Areas of steep slope are distributed throughout Fort Fairfield. There are no major expanses of steep slope anywhere in Town, but there are numerous scattered, small areas. The largest areas of steep slope occur between Dorsey and Forest Roads south of Dumond Road, and at the Witherly Road intersection with Rt. 161. A narrow band of steep slope is very prominent north of and parallel to the Aroostook River and extends from Limestone Road to Strictland Road. Many of the scattered areas of steep slope are adjacent to the town's numerous streams and very few extend along existing roads.

Wildlife and Fisheries Habitat

The abundance of Fort Fairfield's prime agricultural and forest land soils is a good indicator of the town's potential to support wildlife. Theses areas, in addition to Fort Fairfield's extensive wetlands and riparian zones, create the diversity of habitat types necessary for most of Maine's major wildlife species, i.e. moose, deer, snowshoe hare, ruffed grouse, waterfowl, and fur bearers. Populations of these important species are, in turn, influenced by the land use practices on both agricultural and forest lands.

Much of Fort Fairfield's agricultural land that is no longer in crop production provides excellent feeding areas for wildlife year-round. Cut-over woodlands also provide feeding areas and when they are adjacent to uncut wooded swamps and riparian zones may provide important wintering areas. Bogs and wooded swamps have been recognized by the Maine Natural Areas Program as wildlife habitats that are not in great abundance statewide. Fort Fairfield contains a substantial asset in this diversity of wildlife habitats and several areas have been identified as significant wildlife habitat.

The Maine Department of Inland Fisheries and Wildlife (IF&W) has not documented any high or moderate value deer wintering areas. These areas are rated according to their size, cover, food, and numbers of deer. Travel corridors typically follow major rivers or streams with adequate cover that allow deer to move safely to their required habitats. Fort Fairfield's deer wintering and travel areas may be identified with the future attention of the regional wildlife biologist.

There is one Bald Eagle nesting area in Fort Fairfield. It is located on an island in the Aroostook River near Stevensville. This is a popular eagle viewing spot due to its location near Route 161. There is a 1,320 foot diameter Resource Protection district around this site.

There is also a bird viewing area located near Tri-Community Landfill. This area contains Upland Sandpiper nesting areas. Town officials should encourage the landowners not to cut the grass in this area until after the beginning of August each year.

The Upland Sandpiper is Threatened in Maine based on an estimated population of fewer than 200 breeding pairs. Upland Sandpipers are vulnerable to disturbance and habitat alterations affecting nesting success. Breeding habitat for the Upland Sandpiper has been declining in Maine for several decades and is now limited to intensively managed locations (such as blueberry fields) where the land management practices also favor Upland Sandpipers. The continued existence of this species depends on maintaining these types of areas.

Historically, Upland Sandpipers were considered a common summer resident in 13 counties in Maine associated with large agricultural fields and pastures. After 1950, widespread habitat change resulting from declining agriculture and increasing reforestation limited nesting habitat, and populations declined. In 1997, approximately 148 pairs of Upland Sandpipers occupied 57 grassland/barren sites in 8 counties The Upland Sandpiper is listed as Endangered in Massachusetts, New Hampshire, New Jersey, and Ohio; as Threatened in Vermont and Rhode Island; and as Special Concern in New York. The species is also listed as a Migratory Bird Species of Management Concern in the northeastern U.S. by the USFWS.

As previously stated, there are nine (9) non-forested, mapped wetlands in Fort Fairfield that have been assigned a "medium" or "high" value rating as wildlife habitat. The rating is primarily associated with the wetlands value as waterfowl habitat and they are considered to be significant wildlife habitat. Waterfowl and wading birds make use of the town's wetlands and adjacent undeveloped lands as breeding habitats and migration and staging habitats. Breeding habitats are comprised of pair, nesting, and brood habitats in close association. Migration and staging habitats contain productive feeding areas with seclusion from disturbance. In Fort Fairfield these habitats would be associated with the Aroostook River and Monson Pond and the productive

agricultural lands that connect them. These important waterfowl feeding, nesting and resting areas are all located adjacent to or very near Lindsey Lake, Page Pond, Monson Pond, Conant Brook, MacDonald Brook , and Four Corners Brook.

There is no critical spawning and nursery areas for Atlantic Sea Run Salmon in any of Fort Fairfield's waters, but the Aroostook River and its tributaries are considered to be potentially valuable habitat if salmon reintroduction is successful in the St. John and Aroostook Rivers. Each year between 40 and 150 salmon return from the ocean to spawn in the river. They are released in Fort Fairfield and have been recaptured as far upstream as Ashland. Notable brook trout streams in Fort Fairfield include the Limestone Stream, Webster Brook, Pattee Brook and Hockenhull Brook. Electrofishing results by IF&W determined the presence of Atlantic Salmon par (juveniles) in Hockenhull Brook.

When discussing the local fisheries resource it is essential to clarify the critical role that all of the town's streams, however minor, play in the health of the resource. Though all of them may not actually support brook trout populations, they serve to maintain the cold water temperatures necessary for healthy, viable populations. Brook trout become stressed in water temperatures above 68 degrees Fahrenheit for extended periods. Maintaining shade cover along all of Fort Fairfield's 183 plus miles of streams will help keep water temperatures suitable for brook trout.

Among the five great ponds found in Fort Fairfield, only Monson Pond supports a brook trout fishery of any significance. The pond was successfully reclaimed in 1958, and there is some limited production of wild brook trout due to the cool springs and tributaries that feed into the pond. Brood stock brook trout have been stocked the last two years in Monson Pond and have provided a popular put and take fishery.

Town officials are also working with IF&W on a public access project at Nadeau Pond, located near the Limestone townline. IF&W had been working to reclaim this pond since 1971 and their efforts seem to becoming to fruition. IF&W has purchased a 32 acre parcel around the pond and feels that this will become an ideal trout pond once water levels can be maintained.

Unique Natural Areas

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

The Maine Natural Areas Program (MNAP) has documented forty (40) rare plant species in Fort Fairfield most of which are included on the State's list of endangered or threatened plant species. The MNAP is a statewide inventory and data management system for rare plants, animals, and natural communities. Its primary objectives are to monitor the location and status of these rare features which contribute to our natural diversity and to provide data for permit review, land use

planning, and conservation planning. The MNAP database includes the identification of the official State Status of the rare plants found in the town, based on the following classification system:

Endangered (E) – represented in Maine by one documented, recent occurrence or listed on the Federal list of endangered and threatened plant species;
Threatened (T) represented in Maine by two to four documented, recent occurrences or federally listed as threatened;
Special Concern (SC) – represented in Maine by five to ten documented, recent occurrences and could within the foreseeable future become threatened;
Possible Extirpated (PE) – has not been documented recently, (represented by zero recent occurrences). If found and documented may be placed in endangered status upon review of the documentation by the Maine Natural Areas Program;
Watch List (WL) – represented by more than ten documented recent occurrences and of concern.

There are a total of five (5) rare plant species found in Fort Fairfield classified as Endangered.

Common Name	**Scientific Name**	**Habitat Type**
Hairy Wood Brome Grass	Bromus pubescens	Rich moist woods
Neglected Reed Grass	Calamagarostis stricta ssp stricta	Marshes and shores
Spike Rush	Elocharis pauciflora	Calcareous pond shores
Northern gentian	Gentianella amarelle	Moist rocky or gravelly
Purple false oats	Trisetum melicoides	Moist rocky or gravelly

There are a total of thirteen (13) rare plant species found in Fort Fairfield classified as Threatened.

Common Name	**Scientific Name**	**Habitat Type**
Small round leaved orchis	Amerorchis rotundifolia	Moist woods
Hair Like sedge	Carex capillaries ssp capillaries	Boggy shore
Prarie sedge	Carex prairea	--
Bulrush sedge	Carex scirpoidea	Dry calcareous soils
Atlantic sedge	Carex sterilis	Shoreland wetlands
Sheathed sedge	Carex vaginata	Wet calcareous woods
Slender cliffbrake	Crytogramma stelleri	Moist calcareous rocks
White adder's mouth	Malaxis brachypoda	Damp woods/bogs
Seneca snakeroot	Polgala senega	Woods
Sandbar willow	Salix exigua	Moist alluvial soils
St. John tansy	Tanacetum bipinnatum	Beaches and riverbanks
Northern woodsia	Woodsia alpine	Cool rock crevices
Smooth woodsia	Woodsia glabella	Calcareous rocks

There are a total of ten (10) rare plant species found in Fort Fairfield that are classified as species of Special Concern. They are:

Common Name	Scientific Name	Habitat Type
Alpine milk vech	Astragalus alpinus	Gravelly riverbanks
Sparse flowed sedge	Carex tenuiflora	Wet woods/bogs
Showy lady's slipper	Cypripedium reginea	Swamps/bogs/ wet woods
Varegated horsetail	Equisetum variegatum	Bogs
Hyssop leaved fleabane	Erigeron hussopifolius	Rocky shores
Alpine sweet broom	Hedysarum alpinum	Riverbanks
Alpine rush	Juncus aplinus	Sandy gravely shores
Slender pondweed	Potamogeton filiformis	Shallow waters
Glaucous rattlesnake root	Prenanthes racemosa	Stream banks
Auricled twayblade	Listera auriculata	Wet woods

There are a total of six (6) rare plant species found in Fort Fairfield that are classified as Possibly Extirpated. They are:

Common Name	Scientific Name	Habitat Type
Crawe's sedge	Carex crawei	Calcareous shores
Sedge	Carex x tichina	--
Rattlesnake root	Prenanthes x mainensis	Stream banks
Heartleaf willow	Salix cordata	Sandy alluvial soil
Small dropseed	Sporobolus neglectus	Dry sterile or sandy soil
Boundary meadow-rue	Thalictrum venulosum	Rocky or gravelly shores

There are a total of two (2) rare plant species found in Fort Fairfield that are classified as Watch List Species. They are:

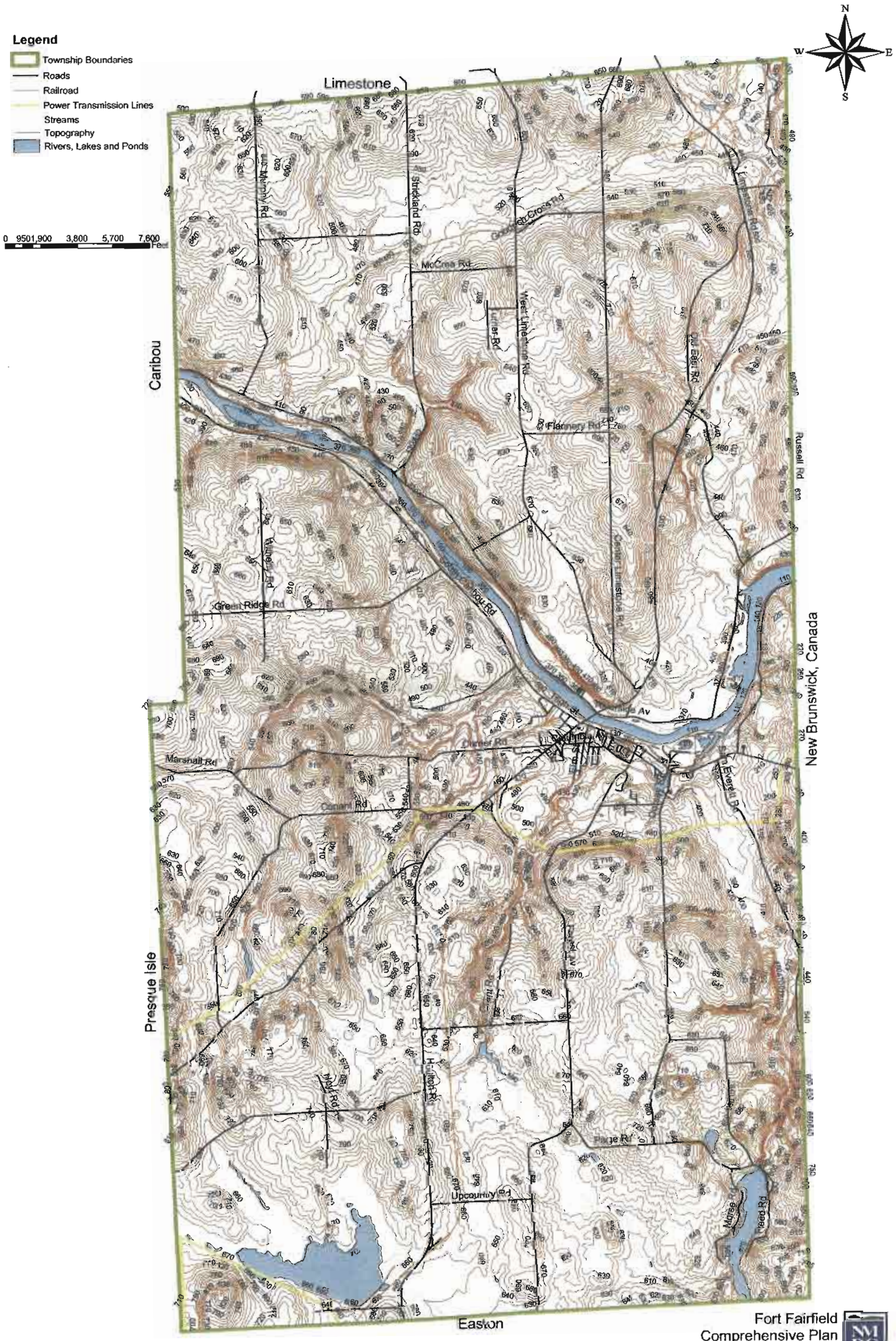
Common Name	Scientific Name	Habitat Type
Garber's sedge	Carex hassej	Wet calcareous soils
Northern painted cup	Castilleja septentrionalis	Damp rocky soils

Note: There are an additional three rare plant species that are not included on the State list as follows: Gaspe shadbush, Dudley's rush, and Salix glaucophylloides (a willow).

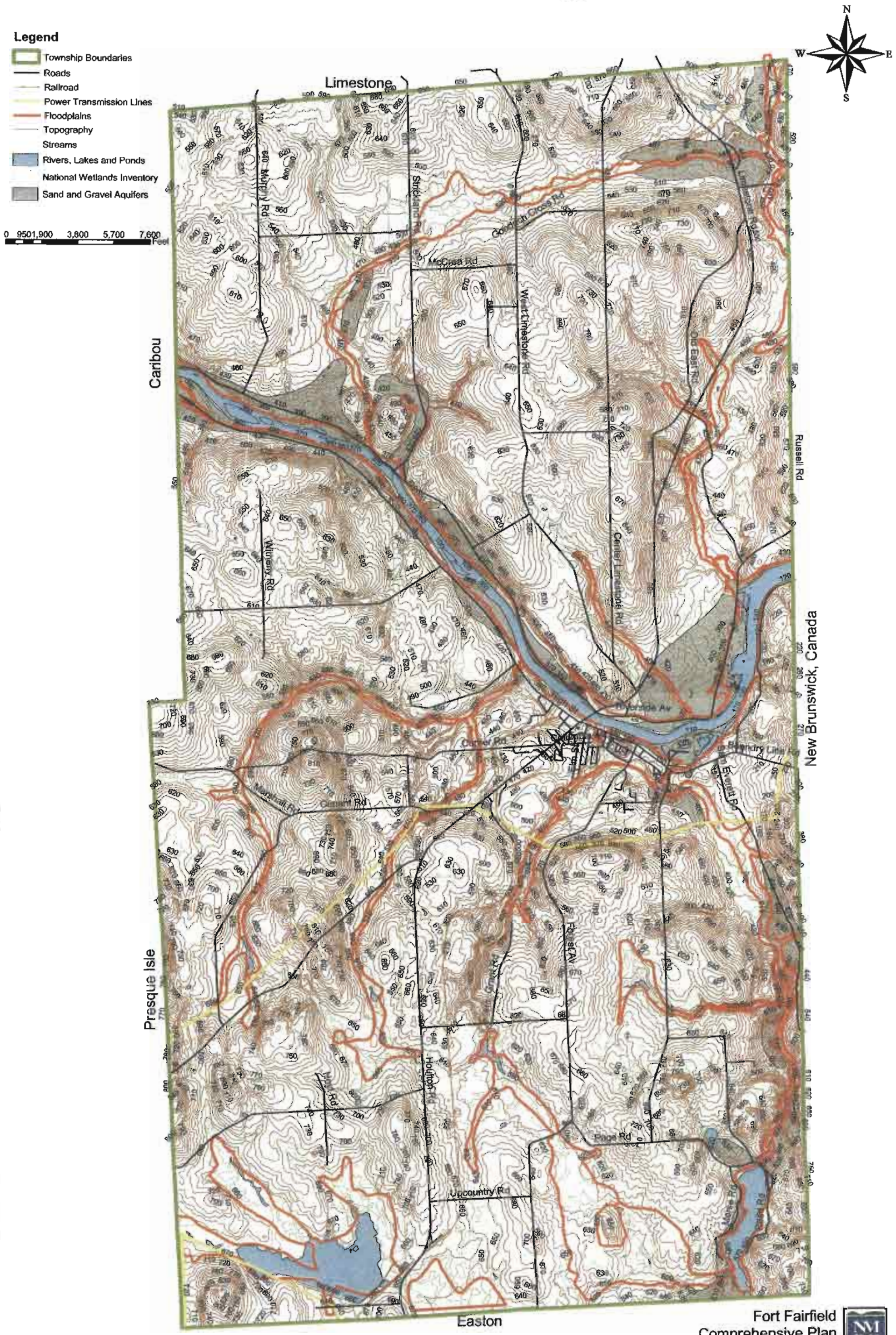
Additional information regarding the location of these rare plants occurrences in Fort Fairfield may be obtained by contacting the Maine Natural Areas Program.

There are two (2) known sites in the town that are identified as a distance natural community type because of it's unique assemblage of physical and biological characteristics. The New England Calcareous Pond shore/Lakeshore or Alkaline Pond as they are also known is geographically restricted to very few pond shores in extreme northern Maine. These are wetland systems that occur adjacent to ponds and lakes with seasonally exposed sandy, gravelly, or muddy sediments. Wide water level fluctuations may also characterize this community type. Alkaline ponds typically develop over limestone or other calcium-rich bedrock and support a rare aquatic community.

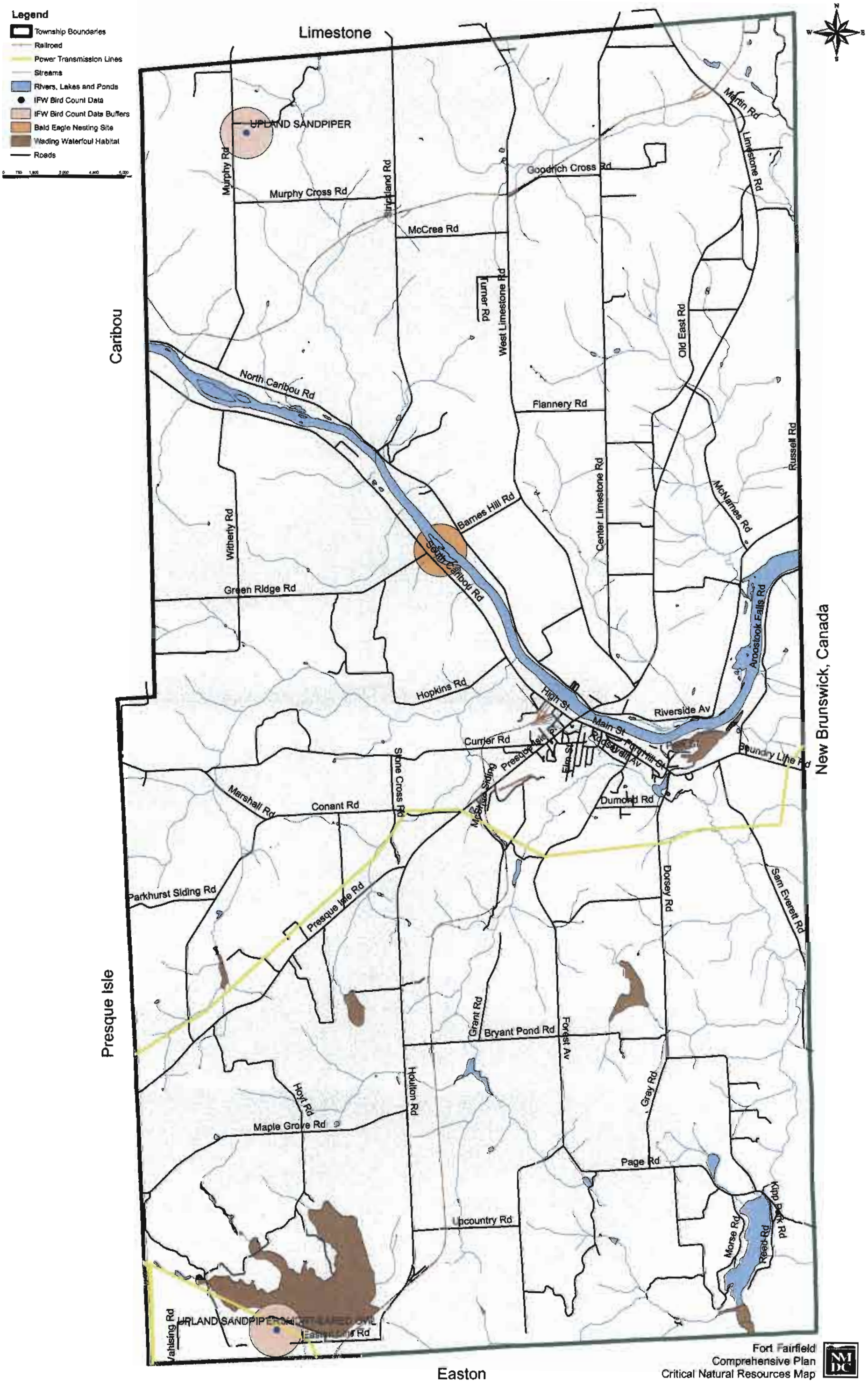
The first site, known as Nadeau Pond, is located in the northeast corner of town between Rt. 165 and the Limestone Stream. This site is no longer in a natural condition since it is currently being mined for its marl. Marl is a calcareous mud that accumulates in the basin of the pond as calcium is released from calcium carbonate which occurs in high concentration in the water. This site also was known to support one of the town's many rare plant species, the Alpine Rush, but its current status is not known. The second site is known as Page Pond which comprises 3.5 acres and is located near the Chapman Road in the town's southeast corner. This highly natural, unpolluted and undeveloped pond is an excellent example of a marl pond. It has a rich diversity of aquatic and semi-aquatic plants, especially the lime-loving species. In 1973, a rare pondweed, the alpine slender pondweed, was found there, but later efforts to document its occurrence have been unsuccessful. The Natural Areas Program relies on interested local citizens to field check and monitor land-use at these sites.

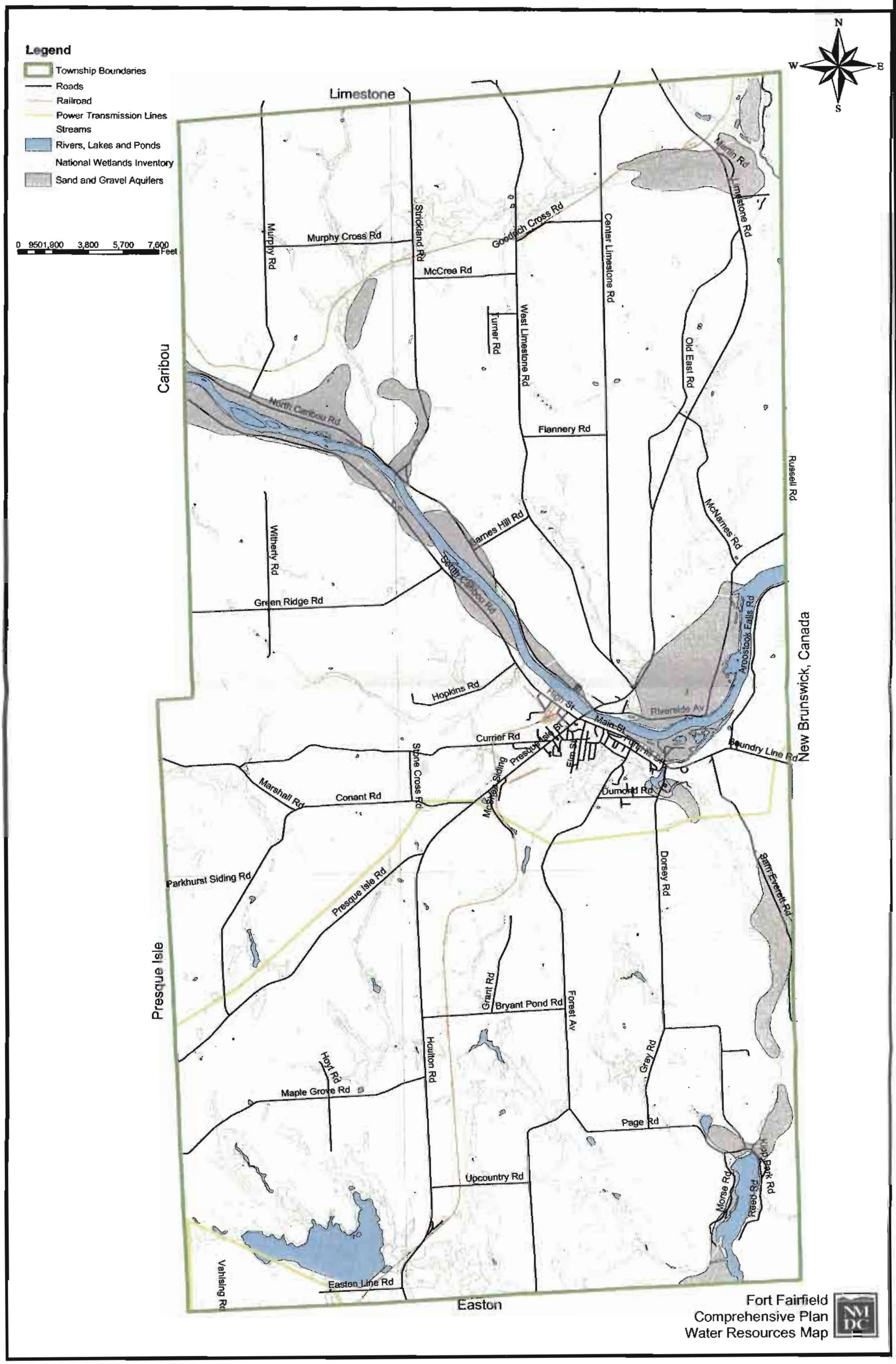


Fort Fairfield
Comprehensive Plan
Topography Map



Fort Fairfield
Comprehensive Plan
Development Constraints Map


Legend
Township Boundaries
Railroad
Power Transmission Lines
Streams
Rivers, Lakes and Ponds
IFW Bird Count Data
IFW Bird Count Data Buffers
Bald Eagle Nesting Site
Wading Waterfoul Habitat
Roads
Limestone
Caribou
Presque Isle
New Brunswick, Canada
Easton
UPLAND SANDPIPER
Murphy Rd
Murphy Cross Rd
Strickland Rd
McCrea Rd
Goodrich Cross Rd
Martin Rd
Limestone Rd
Turner Rd
West Limestone Rd
Old East Rd
North Caribou Rd
Flannery Rd
Russell Rd
Center Limestone Rd
McNamee Rd
Barnes Hill Rd
South Caribou Rd
Witherly Rd
Green Ridge Rd
Aroostook Falls Rd
Hopkins Rd
High St
Main St
Riverside Av
Currier Rd
Presque Isle
Elm St
Ridgewell Av
Boundry Line Rd
Stone Cross Rd
Marshall Rd
Conant Rd
Dumond Rd
Parkhurst Siding Rd
Presque Isle Rd
Dorsey Rd
Sam Everett Rd
Grant Rd
Bryant Pond Rd
Forest Av
Houlton Rd
Hoyt Rd
Gray Rd
Maple Grove Rd
Page Rd
Kipp Brook Rd
Morse Rd
Reed Rd
Upcountry Rd
Vahlsing Rd
Fort Fairfield
Comprehensive Plan
Critical Natural Resources Map
NMDC



Fort Fairfield
Comprehensive Plan
Water Resources Map

Cultural and Historic Resources

Cultural and historical resources are those people, places, events, and resources that make a town unique. These resources when developed and well managed shape and reflect the community as a whole. Citizen's commitment to preserving the town's history, cultural heritage, arts programs, recreational and scenic resources truly establishes a town's "quality of life."

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

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

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

Cultural Resources.

Fort Fairfield Public Library

Fort Fairfield Public Library was built in 1913 by R.J Noise of Augusta. The building was entered into the National Register of Historic Places on January 5, 1989. Patrons are mainly from town but there are also members from surrounding communities and Canada. The library maintains a collection of approximately 28,000 books, movies, 50 periodicals, four newspapers, and books on tape. There are also three internet accessible computers available. There is an annual circulation of 20,000 items. In 1993, the library became fully handicapped accessible.

Francis Malcolm Science Center

The Francis Malcolm Science Center is located on Route 1-A and is an environmental science classroom and museum. The Center was established in 1983 through a grant from the Francis Malcolm Estate. Facilities include a planetarium, small non-lending library, lecture area, and small classrooms. Staff provides a wide range of programs for children and, to a lesser extent, adults. Programs include sea life programs, whales, our solar system, the moon, dinosaurs, bird watching, natural environments, and a full range of science programs. Services are provided free

of charge to all public, private, and home schools and for a small fee to individuals.

The Caribou Performing Arts Center.

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

The Nylander Museum.

The Nylander Museum, located in Caribou, provides a variety of geological and natural history exhibits throughout the year. The museum has its own Board of Directors, appointed by the Town Council, and functions through a part time director and volunteer staff. The museum is open from Labor Day through Memorial Day, Wednesday through Sunday, and on the weekends the rest of the year. The natural history museum houses fossils, rock minerals, butterflies and shells collected by Olaf Nylander, a native plant garden, as well as various other items for exhibition.

Festivals and Events.

The Maine Potato Blossom Festival.

Held during the third week of July in Fort Fairfield, when hundreds of acres of potato fields come into blossom throughout Aroostook County. This festival began in 1937 and is a celebration of a strong agricultural heritage and the family farm. Events include a gigantic festival parade, mashed potato wrestling, the Maine Potato Blossom Queen Scholarship Pageant, and a farmer's jamboree. The festival ends with a fireworks display.

Harvest Hoe Down

Held in October, this is a celebration of the of the completed potato harvest. Events include Coloring contest, pumpkin painting, hoe down breakfast, food sales, barbecue, pie and bake sale, fall foliage rides and petting zoo, horse rides, K-9 dog demonstrations, kids games, harvest parade, and bonfire. This even is sponsored by a variety of town departments, businesses and organizations.

First Annual Bluegrass Festival

To be held in July 2003 for the first time. The festival will be held at the closed regional compost facility and feature a number of folk and bluegrass artists. It is hoped that this will become an annual event.

Caribou Winter Carnival and Snowmobile Festival

Held in February each year, this event provides a week long festival during the winter months.

There are family fun days, downhill canoe rides, dogsled rides, golf, the snow goddess snowmobile poker runs and barbecues. In addition, the Keystone Kops arrest local residents with bail being set and paid as a local fundraising event.

Caribou Cares About Kids

Event is held for four days in July. There is a parade, games, pool party, health and safety fair, fireworks and hayrides.

New Sweden's Midsommar Celebration.

On the weekend nearest to June 21, the Swedes in northern Maine, like those in Sweden, celebrate the summer solstice. Activities center on the decoration of the Maypole, and includes, among other activities, Scandinavian fiddle music, Swedish dancing and a variety of traditional meals.

The Northern Maine Agricultural Fair.

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

The Acadian Festival.

The Acadian Festival celebration in Madawaska is a week long festival in late June that features a family reunion, parade, traditional Acadian supper, reenactment of the landing of the Acadians, French Quarters and many other activities. The Festival usually attracts a crowd of over 5,000 every year.

The Can-Am Crown International Sled Dog Race.

The Can-Am Crown International Sled Dog Races are held in March in Fort Kent. There are three courses---250 miles, 60 miles, and 30 miles. The feature race makes a 250-280 mile loop that begins and ends in Fort Kent and runs through the wilderness of northwest Aroostook County.

Organizations

Fort Fairfield has a wide variety of clubs and organizations that provide services to both residents and visitors of the community. These include:

Civic Organizations

Beta Sigma Phi
Food Pantry
Hospital Guild
Fort Fairfield High School Alumni Assn.
Frontier Heritage
Knights of Columbus

Lions Club	Rebekah Lodge
Rotary Club	Santa Maria Daughters of Isabella
Veterans of Foreign Wars	Veterans of Foreign Wars Ladies Auxiliary
American Legion	Frontier Heritage Center

Recreational Organizations

Fort Fairfield Snowmobile Club	Frontier Fish and Game Club
Pine and Spurs Riding Club	Fort Fairfield Rifle and Pistol Club

Senior Citizen Organizations

Fields Lane Sunshine Club	Golden Triangle

Youth Organizations

4-H Dog Drill Team	4-H Ultra Clover
Boy Scouts	Girl Scouts
Youth Ministry at the various churches	4-H Baby Beef

Churches

Fort Fairfield has numerous churches located in town that serve residents of all denominations. These include: Bethel Baptist Church, Celebration Center, Community Wesleyan Church, Make Ready Ministries, St. Denis Catholic Church, St. Paul's Episcopal Church, United Parish Church, and the United Pentecostal Church.

Tourism.

Northern Maine has made steady gains in the tourism sector, with employment in tourism-related businesses rising. Four season tourism has a significant impact on the northern Maine economy while the summer season is by far the strongest season state-wide, winter is Aroostook's strongest season, followed closely by fall. The last tourism study for Aroostook County was completed in 1991 and the information is outdated. Economic developers are working to determine the impact of tourism in the region but information is not yet available as this section was completed.

Organizations involved in tourism development in the Fort Fairfield area include the Chambers of Commerce located in Fort Fairfield, Caribou, and Presque Isle, the Maine Swedish Colony, Inc. in New Sweden, Caribou Historical Society, and Aroostook County Tourism (ACT). Their responsibilities include disseminating information to businesses and tourists interested in coming to the area, and organizing events. Aroostook County Tourism (ACT) has been created to promote year-round tourism in northern Maine. There are many attractions and festivals that take advantage of the beautiful natural surroundings and celebrate the rich heritage and local way of life in the Fort Fairfield area.

Recreational Resources.

Parks and recreation are major community assets and concerns. They are often the tool that will help prospective residents to decide to live within a particular community or for a business to relocate. They reflect a sense of pride, community, and quality of life and they provide open space for residents and visitors and enhance a community's appearance. People in this area enjoy the snow through a variety of activities such as downhill and cross country skiing, snowmobiling, ice-fishing, skating, and tobogganing. In the summer and fall, residents and tourists alike enjoy outdoor activities ranging from fishing, hunting, camping, and hiking. The area is dotted with many lakes and streams with public access which provides the opportunity for most water sports. Many people have rented or purchased camps within the area to enjoy the season more fully. In the southwestern portion of the subregion, access to Mount Katahdin and Baxter State Park offer excellent opportunities for outdoor activities including mountain climbing.

A nordic ski program and 10 km of groomed ski trails at the Nordic Heritage Center offer all residents and visitors alike great winter sport opportunities. The development of the U.S. Biathlon Regional Centers affords local youth unlimited opportunity to develop their nordic skiing skills. These centers offer world class trails and facilities and are attracting events and athletes world-wide. Part of this program also includes cross country ski trails around the High School.

The Parks and Recreation Department employs one full-time person (the director) and several seasonal/ part-time staff. Many volunteer coaches and program supervisors give assist the department in providing the variety of programs available. The Fort Fairfield Recreation Department offers the following programs:

Hershey Track and Field
Baseball/Softball Clinic
Youth League Baseball
Youth Baseball All-Star Team
Pee Wee Baseball
Babe Ruth Baseball
T-Ball Baseball
Junior Girls Softball
Senior Girls Softball
Adult Softball League
Coed Softball
Red Cross Swim Lessons
Competitive Swim Team
Public Swimming
Swim Meet
Tennis Lessons
Gymnastics Lessons
Gymnastics Camp

Soccer Camp
Youth Soccer League
Pee Wee Soccer
Youth Indoor Soccer
Youth Indoor Soccer/Tournament
Youth Soccer Tournament
Youth All-Star Soccer Team
Playground Program
Girl' Youth Basketball
Boy's Youth Basketball
Youth All-Star Basketball Teams
Youth Basketball Tournament
Youth Basketball Camp
Hot Shot Basketball
Foul Shooting Contest
Adult 3 on 3 Basketball League
3 on 3 Basketball Tournament
Open Gymnasium Basketball

Fitness and Weight Training
Adult Coed Volleyball
Youth Coed Volleyball
Karate
Ballet/Jazz Lessons
Game Room Activities
Field Trips
Indoor Walking/ Jogging
Cross-Country Ski Race

The town has a vibrant and healthy recreation program that serves all age groups and sectors. It is doubtful that major recreational program or facility changes will be made in the 10 year planning period. As stated in previously, thanks to the efforts of the Fort Fairfield School System, Recreation Department and the Maine Winter Sports Center, cross county skiing is again becoming popular with many of the area residents. The Nordic Heritage Center, located in Presque Isle, has recently expanded its trail system into Fort Fairfield and is a popular skiing location for many central Aroostook residents. Since the Center likes to control access to the trail system it is doubtful that the town could have direct access from within the community. However, town officials will work with representatives of the Winter Sports Center and private landowners to explore potential access locations with the community. The Nordic Heritage Center has also provided funding for the development of a small loop on school property.

It should be noted that all of the town's programs are typically initiated through the completion of successful grant applications. Should a major unforeseen renovation or addition be required, town officials will work within the current structure and seek funding from a variety of sources. These programs have worked well in the past have greatly reduced the amount of funds that needed to be developed locally.

Recreation Trails.

Fort Fairfield's Snowmobile Club (Club) maintains approximately 80 miles of groomed snowmobile trails, which are all part of the 2200 miles of trails that crisscross Aroostook County. The Club is responsible for a portion of ITS 81, 88, 90 and local trails 51 and 76. Currently, the Club owns its own grooming equipment. Total trail funding maintenance, including grooming, is partially reimbursed through grants from Maine Department of Conservation. Issues which effect grooming, maintenance, and trail retention include increased snowmobile traffic, trespass, and landowner relations.

Other trails systems

Railroad rights-of-way and designated trails serve as cross-country skiing, snow shoeing, and snowmobile trails in the winter; hiking and nature trails during the non-winter months; and access for fire control year-round. The continued maintenance of these trails for recreation and transportation pursuits will enhance recreational and transportation programs and economic development in the area. Fort Fairfield had regular rail freight service from the Canadian Atlantic (Pacific) rail line with their rail lines in Town. Today, these rights-of-way are abandoned and are part of an extensive regional recreational and pedestrian trail system from Van Buren to Caribou onto Presque Isle, Mapleton, as well as Fort Fairfield, Easton and Houlton. However a portion of this trail system was purchased by private individuals and access

has been blocked off during the spring, summer, and fall. Continued development of these rights-of-way could enhance recreational programs and economic development in the area.

The Town of Fort Fairfield has purchased 8 miles of the Bangor and Aroostook rail line from the McCain's Plant in Easton to the end of the line in order to keep the potential for rail development alive in town. Plans include using the right-of-way as a multi-season multi-use trail system. Funds for the acquisition were obtained through a Community development Block Grant and local funds will be utilized for maintenance.

International Appalachian Trail

The International Appalachian Trail links Mt. Katahdin, Mt. Carleton, and Mt. Jacques Cartier - the three highest peaks in Maine, New Brunswick and southern Québec, respectively. The trail connects with the Appalachian Trail in Maine atop Mt. Katahdin in Baxter State Park, or alternatively at Baxter Park's southern border at Rainbow Bridge. From there it heads north and then east out of Matagamnon Gate, or east then north around the eastern border of Baxter State Park, it angles east in the direction of Mt. Chase and continues north to Mars Hill Mountain. It does this primarily on well-marked roads until the vicinity of Mars Hill, where 22 miles of trail have been secured and built. It then follows the international boundary north for 12 miles to Fort Fairfield, where it crosses into Perth-Andover, New Brunswick.

Trail issues

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

Scenic and Open Space Resources.

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

Fort Fairfield is blessed with many scenic vistas and open space areas and views. The Town's topography with its ridges and rolling hills, provides for some incredible panoramic views. These areas are a major resource and should be maintained. Fort Fairfield does not have local ordinance provisions which consider impacts of certain types of development upon scenic or open space sites. The Town should consider mechanisms for; the identification, assessment, and protection (as needed) of existing or potential sites, and performance standards for development activities within or adjacent to existing or potential sites. The planning committee has identified the following scenic and open space areas:

1. Harvey Hill
2. Aroostook River
3. Main Street with its historic resources

4. Stewart Hill
5. Fisher Hill
6. Green Ridge
7. Flint's dam on Libby Brook
8. Witherly Road
9. Monson Pond
10. Patte Brook

Public Access.

Public accesses are those opportunities which the people have to obtain entry to and use of waterbodies and large tracts of land for recreational pursuits. The streams and brooks in Town provide for good fishing opportunities. The Aroostook River, and its tributaries, which traverse the Town, affords numerous points of access off the Town's roads and the river has been recognized by the IF&W with fisheries values in need of guaranteed public access or additional access development. There is one boat launching facility located on the Aroostook River, located across from the downtown on the River Road. There are also public accesses located at Monson Pond and Patte Brook.

Town officials are also working with the Maine Department of Inland Fisheries and Wildlife (IF&W) on a public access project at Nadeau Pond, located near the Limestone townline. IF&W had been working to reclaim this pond since 1971 and their efforts seem to becoming to fruition. IF&W has purchased a 32 acre parcel around the pond and feels that this will become an ideal trout pond once water levels can be maintained.

As noted, Fort Fairfield has no local ordinance provisions which consider impacts of certain types of development upon areas of public access or work to obtain guaranteed public access. The Town should consider mechanisms for; the identification, assessment, and protection (as needed) of existing or potential public access sites, and performance standards for development activities within or adjacent to existing or potential public access sites.

As stated throughout the plan, growth in Fort Fairfield has been minimal. It is projected that this trend will continue through the 10 year planning period. The concern in Fort Fairfield is not the impact of development on recreational resources it is the loss of access through increasing usage. As stated and to be included in the plan is that many of the outdoor recreational opportunities in Fort Fairfield are related to the usage of private property. In Maine, if the land is not posted (No Trespassing) it can be utilized by hunters and fishermen. The posting of land has not become a major issue within the community nor has any new development that has occurred in the past. For the most part all a person has to do to gain access is to ask. Town officials maintain "Ask First" information pamphlets at the town office and encourage those wishing to use private property to ask permission.

All terrain vehicles have also become a very popular for of recreation. This could become a two edged sword as there is the potential for economic development though the long term maintenance of a multi-season trail system. However, since many of these trail are located on private property, and in many cases on agricultural lands, ATV clubs will need to strongly

demonstrate that diseases are not spread by ATV usage. In addition, local clubs will need to police themselves to ensure that users stay on marked trails.

There are public access points to the Aroostook River, Monson Pond, Nadeau Lake, and Pattee Brook. Each of these facilities is in excellent condition with no major construction projects planned. While the general public can also access waterbodies at all public road crossings, town officials are also aware that there are also unofficial public access points located throughout the community. While these cannot be specifically identified, town officials support the work of the Maine Department of Inland Fisheries and Wildlife to keep private land open for public uses.

Fort Fairfield will also continue to maintain all of their public parks and trails located within the community.

Archaeological, Prehistoric, and Historic Resources.

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

Fort Fairfield – A History.

Taken from the 1992 Comprehensive Plan

The early history of Fort Fairfield falls naturally into three major periods. The first being the time before the coming of the white settlers when the area was populated by Micmac and Maliseet natives. According to recent archaeological discoveries, Native Americans have lived and traveled through Aroostook County and Fort Fairfield for approximately 12,700 years. Second, were the years from about 1815 to 1843 when the area was first logged by the British. And third, we have the period following the establishment of the northern Maine/Canada boundary by the Webster-Ashburton Treaty of 1843.

After the Revolutionary War this area was claimed by both the British and United States. When Maine achieved independence from Massachusetts there were already settlers located in Fort Fairfield. They were loggers with allegiance to the British Crown. They were woodsmen in the fullest sense of the word—they lived in the woods and from the woods. As much at home in canoes as on land, they had no families, built no homes, schools, or churches. Employed by the Crown to cut down the virgin Aroostook pine forest, they sawed these trees into square timbers, then floated them downriver to Fredericton and St. John, where they were shipped to England.

The unapproved activity of these Britishers was more than the new State of Maine government could tolerate. In 1839 Governor Fairfield dispatched a “posse” of two hundred militiamen under the command of two Penobscot County magistrates, Rufus McIntire and Major Hastings Strickland, to police the situation. This force was unexpectedly overwhelmed by a group of forty armed New Brunswickers, and McIntire was captured and jailed in Fredericton. Strickland managed to escape and upon his return to Augusta tensions mounted, and the Governor sent a

force of 10,000 militiamen to the area. This prompted the United States government to take action and dispatch federal forces to man the fort in Houlton.

The Maine militia arrived to find active lumbering operations along the banks of the Aroostook River for several miles above Presque Isle. From the area around what is now Easton and Mars Hill, timber was being floated down the Prestile Stream to the St. John. Preparing for was, the militia set to work building a fort at the site of our town and named it Fort Fairfield, for the Governor. A stand-off ensued between the militia and the British. The two governments began negotiations and the British withdrew from the area without bloodshed. The Aroostook War, the only bloodless war in U.S. history, was effectively ended by the Webster-Ashburton Treaty of 1843. This agreement established the present boundary between Aroostook County and Canada, and ushered in a new era of settlement and agricultural activity.

With the quick termination of the war, the Governor discharged his troops from military service and put them to work building the Aroostook Road, connecting Fort Fairfield to Houlton so that the area would not be so isolated in the future. These ex-soldiers first built the road to Presque Isle, then to Monticello, and Houlton. Along the way they noticed the richness of the soils, so different from the rocky, granite-based soils in southern Maine. Realizing the potential for agriculture, they laid out claims as they went, and by 1842 all the land along the road in the southern half of Fort Fairfield (what was known as Letter D Plantation) was spoken for. The Loyalist Canadians who lived and carried on their lumbering operations here were located primarily in the northern section of town, known as the Plymouth Grant. The first real settlement occurred at the present town center and was named Sarsfield. With the completion of the Aroostook Road, the men were dismissed from their service to the State and those who claimed land returned to Southern Maine to get their wives and families. They returned with others who were drawn by the tales of rich farmland and began clearing the forest for homesteads.

These new settlers were farmers, not experienced wilderness pioneers. The difficulties their task presented them would have sent most back to Southern Maine, had they not exhausted their financial resources that first year. Remaining meant suffering and near-starvation, but they could not afford to leave.

Since the land along the river was already claimed, these new settlers chose to build in the forest which had to be cleared before planting. The warm season was short, and the work slow and arduous. An acre at a time was cleared and planted, but the proximity of the remaining forest brought cold nights and early frosts. They found that vast areas had to be cleared before enough sunlight would warm the soil sufficiently to grow the food they needed to survive. Winters were long, comforts few, and stores of food were almost non-existent. So these new settlers, like their predecessors, turned to lumbering for their income.

The forest, which was originally such a nemesis, provided the resource for the first manufacturing ventures in Fort Fairfield. In the 1840s the first saw mill was built on Fitzherbert Brook (now Patte Brook) in what was called the Lower Village (now Puddledock), where there was also a store and a few houses. The early mills were erected on land granted by the State; the first received a 3,000 acre grant, the second (in 1844) received 1,000 acres. The first mill sawed

what was known as long lumber. The next mills manufacture of short lumber didn't become a profitable industry until the railroad arrived.

As the land was gradually cleared, food became more plentiful. Potatoes were a major part of the homesteader's diet, but it wasn't until the first starch factory began operating that their economic value was truly recognized. Life in this northern frontier town was becoming easier as the economic base diversified. In March of 1858 the town incorporated by the State Legislature; its name officially changed from Sarsfield to Fort Fairfield. In 1867, Fort Fairfield became a double township with the annexation of the Plymouth Grant to the north. By 1875, when the First Canadian Pacific Railroad arrived in town, the settlers had won their battle with nature. Railroad transport for potatoes, starch, short lumber, and wood products immediately provided the single missing factor in Fort Fairfield's economy—the link to outside markets. In addition, it was found that potatoes, the most valuable crop of all, quickly depleted the nutrients from the soil. So quickly in fact, that the customary use of crop rotation and farm manures was inadequate for soil maintenance. These traditional nutrient sources had to be augmented by commercial fertilizer and the railroad provided the means for shipping it here in sufficient amounts to allow the first large scale potato farms.

The population of the Town continued to increase as more people heard that a farm could be paid for with two or three potato crops. By 1894 the average farmer planted about 20 acres of potatoes, though 40-50 acre farms were not uncommon. While the average yield was about 70 barrels/acre, many farmers were getting 250-270 barrels/acre. There were six starch factories in town producing an estimated 10,000 tons of starch annually. Large acreage of hay and oats were also grown; the demand for which was provided by the draft animals that powered the farms and the lumbering industry.

At the turn of the century, the dairy industry showed its presence with small butter and cheese factories in town. However, by this time the potato business was by far the most popular economic pursuit. The downtown area was becoming a thriving commercial center, closely built up with a variety of stores, offices, a hotel, warehouses for railroad use, and many homes. By the 1920's, there were several schools and churches, a busy downtown trading center, a newspaper, sawmills and woodworking mills, a wagon maker, and a grist mill.

By 1930, Fort Fairfield was one of the most prosperous agricultural towns in Aroostook County with almost 40% of its land area in farms. There were about 360 farms planting about 12,000 acres of potatoes and about 5,500 acres of oats annually. Hay, wheat, barley, and buckwheat were also grown. Cropland totaled about 30,000 acres and the combined value of farms and buildings was over 2.5 million dollars. Fort Fairfield was the second largest potato-shipping point in Aroostook with its excellent B&A and CP Rail connections. The town claimed the world record for the largest per acre potato yield-271 barrels per acre. Everything was rosy when the Depression hit.

Rural resource based economics typically weather economic cycles more easily, and Aroostook's reaction to the Great Depression was no exception. Certainly poverty and unemployment increased, but the pioneering spirit and cooperativeness of the people provided something of a buffer.

In the fifties, the opening of Loring Air Force Base in Limestone provided an economic boost to the area. This represented the first significant departure from our traditional agricultural economy. The fifties also marked the beginning of a trend in federal agricultural policy that favored large corporate farms, mechanization and overproduction; resulting in the beginning of the end for the small family-farm structure that had been the foundation of Fort Fairfield's economy. The fifties also saw the construction of Munson Pond which has become a major recreation area for the town.

The population of Fort Fairfield continued upward to a peak around 1960. In the early part of that decade it began to decline. This is a direct result of the push away from labor-intensive small farms to more mechanized energy-intensive methods. Land use patterns show a significant drop in farm acreage as the smaller more marginal farmers were forced out of business. With the coming of a major processing corporation (1962) many local farmers shifted to the growing of peas, and processing potatoes rather than table-stock. Another major trend has been reduction of the use of the railroad with a corresponding increase in the over-the-road trucking industry. In the sixties the face of the downtown area changed dramatically with a series of tragic fires. Then came the Town's commitment to urban renewal which changed the outward appearance even more. In the 1990s, Fort Fairfield was hit by a series of flood (91, 93, and 94) that further changed the appearance of the downtown.

Frontier Heritage Historical Society

The Frontier Heritage Historical Society was founded in 1974 when members of the community determined that the Block House needed to be reconstructed for the 1976 bicentennial. Once reconstructed, the Block House became the town's historical museum where items depicting Fort Fairfield's past are displayed. After this project was completed, the society gradually became dormant until 1994 when a series of locally and nationally important historic items became available.

The historical society has been instrumental in protecting a local landmark called the Friend's Church. This is a Quaker Church that housed slaves in the mid to late 1800s and was part of the Underground Railroad. Slaves were housed here until they were guaranteed safe passage into Canada. This landmark is now listed on the National Historic Register.

Frontier Heritage has also expended considerable resources highlighting the importance of rail to Fort Fairfield and the region. The organization has acquired a number of rail cars, including an engine, dining car, caboose, and small motor cars. The dining car has been completely refurbished to represent the era. In addition, the society has acquired the Canadian Pacific station that was located along the Aroostook River in Fort Fairfield's downtown. This station was damaged during the flood of 1994 and was in danger of being destroyed during the construction of the dike project in 2001. Frontier Heritage was successful in obtaining funding to relocate the station to their Depot Street property where it will eventually become a railroad museum.

The Black (MacIntosh) School was also acquired by the society which was the last 1 room school house in Fort Fairfield. The school was moved to Depot Street and has been renovated. Future needs include interior renovations.

Needs and plans of Frontier Heritage include:

1) Funding to maintain their present assets.
2) Acquire horse drawn farm equipment from the late 1890s to early 1900s.
3) Acquire a potato house which would be maintained as a working potato house from the 1950s.
4) Construct a building to store all of the historic materials presently located at the Block House.
5) Interior renovations to Black (MacIntosh) Schoolhouse.

Frontier Heritage is governed by a Board of Directors who are elected annually and follows adopted bylaws. It is supported by member's dues, donations, and grants with the Town of Fort Fairfield providing in-kind services that help it to meet its goals.

Native Americans.

Historians generally agree that Native Americans have inhabited the St. John River watershed drainage area in Maine and New Brunswick for at least 3000 years. The tribes traditionally depended on fishing and hunting with some planting of maize for its substance. With the advent of white settlement, their traditional hunting territories were encroached upon and the combination of overhunting by whites and the clearing of land for farms drastically diminished game stocks, forcing the tribes into a more sedentary lifestyle.

The Micmacs.

The Micmac Indians were among the first native North Americans encountered by European explorers to the New World. Their initial contact with Europeans in the early years of the 16th century gradually changed their way of life forever. The chief basis for early Micmac relations with Europeans was trade. During the second half of the 16th century, the fur trade appears to have changed from a subsidiary activity of fishermen to the major occupation of many European sailors. The fur trade had an immediate, and ultimately negative, impact on the Micmacs. The demand for furs dramatically expanded the traditional fur hunting season and thus altered the intricate seasonal cycles of the Micmacs. By reducing the annual periods traditionally spent along the seashore, the Micmacs increased their dependence on European trade goods and food, and therefore were left more susceptible to sudden famines. This also caused a radical wild game depletion in their usual hunting areas and ultimately became a motivating factor in acts of warfare among the tribes in the region.

In the latter half of the 17th century, under pressure from the French, the Micmacs formed a loose alliance with other members of the Algonquian tribes, which became known as the Wabanaki Confederacy. The Wabanaki Confederacy tribes were involved in military actions throughout the late 17th and 18th centuries, generally on behalf of the French against the

English. The wars between the Wabanaki Confederacy and Iroquois League had come to an end by 1700. In 1749, the "Great Council Fire" was created, in which the Iroquois League and the Wabanaki confederacy signed a peace treaty at Caughnawaga.

After their French allies were defeated by the English, some Micmac sagamores signed the Treaty of Halifax (1752). In return for offering peace to the English troops who now occupied parts of Micmac country, the Micmacs were promised that the English King would protect and defend Micmac lands -- except for small areas which were already settled by the English. The treaty reserved for Micmacs the rights of free trade and unrestricted hunting and fishing, but was not respected by the British government in later years. Treaties negotiated with the American government in the late-18th century raised similar expectations and were similarly ignored.

The boundary line created by the Treaty of Paris of 1873 ran through the middle of Wabanaki Confederacy lands. It created an artificial distinction between those Indians then living in Canada and those in Maine, which had clear ramifications in terms of the way in which the Canadian and American governments chose to treat the Native Americans under their jurisdiction.

The growing interests of the white settlers in Canada had pressed British Colonial authorities to delineate approximately 80 small Micmac Reserves under a variety of treaty arrangements. These were primarily at Micmac encampment sites, scattered over the Maritime Provinces of Canada. Later, through the British North America Act of 1967, the new Canadian federal government became responsible for "Indians and land reserved for Indians." The act ruled that Micmac land rights in Canada were limited to Reserves -- which meant that Micmacs lost 95 percent of the Canadian lands which were supposedly protected by the Halifax Treaty.

From the early 19th century on, Micmacs made splint baskets for local farms, regional markets, and export. The 20th century rise of the potato as a booming cash-crop in Maine especially created a large demand for the sturdy baskets, which were used to harvest potatoes. With the growth of the lumber and potato farming industries in Northern Maine, in particular following the introduction of railroads in the last decades of the 19th century, Micmacs were also able to find jobs as lumberjacks, river-drivers, seasonal farm workers, and as odd-job laborers working on roads, in factories, etc. Consequently, many Micmac families settled down in Towns in Aroostook County.

The World War I economy provided a brief boom in job options for the Micmacs, and during this time some traveled widely in search of new work and adventure. But the vast majority of Micmacs remained locked into low-paying and sporadic seasonal work, including guiding, commercial fishing, lumbering, and farm labor.

In the latter half of the 20th century, large numbers of Micmacs, still in search of an income, went to Boston and cities like Hartford to work in high steel construction jobs. By 1970, at least one out of every three men in the labor force of Restigouch (the largest Micmac Reserve in Canada) had spent some time (usually in Boston) working in construction on high rise buildings.

The Micmacs Today.

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

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

In June of 1982, members of the Micmac Indian Tribe in Aroostook County chose Presque Isle as their headquarters. As heirs of the First People, the Micmac Indians are part of the Eastern Algonquian-speaking peoples who have traditionally inhabited the territories of Maine and the Maritime Provinces. Today, the resident core of the Aroostook Band of Micmacs consists of approximately 562 people. Of the 233 adult members, 135 live within a 20-mile radius of Presque Isle, 46 (20 percent) in and around Houlton, and 22 in and around Madawaska.

Fort Fairfield Historic Resources.

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

According to the MHPC, there are no known archaeological or prehistoric sites in Fort Fairfield, as of September 2002. Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. However, MHPC recommends that areas along the Aroostook River be surveyed as seven sites were identified in Caribou during hydroelectric relicensing studies. The significance of these sites has not yet been determined. In many areas of Maine these areas are generally found within 50 yards of an existing or former shoreline.

According to MHPC, Fort Fairfield does have 3 properties currently listed in the National

Register of Historic Places. They are:

1. The Block House
2. Philo H. Reed House
3. Fort Fairfield Public Library (see above)

The Fort Fairfield Block House

The current Block House, also called Fort Jarvis, is a 1976 replica of the 1839 lower blockhouse built to prevent the Canadian transportation of lumber down the Aroostook River. It is owned by the Frontier Heritage Historical Society and there is a fee to enter.

The Philo H. Reed House

The Reed House is the most historically significant residence in Fort Fairfield. It was built in 1907-1909 by Philo Hathaway Reed who came to Fort Fairfield as a teenager from Somerset County and rose to become a prominent businessman and Aroostook County entrepreneur. Designed by Maine's leading architectural firm, Coombs and Gibbs (now Harriman Associates), the residence has twenty rooms and is of the Queen Anne style. Taking two years to be completed, the house features elaborate woodwork and paneling of oak, flame birch, curly ash, and cypress. Fireplace tiles were imported from Italy and ceiling decorations were executed by a Boston artist. At one time there were over 60 men working at various construction projects on the house. The house is now the residence of Philo Reed's grandson, Walter M. Reed Jr. and his wife Dolly. The home was placed on the National Register of Historic Places in 1986.

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

The following list is buildings and sites in Fort Fairfield that have local historic significance and would be of a benefit to the people as a reflection of the history and development of the community and area. The following are the locally identified resources:

1. Odd Fellows Hall
2. The Railroad Museum
3. Hopkins Block
4. Railroad Turntable
5. Library
6. Thorton House
7. Blazedell House
8. McGlaughin House
9. Richard House
10. Clark House
11. Trafton House

12. Kimball House

Fort Fairfield has local ordinance provisions which consider impacts of certain types of development upon historic structures and sites. The Town will consider updating mechanisms for; the identification, assessment, and protection (as needed) of existing or potential sites, and performance standards for ground disturbing activities within or adjacent to existing or potential sites.

Fort Fairfield Goals, Policies, and Strategies

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

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

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

Introduction

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

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

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

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

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

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

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

Strategic Planning

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

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

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

Fort Fairfield's General Development Goals

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

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

Landowner Rights and Responsibilities

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

Landowner Goal

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

Landowner Policies

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

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Landowner Strategies

Strategy	By	Year
1. Draft a report to be included in the Town annual report on the rights, interests, and responsibilities of landowners. To include: a. The role landowners play in influencing the Town and land use decisions. b. A review of the Town's land use regulations and their impacts on landowners. c. Encourage landowners to seek information about planning from the Town and how planning will impact their land. d. An awareness of the residents as to the role landowners play in assuring the rural character of the Town. e. A formal statement on the role of agriculture and forestry in Fort Fairfield and on the relationship between the Town and the agricultural and forestry communities. The statement shall include; The Right to Farm Law, Farm Bill, the use of current taxation under current state programs, the treatment of forestry with respect to issues such as forest practices, the use of herbicides, and the protection of the "Right-to-Forest". f. The rights and responsibilities of landowners and landusers in the proper use, maintenance, and policing of private land.	TM/CEO	2005
2. Schedule a regular meeting between Town officials and landowners of 10 or more acres to discuss issues and participation in the tree growth tax program.	TM/CEO	2005 On-Going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Land Use

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

Land Use Goal

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

Land Use Policies

Policy	Supporting Strategy
1. Strive to maintain and protect the traditional character, both urban and rural of the Town of Fort Fairfield.	1,2,3,5,6,8, 10-13,16-19, 21, 27
2. Reinforce the village (urban) and rural areas by accommodating growth in a manner which enhances the environment and the site, upgrades the physical condition of structures and public improvements, and protects the natural and cultural resources.	1,2,4-27
3. Ensure orderly compact growth in the downtown by trying to avoid continuous "strip" development.	1,2,4,5,7,9,10, 13,14,16-27
4. Encourage orderly growth by ensuring that adequate land, services, and regulations are in place.	1-7,9-27
5. Work to guide growth into those areas where it can best be accommodated and serviced while discouraging growth in areas not well suited for development.	1,2,5,6,7,10, 12-27

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Land Use Strategies

Strategy	By	Year
1. Review and update, as needed, the zoning ordinance. Updates shall include: A. Update definition sections. B. Update automobile graveyard and junkyard standards. C. Consider access management standards for non state routes. D. Prohibit residential uses on the first floor of retail establishments in the downtown. E. Determine if adult business standards are needed.	PB, CEO	2005
2. Review and update, the Subdivision Ordinance (See: Land Use Plan) Updates shall include air and water pollution, water supply, traffic control, solid waste, environmental impacts, and impacts to ground and surface water.	PB, CEO	2005
3. Investigate the need for timber harvesting standards in the zoning ordinance and the Maine Department of Conservation for review and comment.	PB, CEO	2005
4. Review and update the Building Code, as needed.	PB, CEO	On-going
5. Review the Shoreland Zoning Ordinance for any needed increases in protection and make necessary amendments. Review and update ordinance as state mandates change.	PB, TM, CEO	2005
6. Require the Planning Board to oversee the revision of the Comprehensive Plan, as required by law.	PB	2010 and 2015
7. Work to control the type, scale, location, character, and arrangement of new development projects as a means of influencing impacts and types of growth.	PB, CEO	2006
8. Develop an open dialogue with the surrounding communities concerning regional land use and environmental issues (such as surface waters and aquifer protection).	PB, TM, CEO, MDEP	2005
9. The Code Enforcement Officer, Planning Board, and Board of Appeals shall adhere to the provisions of the Town's land use ordinances and regulations.	PB, BOA, CEO	On-going
10. Review standards in land use regulations to ensure that they protect the desired character of Town. Amend ordinances as needed.	PB	On-going
11. Town officials shall update the inventory and mapping all trees bordering streets in the downtown area, indicate which are privately owned, the quality of the tree, the need for tree planting, and establish a maintenance and beautification program that includes planting of trees, if feasible.	PB, RD CEO, CC	2008
12. Contact the existing service organizations and businesses for interest in developing a landscaping program for the downtown area.	CD, CC,	2008
13. Encourage buffer strips between differing land uses, with the burden placed on each new development activity to shield itself from its neighbor.	PB	2005

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
14. Inventory all available structures/lots that are publicly owned in the downtown, assess their value and potential uses, rehabilitation needs, and seek out sources of money that could be used to develop these buildings.	CD, CC	2005
15. Review standards in the zoning ordinance, subdivision ordinance, and site design review criteria that requires applicants to identify, preserve, and/or protect potential and identified archeological, prehistoric, and historic resources. Amend as needed.	PB	2005
16. Create "good neighbor" standards to assure industrial users are positive members of the Town, protect the environment and neighboring properties, provide safe access, and promote the visual environment.	PB, CEO	2005
17. Work to locate industries to the industrial park and away from incompatible areas.	PB, CD, CC, CEO	On-going
18. Utilize innovative techniques, such as clustering, to guide residential development away from prime soils and sensitive natural resource areas.	PB, CEO	On-going
19. Examine the impacts to existing and proposed trail systems when reviewing subdivision applications.	PB	On-going
20. Commit up to 75 percent of Fort Fairfield's capital improvements expenditures into the designated growth area.	TC	On-going
21. No extension of water and sewer lines outside of designated growth area unless it is mandated.	FFUD	On-going
22. Assist land owners in the growth area that have vacant land for residential uses make that land attractive for future residents. This may include the assistance with road construction, water and sewer connections, sidewalk and access considerations, or other programs.	PB, CEO, CD	On-going
23. Develop a gateway program in the community making the first impression of Fort Fairfield a positive impression.	CD, PB, HWD	2005
24. Continue to seek businesses that can locate with the Pine Tree Zone.	CD, others	2005
25. Provide tax incentives to businesses wishing to locate in the downtown.	TC	On-going
26. Prohibit non-natural resource based industries from locating along the renovated rail line in the rural area.	PB	2006
27. On an annual basis, Town officials will track new residential development in Fort Fairfield through the current building permit system. Tracking will be completed by the Code Enforcement Officer and will consist of a review of the building permit activity for the immediate past year. Growth will be mapped utilizing our new GIS program and an analysis will be provided to the Planning Board. The town's goal is to have a majority of the new development occur within the designated growth area. If the percentage of development in the growth area drops below 65% within any 2 year period, the Planning Board will review all ordinances and policies and make recommendations for changes to strengthen these items. Changes will be submitted to the Town Council for their approval.	PB	Annual

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Transportation

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

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

Access and transportation play an important role in determining the quality of life in Fort Fairfield. This includes transportation in its broadest sense, including walking, hiking, riding bicycles, etc. The location and size of the Town will affect the modes of transportation available for traveling long distances. For example, in the past the proximity of towns to Route 1 and I-95 has brought some form of measurable growth.

The information provided in this section will assist the Town in addressing transportation issues and needs. The Town believes that the following goal, policies, and strategies are inextricably interconnected and interdependent. Their order herein in no way indicates that one has priority over another. Further, it is intended that economic development be an integral part of each goal, policy, and strategy.

Transportation Goal

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

Transportation Policies

Policy	Supporting Strategy
1. Identify, assess, and preserve the carrying capacity, and promote the construction, reconstruction, and maintenance of roads and bridges.	1,2,3,5,6,8,9, 14-20
2. Identify and assess, and when feasible, preserve, protect, and promote the development and maintenance of rail facilities and services.	1,21
3. Identify and assess, and when feasible, preserve, protect, and promote the development and maintenance of air facilities and services.	1,11,12,19,20

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Policy	**Supporting Strategy**
4. Identify, ~~and~~ assess, and when feasible, preserve, protect, and promote the development and maintenance of alternative modes of transportation (i.e. trails, bikes, tele-communications).	1,2,4,7,9,10, 13,14,17,19,20
5. Encourage programs that will minimize air and water pollution and promote safety for transportation systems.	1,2,3,7-10, 12,13,15-19
6. Increase tourism through safe, user-friendly transportation facilities and services.	1,4,14,16,17, 19,20

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Transportation Strategies

Strategy	By	Year
1. In order to maintain, improve, and provide for a safe and efficient transportation network, the Town will: A. Maintain and update road design and construction standards. B. Create a road surface management program which conducts and updates, with funding provided through the CIP, an RSMS program. C. Review road maintenance, tree cutting, snow-plowing, and related activities and recommend changes as appropriate in order to enhance the preservation of visual resources and to maintain and support pedestrian movement in the downtown area. D. Develop a formal policy relative to the improvement of Town roads and bridges. This policy shall emphasize the Town's desire to retain its rural character, establish reasonable access strategies, cover policies and general standards for maintenance of bridges and both paved and unpaved roads, the plowing of sidewalks, and spelling out the protection of community and individual property from damage and encroachment. E. Contact various trail groups concerning assistance provided by the group in preserving and conserving the identified trails for public use. F. Ensure crossing zones are brought up to standards (painting, signs) particularly near the schools. G. Encourage cluster development in new large subdivisions of ten (10) acres or more to minimize the length of new roads and lighten the burden of road maintenance costs. H. Continue to work annually with the MDOT to ensure adequate maintenance, upgrading, and traffic flow on the roadways. I. Continue to support regional transportation goals of the Northern Maine Development Commission (NMDC), the Rural Planning Organization, and Leaders Encouraging Aroostook Development. J. Establish an open dialogue with the communities along Routes 1-A, 161, 164 to address maintenance, planning priorities, curb cuts, access management, and the impact of development. K. Support the Highway Department's 5-Year Plan of the inventory, repair, and maintenance of the roads, bridges, and signs; study road classifications; study discontinuances; and other policies deemed advisable, with funding provided through the CIP.	PB, CD, HWD, TC	2005 On-Going

(continued)

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
L. Support efforts to maintain, improve, and provide regional and local transportation networks. M. Continue to submit transportation improvements to the MDOT for inclusion into the Regional Advisory Report, 6-Year Transportation Plan, and Biennial Transportation Improvement Program (BTIP). N. Review the need for bilingual road signage. O. Work with the various transportation groups in assessing the need for an "extension" of I-95 into the St. John Valley.	TM, HWD, CD, TC	2005 On-Going
2. Develop and maintain a sidewalk improvement program for the downtown and its associated neighborhoods to enhance pedestrian environment, create opportunities to walk to retail and service uses, and to connect the schools, public buildings, recreation areas, and residential neighborhoods; by evaluating the existing system of sidewalks for their condition, identifying the needs of residents, establishing priorities for improving and maintaining existing sidewalks and installing new walks, and develop a program for sidewalk improvements which can become part of the Town's CIP.	HWD, TM, CD, PB	2006
3. Review standards for access management that will help to maintain posted speed limits and assure traffic safety and help promote economic development in the Town.	PB	2006
4. Expand opportunities for trails and walking paths by utilizing abandoned transportation corridors and working with private landowners.	PB, TM, CD, RD	2005 On-going
5. Work with MDOT **to r**ecognize that Route 1-A and Main Street play a dual role as both the "spine" of the downtown and as a state highway moving through traffic north and south. The Town should work to assure that the local role is the predominant role for the road.	TM, PB, CD	On-going
6. Utilize and enforce the Roadway Opening Ordinance.	PB, TM, HWD	2007
7. Encourage and support local safety training programs for children riding bikes, ATVs, or walking.	RD, SD, TC	On-going
8. Urge for the continued education and training of public works maintenance and construction crews on proper environmental practices.	HWD, TM, TC	On-going
9. Explore the use of alternative materials and techniques in construction and maintenance projects to reduce life cycle costs.	HWD	On-going
10. Encourage and support tele-communications as an alternative form of transportation.	TM, CC, CD, TC	On-going
11. Seek funding to replace aging storm drains in the downtown area.	CD,HWD	2006

(continued)

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
12. Encourage support for efforts to improve local and regional scheduled passenger services and infrastructure.	PB, TM, TC, CD	On-Going
13. Support efforts to improve local and regional transload and intermodal facilities (train-to-truck, truck-to-train, truck-to-truck, air-to-truck, truck-to-air).	CD	On-going
14. Encourage the creation of safe local bicycle routes.	RD, CD, HWD	2009
15. Utilize the standards in the local ordinances for control of erosion and sedimentation, and stormwater management along roadways.	HWD, RD	On-going
16. Promote safety through the use of appropriate signage in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).	HWD	On-Going
17. Assure the use of transportation signage that makes people more aware of the possible presence of bicyclists and pedestrians.	HWD	2008
18. Utilize and enforce the local streetlight installation policy.	HWD	2010
19. Encourage the use of the international symbols for transportation related signs, whenever feasible.	CC, CD, HWD, RD	On-Going
20. Encourage more and better transportation systems and facilities to increase tourism and tourism development.	TM, CD, TC, PB	On-going
21. Support efforts to maintain, improve, and provide regional and local rail service.	TM, CD, CC	On-going
22. Study all MDOT access management requirements and articulate to local and state agencies which are workable and which do not apply to the Town's development patterns.	PB	On-going
23. Seek funding for the continued improvements and maintenance of the Bangor and Aroostook Rail line.	CD	2005-06

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Public Facilities and Services

The Public Facilities and Services portion of the Plan included an assessment of capital facilities and public services necessary to support future growth and development; to protect the environment, health, safety, and welfare of the people of Fort Fairfield; and to explore the costs of those facilities and services. The inventory examined the facilities and services provided by/to the town and included information describing the facility and service area, and the condition, usage, and capacity of the facility. The facilities and services included; water supply, sewage facilities, solid waste facilities, public safety, energy facilities, communications, health care, education, and town administration and services. Fort Fairfield is responsible for providing some of these public facilities and services necessary for meeting the needs of the community. The responsibility is both a burden and an opportunity since the provision of these items is costly, but at the same time can be used to further growth and development. Fort Fairfield should provide suitable public facilities and services to meet the needs of the residents and to use the provision of these facilities as a means for guiding growth.

Public Facilities and Services Goal

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

Public Facilities and Services Policies

Policy	Supporting Strategy
1. Plan for and ensure an adequate quality and quantity of drinking water.	1,2,3,15,16,19, 25,26,27
2. Plan for and ensure adequate sewage disposal.	1,2,3,15,16,19, 25,26
3. Plan for and provide cost effective, affordable, and environmentally safe solid waste management.	1,2,3,15,16,19, 24,27
4. Plan for the development and continuance of adequate and cost effective public safety programs, facilities, and services.	1,2,3,9,12,15, 16,19,26,27
5. Plan for the continuation and development of adequate and cost effective public works programs, facilities, and services.	1,2,3,12,15,16, 19,26,27
6. Encourage, plan for, and promote new affordable communication facilities and services.	2,3,4,12,14,15, 16,19,20,21,23, 29
7. Encourage, plan for, and support affordable, pertinent, and well maintained health care facilities and services.	2,3,4,9,12,15, 16,19,23, 29
8. Promote and support an educational system that allows all age groups to excel in their chosen fields of interest.	1,2,3,6-12,14, 15,16,19,20, 21,23,24
9. Continue to plan for and support the necessary functions of the municipality.	1-4,10,12, 14-26

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

10. Encourage and promote a variety of community services and organizations.	4-10,12,13,14, 20,21,22

Public Facilities and Services Strategies

Strategy	By	Year
1. Work with the Fort Fairfield utility and service providers to develop a plan which: A. Assesses the capacity, costs, and needs to accommodate additional growth; and B. Determines the boundaries of their service areas, thereby identifying and encouraging the expansion of some services.	PB, CD, FFUD	2005-06
2. Require developments which could create an unreasonable demand on Town services to be built in stages which parallel the planned expansion of facilities.	PB, CD, FFUD	On-going
3. Create and publish a directory of community services and organizations to publicize their existence, their services, and whom to contact for information.	CD, CC	2006
4. Continue to support and provide facilities for local and regional events.	TC,TM, CC, CD	On-going
5. Prepare a list of activities within the Plan that students can carry out, obtain information on the Kid's as Planners Program and present it to educators, and sponsor a guest speaker on the topic of planning to the students.	TM, SD	2011
6. Develop a program to recognize outstanding contributors, scholars, and achievers.	CC, RD, SD	2005
7. Explore the establishment of a local summer concert and theater series.	RD, CD, SD, CC	2006
8. Sponsor a children's forum on recreational and social interests and needs.	RD	2008
9. Support the continued and open dialogue with the School Department into funding and program options through semi-annual joint meetings and programs, such as a student community service volunteer program.	RD, TM, TC, SD	2005
10. Continue to support a community educational system which allows both young people and adults to excel in their chosen areas of interest through a school system that emphasizes educational achievement for the entire community.	SD	On-going
11. Survey the senior citizens to determine their facility and services needs.	CD	2007
12. Continue to support existing and the expansion of cultural and recreational opportunities for all ages, such as, festivals, parades, and programs.	CD, TC, CC, RD	On-going

(continued)

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
13. Continue to support the public library and its programs which stimulate reading, increase circulation, and offer support.	TC, TM	On-going
14. Expand volunteer efforts to beautify the town, make necessary repairs to town owned buildings and facilities, as well as staff events and buildings.	TC, TM, RD, CD, CC	On-going
15. Sponsor a meeting with past and present Town officials, and the adjoining cities and towns, to identify and reinforce shared programs, opportunities for cooperation, and explore joint purchasing and resolutions.	TC, TM	2007
16. Undertake a comprehensive review of all Town owned land to include: A. Research the ownership of land and review Town's claim to the parcels. B. Conduct a natural resources inventory of the parcels to determine the resource and development potential of each. C. Develop a policy for the future use of each of the parcels for recreational, conservation, or public uses as well as disposition of the parcels to fund other open space, recreation, and conservation activities.	TM TC, CD, PB	2015
17. Investigate opportunities for providing part-time (on-demand) technical support for the Planning Board, Board of Appeals, and other boards and Departments.	TM, CD, PB, BOA	2005
18. Continue planning efforts based on input from the Town's residents, Department heads, employees, and administration.	All	On-going
19. Request media to report on the issues that are being faced by the School Department and Town.	TM, SD	On-going
20. Cultivate local contacts for the newspapers, radio, and television stations by routinely submitting meeting notices, post-meeting articles, and a list detailing accomplishments to promote public interest and awareness.	All	On-going
21. Continue to update the E-911 response program and addressing system.	CEO	On-going

(continued)

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
22. Recognizing that Fort Fairfield is an owner community of the Tri Community Sanitary Landfill and Recycling Center and that there is limited landfill space the town shall: A. Develop a solid waste management, recycling, and/or composting plan, cooperating with adjacent communities. B. Enhance and expand the townwide recycling and composting program. C. Seek reuses for the Composting Center. Current weather conditions could lead to increased potato blight and increase the need for a regional composting facility. D. Develop a long term cost effective solution for the disposal of universal wastes and demolition debris. E. Sponsor a seminar at the schools on recycling and composting. F. Maintain public information on recycling and composting in the home and at the office, at the school and Town Office. G. Support a program for the recycling of agricultural chemical containers. H. Request Town departments, including the school, to recycle and/or compost.	TM, CD,	On-going
23. The Fort Fairfield Utilities District should: A. Address the capacity of the wastewater and water systems and the procedures for allocating available capacity. B. Investigate the potential yield of the various aquifers, determine the maximum desirable draw on the aquifer, assess the available capacity of the system to serve additional uses, and develop procedures for allocating capacity. C. Establish the geographic limits of the water and wastewater service areas. D. Develop a program for encouraging people within the service area who are not connected to connect and meter flow. E. Continue to apply for funding for the wastewater and water program. F. Encourage creation of a capital improvements program for services to finance maintenance and system upgrades as part of annual budget. G. Identify areas for the upgrading of facilities as part of a long range plan. H. Encourage the wastewater and water programs to educate the public about protecting and conserving water supplies by including a flier with their billings. I. Articulate wastewater and water priorities and concerns to the neighboring communities, businesses, and community leaders to foster cooperation. J. Work through existing programs to secure cooperation to minimize point and non-point source pollution. K. Protect the capacity of the wastewater treatment facilities by requiring adequate pre-treatment by potentially high volume customers prior to induction of effluent into the wastewater system. L. Encourage that rural development be located on land capable of supporting on-site wells and subsurface wastewater disposal systems. M. Explore ways to reduce water and sewage fees. N. Seek funding to construct a new well and reservoir along Pattee Brook.	FFUD	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

24. Work with the various utility providers to ensure that all road disruptions and excavations are quickly and adequately repaired and maintained.	FFUD, TM, HWD	On-going
25. Evaluate drain connections in public facilities for compliance to National Pollutant Discharge Elimination System (NPDES) permit requirements, as applicable.	PB, CEO	2005
26. Continue to support The Aroostook Medical Center and its programs and facilities located in Fort Fairfield.	TC	On-going
27. Continue to seek funding for the improvements to the Community Center.	CD, TC	2005-06
28. Work with surrounding communities to examine and review the need for regional services and facilities. Implement those services and facilities that are mutually beneficial to the communities. Ensure that any regional coordination is initiated and administered at the local level.	TC, CC, CD, HWD, PD, FD	On-going
29. Create a gateway on in the downtown area that may include a gazebo, clock, benches, and rest area.	HWD	2005
30. Determine the best reuse of the former Fire Department area which may include the expansion of the Police Department, addition of conference rooms, and creation of additional storage space.	All	2005
31. When reviewing the potential reuse of buildings, town officials will obtain the widest amount of public participation and input possible. This may include the creation of ad hoc committees.	TO	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Municipal Finances

Fort Fairfield, like many other Maine communities, has been struggling to keep property taxes stable in the face of budget demands and constraints. The Town has not only survived these hard times, it is moving forward. There has been a steady decline in federal and state assistance to Fort Fairfield. The Federal Revenue Sharing Program at one time represented a federal-state-local partnership in which new policies were mandated and then largely funded by the federal government. The program became defunct in 1986--the mandates are still in place, but the burden of funding them is now largely the responsibility of the Town. This section will show that through the policies and strategies that the Town can maintain its financial health while making some major improvements and meeting future needs through public expenditures and other fiscal policies.

Municipal Finance Goal

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

Municipal Finance Policies

Policy	Supporting Strategy
1. Identify trends in municipal revenues and expenditures, and develop programs that increase revenues and stabilize, share, and/or reduce expenditures.	1,3-11
2. Review current and projected taxes, and develop a fiscal plan that will stabilize and/or reduce the tax burden.	1,3-10
3. Identify and assess trends in growth and development, and create a fiscal plan to ensure the efficient and cost effective availability of required municipal facilities and services.	1-12
4. Determine and develop a plan for capital expenditures.	1,2,3,8-12

Municipal Finances Strategies

Strategy	By	Year
1. Coordinate planning for municipal building construction, repair, and/or modifications through the CIP and GASBY-34.	TM, PB, HD, RD,TC, FD	On-Going
2. Ensure that all municipal construction, repair, and/or modifications be handicapped accessible.	PB, CEO, TM	On-Going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
3. Work with the Budget Committee to review capital expenditures, to maintain good communications with the public, and to create and maintain a long range plan for investments.	TM, TC	On-Going
4. Annually analyze existing fees to determine if fee levels are current with the costs of providing the service and increase fees which fall short.	PB, CEO, TM, TC	2010
5. Investigate the feasibility of charging fees for programs and/or services which are currently provided free of charge.	TM, TC	2005
6. Ensure through periodic review and consultations that the Town's valuation keeps in step with the state valuation, since educational funding, revenue sharing, and other programs are based on formulas involving state valuation figures. The program shall include a periodic review of personal property tax valuations and review the desirability of TIFs as a tool to promote commercial and industrial development.	TA, TM, TC	On-Going
7. Assist landowners in Farm and Open Space and Tree Growth tax programs.	TA. TM	On-Going
8. Support efforts to increase State aid to cities and towns.	TM, TC, SD	On-Going
9. Decrease Town reliance on the property tax through the identification of alternate funding sources such as payments in lieu of taxes and service fees.	TA, TM, SD, TC	On-Going
10. Establish and maintain a tax rate which is consistent with maintaining the current and projected levels of service.	TA, TM, TC, SD	On-Going
11. Continue to apply for Community Development Block Grant (CDBG), and/or other monies for CIP projects.	CD, TM TC, RD	On-Going When Needed
12. Review the need of payments in lieu of taxes for non-profit organizations in town.	TA, TM	2009
13. Commit up to 75 percent of Fort Fairfield's capital improvements expenditures into the designated growth area	TM, CD, TC	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Local Economy

Fort Fairfield is located in the Caribou-Presque Isle Labor Market Area (LMA) and depends on the region's economic health for its survival. The LMA's boundaries include Bridgewater to the south, Portage and Oxbow to the west, Stockholm, Conner and Caswell to the north, and New Brunswick, Canada to the east. Fort Fairfield supports the two major Service Centers in the LMA and many job holders in those communities live in the town. Local retail and service establishments depend on shoppers from other areas for a portion of their trade. In terms of employment, manufacturing, health care and education are the most important industries located solely in Fort Fairfield. In terms of employment, education, health, and social services, retail trade, and manufacturing are the largest employers of Fort Fairfield residents

Local Economy Goal

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

Local Economy Policies

Policy	Supporting Strategy
1. Promote and encourage new and existing businesses as vital components in local and regional economic development.	1-8
2. Encourage and plan for a mixture of commercial, industrial, and residential development in areas physically and fiscally suited to broaden economic development opportunities.	1-4,6

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Local Economy Strategies

Strategy	By	Year
1. The Town shall: A. Develop economic, tourism, land use, and transportation strategies. B. Work with the surrounding communities in developing regional plans for economic development, tourism, land use, and transportation related strategies. C. Encourage outreach programs designed to support existing businesses. These programs must assure businesses of community support, respond to changing economic conditions, and work to solve challenges before they are problems. D. Continue and increase communications with the NMDC, and similar organizations (Leaders Encouraging Aroostook Development (LEAD), Aroostook County Tourism (ACT), Small Business Development Center (SBDC)), through regular meetings on economic development programs. E. Study the needs of existing industries to find spin-off businesses and services. F. Seek out funding for and conduct a marketing study that: 1. Markets Fort Fairfield to the greatest number of potential businesses; 2. Outlines land use regulations; 3. Creates a directory of contact people; 4. Identifies areas where Town officials wish to locate businesses; and 5. Inventories vacant commercial/industrial buildings for redevelopment. G. Fort Fairfield should recognize that tourism is an integral part of and a valuable asset to the Town's and northern Maine's future. The Town shall inform the residents of the benefits of a tourism development program; promote tourism through plans and proposals that are consistent with local land use concerns; promote the development of tourism through the attraction of an increased number of visitors to and spending in the Town and region; and stimulate investment and employment in the tourism industry through supporting education, employment, training programs, and a strong marketing program. H. Develop proposals to address parking in the downtown. I. Apply for Community Development Block Grant (CDBG), EDA, and/or other moneys and/or programs for Town revitalization efforts and public infrastructure. J. Publicize the availability of commercial and industrial space/land, power capabilities, and market the Town as a community supportive of non-polluting natural resource based economic activity. L. Inventory the condition of commercial/industrial structures, work toward removal of those structures that can not be rehabilitated, and for those structures which can be rehabilitated, assist owners in finding support for rehabilitation. M. Hold semi-annual meetings with the members of the business community to articulate and define needs and desires. N. Seek out funding from state, federal, and private sources to support goals. O. Approach Maine, Montreal, and Atlantic to provide service on the town owned rail line.	CD, CC, TM, TC, PB, CEO	On-going

(continued)

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
P. Work with the Chamber of Commerce and other such organizations on supporting business siting and retention. Q. Explore the need and feasibility of a Tax Increment Financing (TIF) program. R. Strengthen the lines of communication between the Town and the Chamber of Commerce to assist in efforts to attract and keep businesses in Town. S. Encourage assistance to businesses to improve competitive opportunities. T. Create a high quality and unified commercial image and theme for the downtown. The Town could provide financial incentives to businesses that undertake improvements consistent with the theme and promote that theme. U. Maintain information on the Small Business Development Center. V. Conduct a survey of residents to determine local business and service needs. W. Review the needs of the commercial and industrial businesses and match these needs with funding from CDBG, EDA, and the capital improvements accounts. X. Provide information to businesses wishing to become handicapped accessible. Y. Foster a spirit of entrepreneurship in local students through career days, seeking their input into downtown revitalization, and other special events.	CD, TC, TM, PB, CEO	On-going
2. Inventory present telecommunications infrastructure in Fort Fairfield and attempt to determine future needs of potential business and industry.	CD, TC	2005
3. Maintain requirements within the zoning ordinance to permit home occupations which meet acceptable standards and intents and do not infringe upon the rural character, the neighborhood, or the environment.	PB, CEO	2005
4. Develop local economic development, tourism, land use, and transportation strategies as needed.	CD, PB, TM	On-Going
5. Create local scholarship programs that stipulate students return to or do service for the community.	CC, TC, SD	2010

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
6. Support the Community Development Office and Fort Fairfield Chamber of Commerce. Strategies and projects to be included in the Plan include, but are not limited to: A. Inventory of industrial/commercial buildings. B. Assisting Town Officials with a review of local ordinances that address conforming uses. C. Support of the Rural Empowerment Zone. D. Marketing. E. Support the Rural Economic Area Partnership (REAP) proposal efforts. F. Maintain and upgrade industrial space so that it is closer to turn key. G. Work with the Community Development Office on downtown revitalization efforts. H. Update Community Profile. I. Increase financial lending program by identifying and seeking funds through organizations and agencies such as FAME and USDA. J. Maintain retail base of the Town. K. Define retail market through a comprehensive retail marketing and retention plan. L. Recognize that tourism is a major industry and support various programs. M. Provide entrepreneurial support for business start-ups. N. Self promotion of Fort Fairfield as a vital community.	CC, CD, TC, PB, CEO	2006
7. Provide tax incentives to businesses wishing to locate in the downtown.	TC	On-going
8. Pursue the development of eco-tourism and a municipal riverfront park on the Aroostook River with improvements to the boat landing to encourage economic development and tourism.	CD, CC	On-Going
9. Examine the possibility of working with area groups to develop an impact fee for snowmobiles. Fees could potentially go to area clubs to help offset the cost of trail maintenance.	RD	2005-06
10. Examine the possibility of developing a regional sticker system for snowmobiles utilizing the region's trail systems. Fees could potentially go to area clubs to help offset the cost of trail maintenance.	RD	2005-06
11. Identify areas within the growth area that qualify for a Pine Tree Zone designation.	CD, TC, TM	2005
12. Prohibit non-natural resource based industries from locating along the renovated rail line in the rural area.	PB	On-going
13. Develop a gateway program in the community making the first impression of Fort Fairfield a positive impression.	PB, CD	2005

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Natural Resources

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

Natural Resource Goal

To conserve, preserve, and protect the valuable natural resources of Fort Fairfield.

Natural Resource Policies

Policy	Supporting Strategy
1. Recognize that soils are a major factor in development suitability and guide incompatible land uses away from unsuitable, marginal, or prime soils.	1,2,3,8,10-14, 20
2. Identify and protect the quality of wetland areas.	1,2,3,5,6,9-13, 20
3. Examine the importance of and potential threats to water resources and develop strategies to protect or conserve these resources.	1-13,15,19, 20
4. Identify hazard areas and develop strategies to discourage development in hazard areas, including floodplains and areas of steep slopes.	1,2,3,6,9-13,20
5. Identify, assess, and conserve fisheries and wildlife habitat.	1,2,39-13,16, 17,18, 20
6. Identify, assess, and preserve unique natural areas.	1,2,3,10-13, 20
7. Encourage uses, in conflict with forestry activities, to be in suitable locations to conserve prime forest lands/resource value; and work with owners to maintain and enhance resources.	1,2,6,13,14, 20

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Natural Resource Strategies

Strategy	By	Year
1. The Town shall work with the appropriate state agencies and property owners to refine, enhance, and update the natural resources information contained in this Plan. The Town's efforts shall focus on: A. Accurately defining the existence, location, and extent of wetlands. B. Evaluating the importance of wetlands for the full range of wetland functions. C. Identifying those wetlands that are significant and should not be altered from those with little or no significance in which some alteration may be permissible, provided that mitigation or compensation is undertaken. D. Accurately defining the location and value of various types of wildlife and fisheries habitats, with emphasis on deer wintering habitat. E. Developing improved access to the various streams and brooks. Access should provide opportunities for residents to have low intensity, small scale access to waterbodies for fishing, canoeing, and similar activities. To include: 1. Researching access to waterbodies to determine if rights of access exist. 2. Identifying the types of access desirable to the waterbodies. 3. Locating feasible points of access to the various waterbodies. 4. Work with property owners to obtain public access rights through a variety of approaches such as consent of the owner. 5. Develop a program for managing and maintaining these access points to protect property owners and the environment. F. Develop a management plan for Pattee Brook in an effort to help it maintain its water quality.	MIFW, TM, PB, RD, TC, TA	On-Going
2. Continue to provide training to the CEO in state and local laws and the applicable Best Management Practices available to protect water quality so the CEO can effectively investigate potentially harmful activities, advise possible violators in remediation techniques, and notify appropriate authorities for enforcement action, if necessary.	TC, TM, CEO	On-going
3. Inspect gravel pits on aquifers to prevent dumping of foreign materials.	CEO	On-going
4. Cooperate with State and federal authorities to identify potentially hazardous sites and urge them to take appropriate action through on-site monitoring and clean-up.	CEO, MDEP	On-going
5. Prohibit commercial or industrial uses which utilize, process, or store materials known to cause groundwater contamination on aquifers.	PB, CEO	2005

(continued)

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
6. Continue to educate landowners about the requirements of the Townwide Zoning and Shoreland Zoning Ordinance. Effectively enforce both ordinances to minimize water quality impacts from inappropriate development.	PB, CEO, CC	2005
7. Encourage landowners to properly discard automobiles and junk, by including an article in the annual Town report.	CEO	On-going
8. Continue to support and work with the Natural Resource Conservation Service, the Central Aroostook Soil and Water Conservation District, University of Maine Cooperative Extension, and other groups.	PB, TC	On-going
9. Present a copy of this Plan to the schools and encourage it be used when discussing natural resource, environmental, and other land use issues.	TM, SD	2005
10. The Town and the School Department shall develop an informational program designed to help educate the students (and residents) about the Town's natural resources, their importance, and the types of activities which can damage or destroy these resources. This program shall address the issues of Fort Fairfield, the watershed, and the various streams, brooks, and wetlands.	SD	2015
11. Establish language within the Town's land use regulations to identify areas of unsuitable, marginal, and/or prime soils.	PB, CEO	2006
12. Educate and encourage owners of underground storage tanks (USTs) to comply with the appropriate federal and state regulations for certification and inspection. Also, encourage owners of above-ground storage tanks to complete a visual inspection of their tanks.	PB, CEO, MDEP	On-going
13. Continue to request MIF&W to conduct fisheries census' of major tributaries to Aroostook River to determine fisheries value and appropriate management plans to improve the trout fishery in the watershed.	CEO, MIFW	2006
14. Work to develop long-term wildlife management goals for the Town with assistance from the MIF&W. This wildlife management planning may include: A. Workshops through the school system with education programs on creating, improving or maintaining wildlife habitat; and B. Informing landowners of various programs, practices, and technical assistance available to manage wildlife and wildlife habitat on private lands. C. Work with landowners to reduce the cutting of hayfields until August in the upland sandpiper habitat.	MIFW, PB, HWD, CEO, DEP	2008
15. Work with wildlife management organizations and agencies to identify and protect deer wintering areas, waterfowl and wading bird habitat, and other protected areas.	MIFW, PB, CEO	2006

(continued)

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
16. Establish a program to strive for the cooperation and organization of private woodlot owners for the improved use of the forest resources through responsible management, replanting, rejuvenation, exploration of alternative uses for unproductive land, and the development of guidelines and incentives to reduce soil erosion and sedimentation.	PB, CEO	2010
17. Determine if local regulations or programs are necessary to assure the sound management and use of these resources. Projects include: A. Establish programs for the conservation/preservation of prime forest land areas, through the use of land use controls. B. Inform land owners of the benefits of participating in Tree Growth Tax Program by including a factual informational flier with the next tax billing and developing/acquiring resource materials for the Town Office. C. Inform land owners of programs, such as BMPs, for conservation and increased productivity of active forestlands, to reduce soil erosion and phosphorus export, and to discourage development activities in prime wooded areas. D. Work with the various natural resource agencies to strengthen and expand current programs to inform loggers, foresters, landowners, and the general public about Best Management Practices, to minimize soil erosion and phosphorus export.	PB, TA, CEO	2007
18. In order to control the effects of improper development on agricultural and forest resources, the Planning Board shall: A. Discourage development on prime forest lands capable of economic production in order to protect the economic base of the Town and help maintain the rural character through appropriate land management. B. Establish a process for the periodic review and amendment of the Plan and other land use regulations with respect to agricultural and forest resources. C. Work with developers of large agricultural and forest lands to encourage cluster development. D. Recommend developers provide high intensity soil survey information and map the prime forest lands.	PB, CEO	2008
19. Work with the Maine Potato Board, Maine Organic Farmers Association, Forest Products Council, NMDC's Business Counseling Service, the Economic Development Administration, the Small Business Administration, commercial lenders, and other appropriate agencies to assist people interested in developing value-added agricultural and forest products businesses in obtaining financial assistance/venture capital.	TM, CC	2014
20. Once the cause of Fort Fairfield's non-attainment status in Everett Brook has been determined by MDEP and town officials, town officials will work with MDEP staff to develop a management plan for that section of the stream	PB, CEO	When determined

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
21. Work with the Soil and Water Conservation District to identify plots of land that qualify for organic farms.	CEO, PB	On-going
22. Review Transfer of Development Rights (TDRs) with members of the agricultural community that may wish to participate.	CEO, PB	On-going
23. Market vacant farmland that qualifies as organic farmland to potential users.	CC	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Cultural and Historic Resources

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

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

Cultural and Historic Goal

To have an understanding of and to preserve the cultural and historic resources of Fort Fairfield.

Cultural and Historic Policies

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

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Cultural, Historic, and Archaeological Strategies

Strategy	By	Year
1. Work with the frontier Heritage and other interested parties to preserve archeological, prehistoric, and historic resources.	CD, HS, CEO,	On-going
2. Seek the assistance of the Frontier Heritage and MHPC in reviewing development proposals that would impact identified and potential archeological, prehistoric, and historic resources.	CD, CEO, PB	On-going
3. Promote and publicize local programs, community events, and regional festivals.	CD, CC, RD	On-going
4. Continue to host both local and regional events unique to Fort Fairfield, and continue to maintain locally important attractions.	CD, CC,	On-going
5. Recognize the importance of civic organizations to the Town and provide an annual forum to discuss coordination between the organizations, as well as issues facing the community. Compile a list of projects civic organizations might take on and ensure the projects are compatible with the Plan.	CD, CC	On-Going
6. The Town shall be responsible for: A. Identifying, developing, and maintaining an inventory of recreational resources for all ages. B. Endeavoring to use existing recreational facilities to their fullest potential. C. Working with existing civic groups and organizations to secure support for recreational programs. D. Working with the Planning Board in creating standards in the Town's land use regulations for the preservation and protection of all vital recreational resources. E. Developing a plan/program for the expansion of winter recreational facilities and trails (separate x-country and snowmobile) within the Town and region. F. Working with landowners to preserve and conserve water resources for recreational activities and to develop plans for recreational access. G. Inventorying and mapping all private access points to the surface waters. H. Inventorying and mapping hunting and fishing areas used by the general public. I. Initiating a locally organized clean-up of the ponds, river, and stream embankments, roadway corridors, and abandoned properties. J. Seeking out the technical assistance of the State Bureau of Parks and Recreation and the St. John River RC&D in recreation planning. K. Pursue joint municipal recreational support for programs and facilities from the surrounding communities, when appropriate. L. Support the 5-Year Plan of the Recreation Department.	RD, TM, CC, SD	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
7. Fort Fairfield shall recognize that tourism development is an integral part of and a valuable asset to the Town's and northern Maine's future. The Town shall: A. Promote tourism within the Town and region. B. Inform the residents of the benefits of a tourism development program. C. Instill a sense of ambassadorship in the residents and retailers toward "out-of-towners" and promote excellence in service. D. Investigate the possibilities for four-season recreational programs and services. E. Encourage tourism through plans consistent with local land use programs. F. Encourage and promote the development of the tourism industry by attracting an increased number of visitors to and spending in the Town and region. G. Stimulate investment and employment in tourism industry through supporting education, employment, training programs, and a strong marketing program.	CD, CC	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Recreational Resources

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

Recreation Goal

- To provide recreational opportunities, activities, and facilities for people of all ages in Fort Fairfield.

Recreation Policies

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

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Policy	Supporting Strategy
9. Encourage tourism development as an integral part of and a valuable asset to the Town's recreational programs and facilities.	1,2,3,4,6
10. Develop additional recreational programs and facilities as needed to meet the needs of the residents.	1,2,3,4,5,6

Recreation Strategies

Strategy	By	Year
1. The Recreation Department shall continue to be responsible for: a. Identifying, developing, and maintaining recreational resources for people of all ages, b. Using existing recreational facilities to their fullest potential, c. Working with existing civic groups and organizations to secure support for recreational programs, d. Working with the Planning Board in creating standards in the Town's land use regulations for the preservation and protection of all vital recreational resources, e. Developing a plan and a program for the expansion of winter recreational facilities and trails within the Town and region, f. Working with landowners to preserve and conserve water resources for recreational activities and to develop plans for recreational access, g. Inventorying and mapping all private access points to surface waters, h. Inventorying and mapping popular hunting and fishing areas used by general public, i. Initiating a locally organized clean-up of river and stream embankments, roadway corridors, and abandoned properties, and j. Seeking out technical assistance from the State Bureau of Parks and Recreation in recreation planning.	PB, CEO, RD	On-Going
2. Pursue cooperative municipal recreational support for programs and facilities from the surrounding communities, when appropriate.	RD	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	Responsibility	Year
3. Recognize that tourism development is an integral part of and a valuable asset to the Town's and Northern Maine's future. The Town shall: a. Promote tourism in the Town and region, b. Inform residents of the benefits of a tourism development program, c. Instill a sense of ambassadorship in residents and retailers toward "out-of-towners" and promote excellence in service, d. Investigate the possibilities for expanding the four-season recreational programs and services, e. Encourage tourism through plans that are consistent with local land use concerns, f. Encourage and promote the development of the tourism industry by the attraction of an increased number of visitors to and spending in the Town and region, and g. Stimulate investment and employment in the tourism industry through supporting education, employment, training programs, and a strong marketing program.	TM, CC, PB, CEO, RD, CD	On-going
4. Work with the state, user groups, and landowners to develop a comprehensive local and regional trail system. The Town will: a. Research identified rights-of-way to determine their legal status and the public's right to use the areas, b. Develop a trail system using the available rights-of-way, if feasible, c. Work with landowners to obtain public use rights where crossing of private land is necessary or desirable, and d. Establish a system for maintaining trail(s) and assuring rights will be respected.	RD, CC, CD, PB	On-Going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
5. Develop a program for the acquisition and maintenance of lands for open space and recreational activities and for raising any necessary funding to accomplish this task. This effort will be viewed as a way of preserving key areas with significant natural resource or scenic value. The effort shall include a wide range of possibilities for both the method of acquisition (gifts, land trades, purchase, etc.) and the extent of ownership (conservation easements, development rights, fee ownership, etc.). The development and operation of a successful open space conservation / recreation program will require commitment by the Town and will need to be an on-going activity. The Town's efforts **shall** include: a. Developing an overall plan which identifies the types and locations of land which should be conserved through public/private action and establishing priorities for evaluating various parcels. b. Exploring possible funding mechanisms that can be used for acquiring open space lands including public and private outside funding, c. Maintaining relationships with existing conservation organizations to coordinate activities and utilize their knowledge and experience, d. Working with landowners to explore the use of conservation easements or similar devices to protect all or portions of their land for the future, and e. Developing a program for the on-going acquisition and maintenance of open space.	PB, CEO, RD, CC	On-going
6. Support recreational access to private land, the Town shall: a. Establish a landowner contact program that will seek the continued cooperation of landowners, establish a system to respond to complaints about public access, and provide information on techniques of maintaining scenic value to those landowners whose property has been identified as a scenic resource, b. Publish a handout about the recreational groups and clubs in the area and distribute it to all residents when they register motor vehicles, vote, or when they purchase licenses, c. Provide for annual recognition of landowners who have contributed to public access and recreational opportunities, d. Maintain and publicize educational information for landowners and recreation users on the value of recreation and responsibilities users have with the public use of private lands for recreation, and e. Incorporate the study of recreational ethics in the school's curriculum.	RD, Civic Groups, SD, IF&W	2006 & On-Going
7. Develop and maintain a riverside park as part of the townwide trail system; possibly incorporating a river interpretation center, picnic facilities, trail facilities, parking, river access, and handicapped accessibility.	TM, RD, CD, CC, Civic Groups	2015

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
8. Work with the state, user groups, and landowners to develop a comprehensive local and regional trail system. The Town shall: A. Research identified rights-of-way to determine their legal status and the public's right-to-use the areas. B. Continue to develop the trail system using available rights-of-way, if feasible. C. Work with landowners to obtain public use rights where crossing of private land is necessary or desirable. D. Establish system for maintaining trail(s) and assuring rights will be respected. E. Explore establishing a warehouse facility for the storage of snowmobiles, ATVs, jet-skis, etc. of out-of-area users. F. Maintain and up-date a plan for the creation of trails. Including determining what types of trails are most desired, making a list (with legal descriptions) of rights-of-way, identifying potential funding sources, and organizing volunteers.	RD, PB, CD, TM, CC	On-going
9. The Town shall develop a program for the acquisition and maintenance of lands for open space and recreational activities and for raising any necessary funding to accomplish the task. This effort will be viewed as a way of preserving key areas with significant natural resource or scenic value. The effort should include a wide range of possibilities for both the method of acquisition (gifts, land trades, purchase, etc.) and the extent of ownership (conservation easements, fee ownership, etc.). The development and operation of a successful open space conservation/recreation program will require commitment by the Town and will need to be an on-going activity. The Town's efforts **shall** include: A. Developing an overall plan which identifies the types and locations of land which should be conserved through public/private action and establishing priorities for evaluating the various parcels. B. Exploring possible funding mechanisms that can be used for acquiring open space lands including public and private outside funding. C. Establishing relationships with existing conservation organizations to coordinate activities and utilize their knowledge and experience. D. Work with landowners to explore the use of conservation easements or similar devices to protect all or portions of their land for the future. E. Develop a program for the on-going acquisition and maintenance of open space.	RD, TM, CD, PB, CC	On-Going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
10. Private landowners, organized groups, and clubs have contributed a great deal in promoting careful use of private land in Town and residents should be encouraged to join these organizations. The Town shall: A. Encourage a landowner contact program which will: 1. Seek the continued cooperation of the landowners. 2. Establish a system to respond to complaints about public access. 3. Provide information on techniques of maintaining scenic value to those landowners whose property has been identified as a scenic resource. B. Publish a handout about the groups and clubs and distribute it to all residents when they register motor vehicles, vote, or when they purchase licenses. C. Provide for the annual recognition of landowners who have contributed to public access and recreational opportunities. D. Maintain and publicize educational information for landowners and recreation users on the value of recreation and the responsibilities users have with the public use of private lands for recreation. E. Incorporate a study of recreational ethics/responsibilities in school's curriculum.	RD, CD. CC, SD	On-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Housing

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

Housing Goal

To have affordable and decent housing for all residents.

Housing Policies

Policy	Supporting Strategy
1. Promote and encourage a wide variety of housing opportunities at appropriate locations, to include affordable housing, housing for older residents, first-time home buyers, and special needs groups.	1-9
2. Work to ensure that the needs of the various types of households and income levels are met, while assuring that housing is decent and safe.	1-9

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Housing Strategies

Strategy	By	Year
1. The Town will: A. Encourage a variety and diversity of housing types. B. Determine the specific housing needs of the Town and make recommendations. C. Work with the Maine State Housing Authority, ACAP, Maine DEP, MAHN, and AAA to utilize programs and obtain annual program updates. E. Continue to apply for additional funding from HUD and other agencies for rental assistance. F. Rejuvenate the FIX-ME program with the assistance of MSHA, NMDC, ACAP and other agencies. G. Develop a town wide housing assessment program. H. Emphasize housing rehabilitation in CDBG applications. I. Seek out other sources of funding for rehabilitation from private sources, service organizations, and state and federal programs. J. Report on the availability and affordability of low income and senior housing. K. Assess the impacts of proposed commercial and industrial development on abutting residential properties and make recommendations. L. Inventory and recommend the removal, if feasible, of structures which are dilapidated and can not be rehabilitated. N. Explore and play a leadership role in the creation of a private, voluntary self-help housing group to rehabilitate housing and commercial structures for low and moderate income residents, if feasible. The Town should supply administrative and organizational support in getting the effort started. O. Prepare a listing and map of all vacant residential lots in residential districts. P. Periodically update both the tax maps and tax cards so that important information concerning housing age and structure type is readily available. Q. Establish language in the Town's regulations that encourages developers to provide low to moderate income housing in areas served by water/sewer. R. Preserve Routes 1-A and 161 as the gateway to Town by having the zoning ordinance increase setbacks, buffering, and curb cut restrictions on new construction. S. Encourage clustering of new developments to reduce the costs of providing roads, services, and utilities. T. Continue to allow higher densities for residential development in and around the downtown area, subject to connection to the sewer and water system. U. Keep lots within the village area small enough to encourage more affordable housing and cheaper public services. V. Create a packet for new developers wishing to locate in Town with information on the zoning ordinance, shoreland zoning ordinance, subdivision regulation, a contact list of key Town officials, and fact sheets about the Town and region. W Work to remove older mobile home units as owners vacate the property. X. Support the Housing Authority Programs including the implementation of the Section 8 home ownership programs.	PB, CEO, CD, TC, CC	2005 and on-going
2. Apply for $400,000 from the Maine Department of Economic and Community Development Housing Rehabilitation Grant Program and/or Innovative Housing Grant program to rehabilitate housing units in Fort Fairfield.	CD	2006

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Strategy	By	Year
3. Apply for a Housing Preservation Loan Program from the USDA-Rural Development for $20,000 per family to assist families with foundation replacement, heating system replacement, and electrical work.	CD	2006
4. Submit a list of all applicants requiring assistance with oil tank replacements. Assist the applicant in obtaining cost estimates for submittal to ACAP	CD	2006
5. Private Financial Lending Institutions will be contacted on a case-by-case basis to secure additional funding for homeowners.		On-going
6. Work with the Maine Home Repair Network program through the Maine State Housing Authority, Housing and Urban Development, United States Department of Agriculture-Rural Development, Department of Economic and Community Development, Maine Municipal Bond Bank, and the Aroostook County Action Program.	CD	On-going
7. Work to rejuvenate the Fix-ME program through the Maine State Housing Authority and Aroostook County Action Program.		2008
8. Seek solutions to increase housing affordability for all income classes in Fort Fairfield.	CD, CEO, PB	On-going
9. Town officials will apply for CDBG rehabilitation funds to assist home and rental unit owners with housing rehabilitation needs. The Town will also work with rental unit owners and other interested parties to rehabilitate rental units within the Town. In exchange for the use of grant funding, owners will be required to rent at lest 10 percent of their units to very low and low income residents. The Town will commit to using Section 8 voucher system to assist these residents.	CD	2005 and on-going

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Key

BOA	Board of Appeals	MDEP	Environmental Protection	HA	Housing Authority
CC	Chamber of Commerce	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
CD	Community Development	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	TC	Town Council
FD	Fire Department	PD	Police Department	FFUD	Utilities District
HWD	Highway Department	SD	School Department		

Fort Fairfield Capital Improvements Program (CIP)

Fort Fairfield, like many other Maine communities, is struggling to keep property taxes stable as State and, to a lesser extent; Federal assistance to municipalities is not fully funded. In spite of the economic challenges, Fort Fairfield has met its mandated obligations, and maintains its services and infrastructure. Through its strong commitment to building reserve accounts and seeking state and federal grants, the town postpones its need to increase property taxes dramatically. As Fort Fairfield considers recommendations to make future capital improvements and/or upgrade public services during the years ahead, they must also consider their ability to finance these programs and the avenues needed to obtain those funds. Town officials utilize two sources of funds to make capital purchases and upgrade the community's infrastructure: reserve accounts and grants.

Reserve Accounts

Prior to 1998, departments within the town maintained “wish lists” for equipment that needed to be purchased. However, little funding dedicated to capital purchases was available and these purchases were not funded. In 1998, Town officials developed reserve accounts for each department as part of the budgeting process and today maintain ten (10) reserve accounts. One of the major questions that town officials are struggling with is how much funding to maintain in these reserve accounts as opposed to keeping the dollars with the taxpayers.

Reserve funds are usually earmarked for capital improvements by a town, but can be used in an emergency. Town officials' appropriate funds as needed from these interest-bearing accounts. For example, if the Public Works Department is in need of funding to reduce its debt load, funds are placed into their account to insure payments can be made. The funds can be taken from the Emergency Reserve account on an as needed basis and as approved by the Town Council. In addition, if a department has been fiscally sound and realized a surplus in their budget, the surplus is usually placed into their reserve account. The Town Council must approve all capital purchases.

The following table indicates the status of reserve accounts in Fort Fairfield as of June 2003. In addition, it shows the two (2) loans that the town currently is paying off.

Reserve Accounts FY 2/03

Department	Balance 6/30/02	Total Available*	Expend. 2/03	Approp. 3/04	Expend. 3/04	Surplus 2/03	Balance 6/30/03
Industrial Park	$37,079	$37,079	$0	$0	$0	$0	$37,079
Forest Heights	$26,729	$26,729	$0	$0	$0	$0	$26,729
Police Department	$1,728	$1,728	$0	$0	$0	$20,700	$22,428
Fire Department	$24,035	$24,035	$19,592	$0	$0	$139,617	$144,060
Public Works	$67,659	$108,659	$108,390	$80,000	$80,000	$0	$269
Administration	$3,258	$49,258	$49,234	$47,500	$47,500	$0	$24
Parks and Recreation	$13,804	$13,804	$0	$0	$0	$0	$13,804
Library	$5,786	$5,786	$0	$0	$0	$0	$5,786
Emergency Reserve	$310,589	$310,589	$87,000	$0	$127,500	$0	$96,089
Contingency	$0	$0	$0	$0	$0	$0	$0
Armory	$19,932	$19,932	$68	$0	$0	$0	$19,864
Total	$510,599	$597,599	$264,284	$127,500	$255,000	$160,317	$205,815
Loans	**Amount/ Term**	**Payment plus interest**	**Payment Due**	**Lending Source**			
Highway Garage	$605,000 (11 years)	$55,000 + Interest	11/1/03	Bond Bank			
Interstate Loan	$45,000 (1 year)	$45,000 + Interest	7/1/03	Key Bank			

* Includes 2/03 Appropriation

State and Federal Grants

Fort Fairfield has been able to provide and maintain an extensive and up-to-date infrastructure due, in part, to it aggressively seeking state and federal assistance. Town officials have always looked to outside funding sources before asking taxpayers to fund projects. Projects such as the Monson Pond dam project and the dike in downtown have provided valuable infrastructure at only a fraction of the cost to the taxpayers. Town officials will continue to actively seek funding from these sources for capital improvements.

Town of Fort Fairfield Capital Investments Plan

Fort Fairfield Public Works Equipment Replacement Schedule

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Appropriations		$20,000	$80,000	$80,000	$80,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
Available	$108,569	$128,569	$208,569	$215,069	$80,000	$20,000	$120,000	$60,000	$80,000	$100,000	$120,000	$140,000
Purchases	0	0	$108,500	$30,000	125,000	0	$0	$0	$0	$0	$0	$0
From Surplus		0	$35,000	$10,000	45,000	0	$0	$0	$0	$0	$0	$0
Ending Balance		$128,569	$135,069	$0	$0	$100,000	$40,000	$60,000	$80,000	$100,000	$120,000	$140,000
Description			Grader	Pick Up	Front end loader							

Town Office Maintenance Fund

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Appropriations	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000
Available	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000
Purchases		$0	$5,000	$0	$5,000	$0	$12,000	$0	$0	$0	$0	$0
Operations	$15,000	$15,000	$10,000	$15,000	$10,000	$15,000	$3,000	$15,000	$15,000	$15,000	$15,000	$15,000
Ending Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Description												

Police Department

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Appropriations		$0	$10,000	$0	$0	$0	$0	$0	$10,000	$10,000	$10,000	$10,000
Available	$22,482	$22,482	$32,482	$17,482	$42,482	$27,482	$42,482	$12,482	$22,482	$17,482	$42,482	$22,482
Purchases	0	0	$15,000	$0	15,000	0	$15,000	$0	$15,000	$0	$15,000	$0
From Surplus		0	$0	$10,000	0	0	$0	$0	$0	$0	$0	$0
Ending Balance		$22,482	$17,482	$42,482	$27,482	$42,482	$12,482	$12,482	$7,482	$32,482	$12,482	$52,482
Description			Cruiser		Cruiser		Cruiser		Cruiser		Cruiser	

Fire Department

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Appropriations		$19,500	$0	$0	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Available	$144,060	$163,560	$163,560	$163,560	$88,560	$93,560	$98,560	$103,560	$108,560	$113,560	$118,560	$123,560
Purchases	0	0		$80,000	0	0	$0	$0	$0	$0	$0	$0
From Surplus		0	$0	$0	0	0	$0	$0	$0	$0	$0	$0
Ending Balance		$163,560	$163,560	$83,560	$88,560	$93,560	$98,560	$103,560	$108,560	$113,560	$118,560	$123,560
Description				Pumper								

Summary

Town officials monitor the amount of funds in each reserve account to ensure the balances are consistent with the needs of that particular department. When a capital improvement is to be funded, administration initially looks to federal and state assistance, and then to utilize reserve account funds as available, they look to borrow additional funds if necessary and as a last resort recommend to the Council the need to raise taxes. This process has worked well, with careful diligence being used to identify projects that will be funded, utilize all available outside funding sources and as a last resort raise taxes. The Town continues to maintain reasonable balances in its reserve accounts with a minimal debt load. Equipment and buildings are being well maintained and appropriately replaced while taxes continue to be at an acceptable level.

Proposed Land Use Plan

Growth and Rural Areas

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

Enough land needs to be included in the growth areas to provide future lot and homebuyers with a choice and to allow the housing market to function. How much land should be in the growth area should be the planning committee's and the resident’s decision. It should represent a relatively small percentage of the town's total acreage and be configured in such a way that sprawl is discouraged. For example, a growth area that is stripped along the length of Routes 161 and 1-A would be unacceptable because it does not adequately protect the corridors.

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

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

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

Growth Areas:

Growth areas should be designed with the following criteria:

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

Rural Areas:

As mentioned previously, the majority of Fort Fairfield's land area is rural, outside of the downtown (growth) area. The principal use of this large land area should be for agriculture, forestry, rural type residence, and associated uses. Land use ordinances developed for rural areas by municipal officials should limit the number of, size of, and type of commercial businesses allowed in these rural areas. Other specific purposes of this area should include conservation of natural resources, reduction of soil erosion, and the encouragement of appropriate recreational land use. Rural areas should be designed to:

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

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

1. The **Growth** areas are "generally" defined as: those portions of the Town located in the downtown areas, along Main Streets and along a portion of Routes 1-A and 161. Present zoning in this area includes R Residential District**,** C Commercial District, H-O Highway Oriented Commercial District, and I Industrial District.

It should be noted that some future growth designation could occur at the site of the Nordic Heritage Center located on Route 167. There is the potential for some small scale commercial and residential development around the site. Town officials will review growth that occurs near the Nordic heritage center annually and determine the need of a second designated growth area in the future.

2. The **Rural** area is defined as those areas outside of the "Growth" area usually encompassing all other districts.

Land Use Plan

The land use plan for Fort Fairfield is one of the most important components of the Plan. Examining past and present land use can be used to determine the location and the amount of land available for particular purposes. Since the Plan and its goals, policies and strategies are a long-range guide for the growth and development of Fort Fairfield, it can not be so specific or rigid and has to be flexible and able to adapt to unforeseen changes and demands. The Planning Committee inventoried agricultural and forest lands, soil types and characteristics, natural resources, transportation networks, housing needs, demographics, local and regional economy, and public facilities and services. These inventories were then analyzed and put into a land use plan. Implementation of the land use plan is accomplished through the following land use strategies.

Regulatory Measures

Fort Fairfield has a strong history of land use regulations. A new zoning ordinance, site design review ordinance, and subdivision ordinance was certified by the State Planning Office and adopted by residents in 1999. The Town also continually updates its Shoreland Zoning and Floodplain Management ordinance on a regular basis. Fort Fairfield's Planning Board, both past and present, have made strong and conscious efforts not to change district boundaries or land uses within the ordinances.

The Planning Committee felt that there should be no changes in the minimum lot sizes. Lots along state and state aid routes are required to meet the Maine Department of Transportation Access Management rules. The following are the provisions for the zoning ordinance development strategies for the implementation program.

1. Amend the Zoning Ordinance to:

   A. Draft or update requirements and performance standards to include:

      1. Update definition sections.
      2. Update automobile graveyard and junkyard standards.
      3. Review of existing access management standards for non state routes.
      4. Prohibit residential uses on the first floor of retail establishments in the downtown.
      5. Determine if adult business standards are needed.
      6. Review existing sign standards and update if required.

   B. Review and update, if necessary, the Shoreland Zoning Ordinance.
   C. Review and update, if necessary, the Floodplain Management Ordinance.
   D. On an annual basis, Town officials will track new residential development in Fort

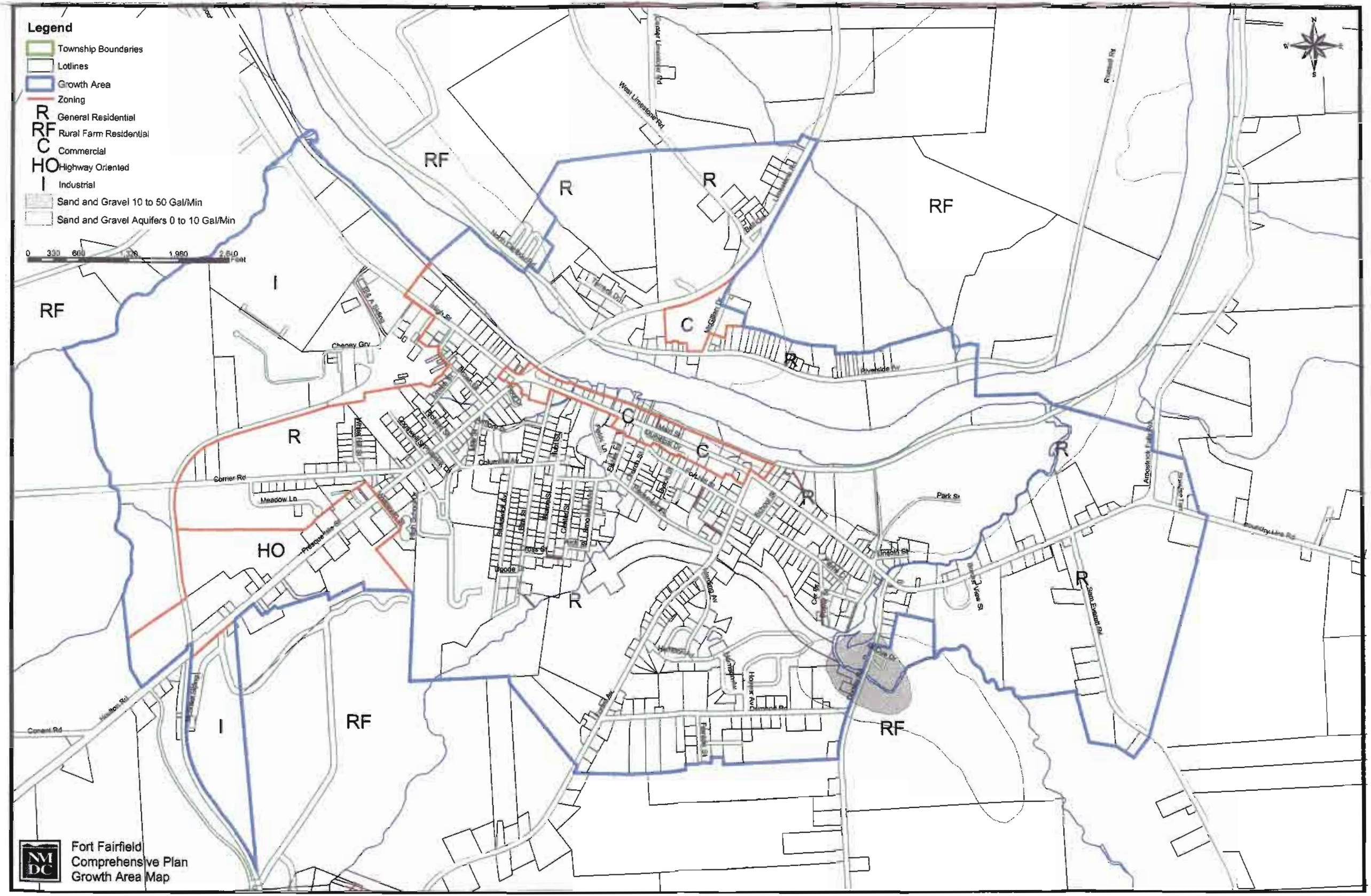
Fairfield through the current building permit system. Tracking will be completed by the Code Enforcement Officer and will consist of a review of the building permit activity for the immediate past year. Growth will be mapped utilizing our new GIS program and an analysis will be provided to the Planning Board. The town's goal is to have a majority of the new development occur within the designated growth area. If the percentage of development in the growth area drops below 65% within any 2 year period, the Planning Board will review all ordinances and policies and make recommendations for changes to strengthen these items. Changes will be submitted to the Town Council for their approval.

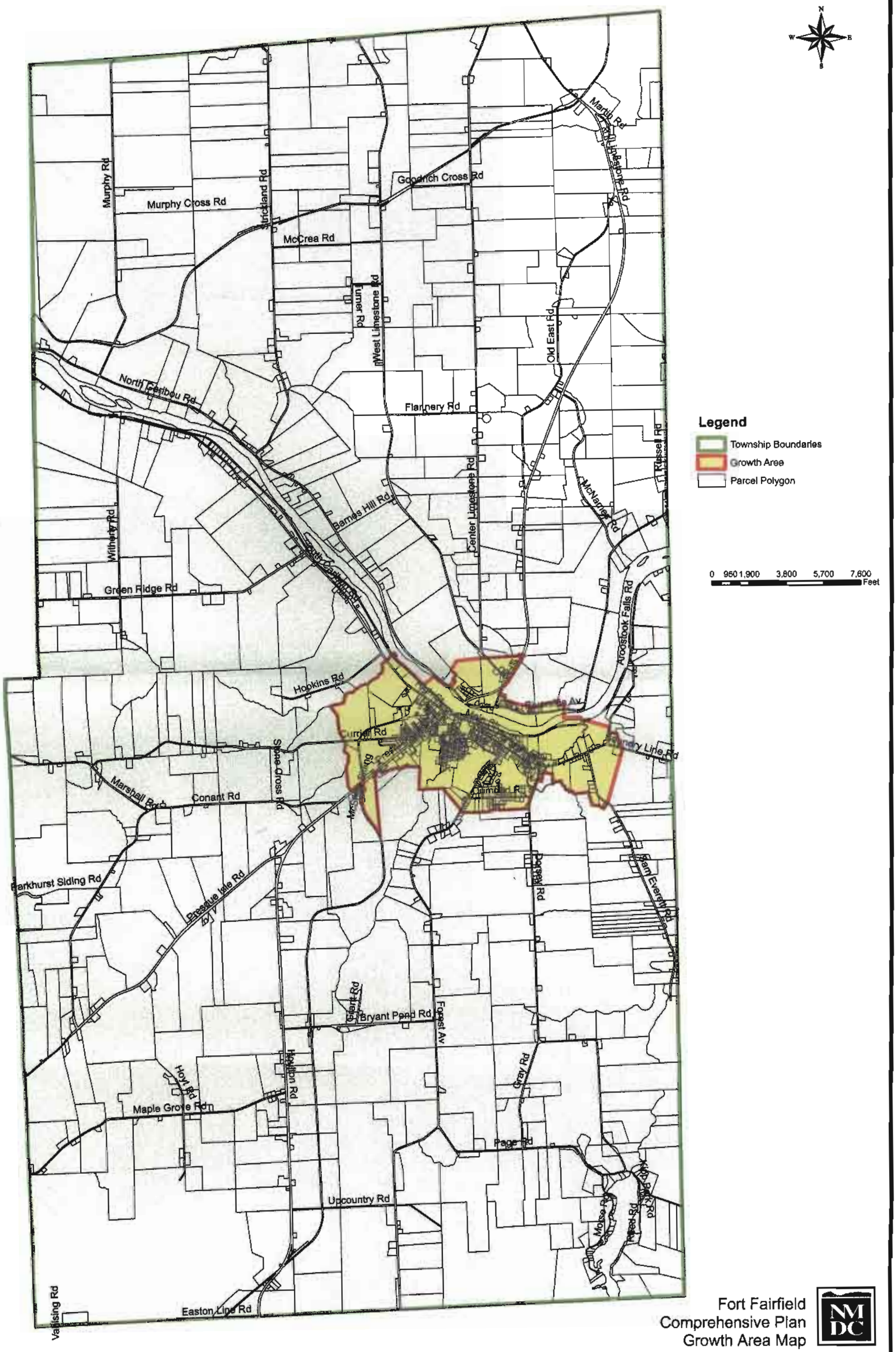
Non Regulatory Measures

On top of the strong land use controls, the town has made a conscious effort to put most of its capital improvement funds into the designated growth areas. Fort Fairfield has made a strong commitment to its downtown area and the surrounding residential neighborhoods. The following are non-regulatory measures the Town of Fort Fairfield will take to direct growth into the Growth Area

1. Commit up to 75 percent of Fort Fairfield's capital improvements expenditures into the designated growth area.
2. No extension of water and sewer lines outside of designated growth area unless it is considered beneficial to the community as determined by the residents.
3. Assist land owners in the growth area that have vacant land for residential uses make that land attractive for future residents. This may include the assistance with road construction, water and sewer connections, sidewalk and access considerations, or other programs.
4. Apply for Municipal Invest Trust Funds, CDBG, Industrial Rail Access Program, and other funds for downtown revitalization and rail lines.
5. Develop a gateway program in the community making the first impression of Fort Fairfield a positive impression.
6. Seek funding for sidewalk and storm drain replacement or reconstruction in the residential neighborhoods.
7. Develop a diverse arts, entertainment, and recreation program that appeals to a wide range of audiences.
8. Enhance buffering, tree planting, and landscaping between commercial, industrial, and residential land uses.
9. Identify areas within the growth area that qualify for a Pine Tree Zone designation. Apply for designation once final rules have been developed
10. Inventory present telecommunications infrastructure in Fort Fairfield and attempt to determine future needs of potential business and industry.
11. Provide tax incentives to businesses wishing to locate in the downtown.
12. Prohibit non-natural resource based industries from locating along the renovated rail line in the rural area.
13. Apply for Planning Grants that review Fort Fairfield's downtown, shopping and commuter patterns, and revitalization efforts. Develop programs that implement findings of Planning Grant.

14. Seek funding for façade improvements for buildings in the downtown.
15. Work with the Soil and Water Conservation District to identify plots of land that qualify for organic farms.
16. Review Transfer of Development Rights (TDRs) with members of the agricultural community that may wish to participate.
17. Market vacant farmland that qualifies as organic farmland to potential users.


Legend
Township Boundaries
Lotlines
Growth Area
Zoning
R General Residential
RF Rural Farm Residential
C Commercial
HO Highway Oriented
I Industrial
Sand and Gravel 10 to 50 Gal/Min
Sand and Gravel Aquifers 0 to 10 Gal/Min
0 330 660 1,320 1,980 2,640 Feet
RF
I
R
C
HO
West Limestone Rd
Cheney Grv
Corner Rd
Meadow Ln
Prequaqueke St
Riverside Dr
Park St
Boundary Line Rd
Arroostook Falls Rd
Sam Everett Rd
Conant Rd
Fort Fairfield
Comprehensive Plan
Growth Area Map



Fort Fairfield
Comprehensive Plan
Growth Area Map

Interlocal Resources and Planning Considerations

The town of Fort Fairfield has obtained a planning grant to complete a comprehensive plan from the Maine State Planning Office. As part of the comprehensive planning process, town officials should look outside Fort Fairfield and examine shared resources.

Shared resources are those that transcend municipal boundaries or can be a resource and/or service that is used and enjoyed by residents of several communities. For example, the town is heavily dependant on natural resource based industries located within. This area contains resources that are important regionally such as Potato Blossom Festival and the Historical Society and important statewide resources such as the Aroostook River. How can Fort Fairfield capitalize on economic development projects occurring in Caribou or Presque Isle, the popularity of the Aroostook River, help to maintain that popularity, but at the same time protect those qualities which make these communities special? What has Caribou, Limestone, Easton, or Presque Isle done to promote economic development, protect natural resources, or important local industries that may be beneficial or harmful to Fort Fairfield?

Transportation corridors are one of the most common shared resources. Fort Fairfield contains several corridors that are also of statewide significance. Land uses along these transportation corridors can directly impact municipalities or businesses to the north or south.

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

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

Neighboring Communities

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

Fort Fairfield is part of the Caribou-Presque Isle Labor Market area. According to the US Department of Labor, a labor market area consists of an economically integrated geographical area within which workers can reside and find employment within a reasonable distance or can readily change employment without changing their place of residence. The following table represents the population of towns located in the sub-region from 1980, 1990, and 2000 and projections to the year 2015. Based upon the 2000 US Census and the 2002 REMI projections,

Fort Fairfield will lose 67 additional people by the year 2005, resulting in a projected total population of 3,512. REMI also projects that each of the selected municipalities, with the will continue to loose population through the period. However, the trend is projected to change between 2005 and 2010 in Fort Fairfield and each of the selected municipalities. There will be projected population growth, albeit small, in those communities. The projected population loss in Fort Fairfield of 1.5 percent between 1980 and 2010, is significantly lower than that of the County's figure of a projected 22.5 percent population decrease by the year 2010. However, some of this population loss may be attributed to a segment of the out-migration population relocating to surrounding communities where the cost of living is perceived to be less expensive. This may be reflected in the increases projected for some of the comparative regional communities.

Sub-Regional Population and Projections, 1980-2015

Town	1980 Census	1990 Census	2000 Census	2010 REMI Projection	2015 REMI Projection	% Change 1980-90	% Change 1990-2000	% Change 1980-15
Caribou	9,916	9,415	8,312	8,162	8,395	-5.1	-11.7	-15.3
Woodland	1,369	1,402	1,403	1,405	1,432	2.4	.1	4.6
Presque Isle	11,172	10,550	9,551	9,346	9,521	-5.6	-9.5	-14.8
Washburn	2,028	1,880	1,627	1,543	1,576	-7.3	-13.5	-22.3
Fort Fairfield	**4,376**	**3,998**	**3,579**	**3,526**	**3,621**	**-8.6**	**-10.5**	**-17.3**
Aroostook County	91,331	86,936	73,938	73,303	73,537	-4.8	-15.0	-20.2
State of Maine	1,124,660	1,227,928	1,274,923	1,385,109	1,371,022	9.18	3.83	21.9

Source: US Census, 1980, 1990, 2000 and 2002 REMI

Local Governments

Fort Fairfield is governed by a Town Council and a Town Manager. Caribou and Presque isle are also governed by Town Councils with City managers running the day to day operation of the city. Easton and Limestone have Boards of Selectmen with a town manger.

Land Use and Planning Efforts

Caribou recently completed and has a consistent comprehensive plan (2004) and has very sophisticated zoning and land use ordinances. City officials worked to update ordinance in 2001. The city also administers a shoreland zoning ordinance and is a member community in the National Flood Insurance Program.

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

Transportation

Fort Fairfield is located directly on Routes 1-A and 161 and in very close proximity to Route 1. There is also a major rail line located in town. Residents and business are only 10-20 minutes from Northern Maine Regional Airport in Presque Isle. The Towns location gives potential developers the option of shipping their goods by rail, air, or over the road, all within a relatively short distance. The following information was generated for the Regional Transportation Advisory Committee-Region 1 (RTAC-1) as part of their 6 Year Transportation Plan planning efforts. They are talking points and will be discussed further in the comprehensive plan.

Route 1-A- Fort Fairfield to Van Buren (30.93 miles)	
Recreation/Tourism	Route is not a designated scenic highway. The corridor has minimal tourism potential. However the wildlife refuge at Loring may draw an increasing number or visitors.
Manufacturing/Natural Resource-Based Industries	Corridor contains a significant amount of agricultural land uses. Also services the Boralax in Fort Fairfield.
Commuter Importance	Much of the traffic generated on the corridor is typically pass through. Corridor has low to moderate commuter importance.
Industry and Freight Movement	Considered a major freight route for those access northern Aroostook County. Typically utilized as a by-pass on the Route 1 corridor in the Mars Hill and Presque isle areas. Route services mills in Easton and Fort Fairfield. Also is a major shipping route for Fraser Papers. McCains expansion could significantly increase traffic. Designed freight route by RTAC.
Retail Trade	Retail centers in Fort Fairfield and Limestone. Stores located in Hamlin and Caswell.
Regional Growth Patterns	Fort Fairfield and Limestone are the two urban areas. Route 1-A serves as Limestone's Main Street.
Regional System Linkages	Connects to Routes 1, 223, and 89. Border crossings in Fort Fairfield, Limestone, and Hamlin.
Community Planning Considerations	With the exception of Hamlin, all municipalities located along the corridor have recent comprehensive plans. All have stated that the maintenance of Route 1-A is vitally important to their communities. Limestone and Caswell have mentioned the large increase in heavy truck traffic as being an issue. Both municipalities have also states that speed on the corridor is a concern.
Consistency with RTAC Priorities	Route 1-A has been identified as a major freight route in the region. The route is also identified as a potential bike route and part of the Century Ride. Route 1-A also has been ranked as a Tier 1 corridor by the RTAC.

(continued)

Route 161 (Fort Kent to Fort Fairfield)	• Major truck route from northern Aroostook; • One of two routes out of northwestern Aroostook; • Connections to B&A in Fort Kent and Caribou, • High tourism potential through Fish River Lakes, Aroostook River and St. John Valley regions; • Connects to regional trail system; • Connection to regional airport (Caribou); and • Connection to border crossing in Fort Kent and Fort Fairfield.

Freight Routes

RTAC-1 and MDOT have designated certain routes as heavy haul truck routes. Heavy haul truck routes are a highway network that carries the most significant heavy haul truck traffic in the region. Heavy haul trucks are those with three or more axles. Heavy haul truck routes in Region 1 include: Route 161 (Allagash to Fort Fairfield), Route 1-A (Van Buren to Mars Hill), Route 89 (Caribou to Limestone), and Route 163 (Ashland to Easton).

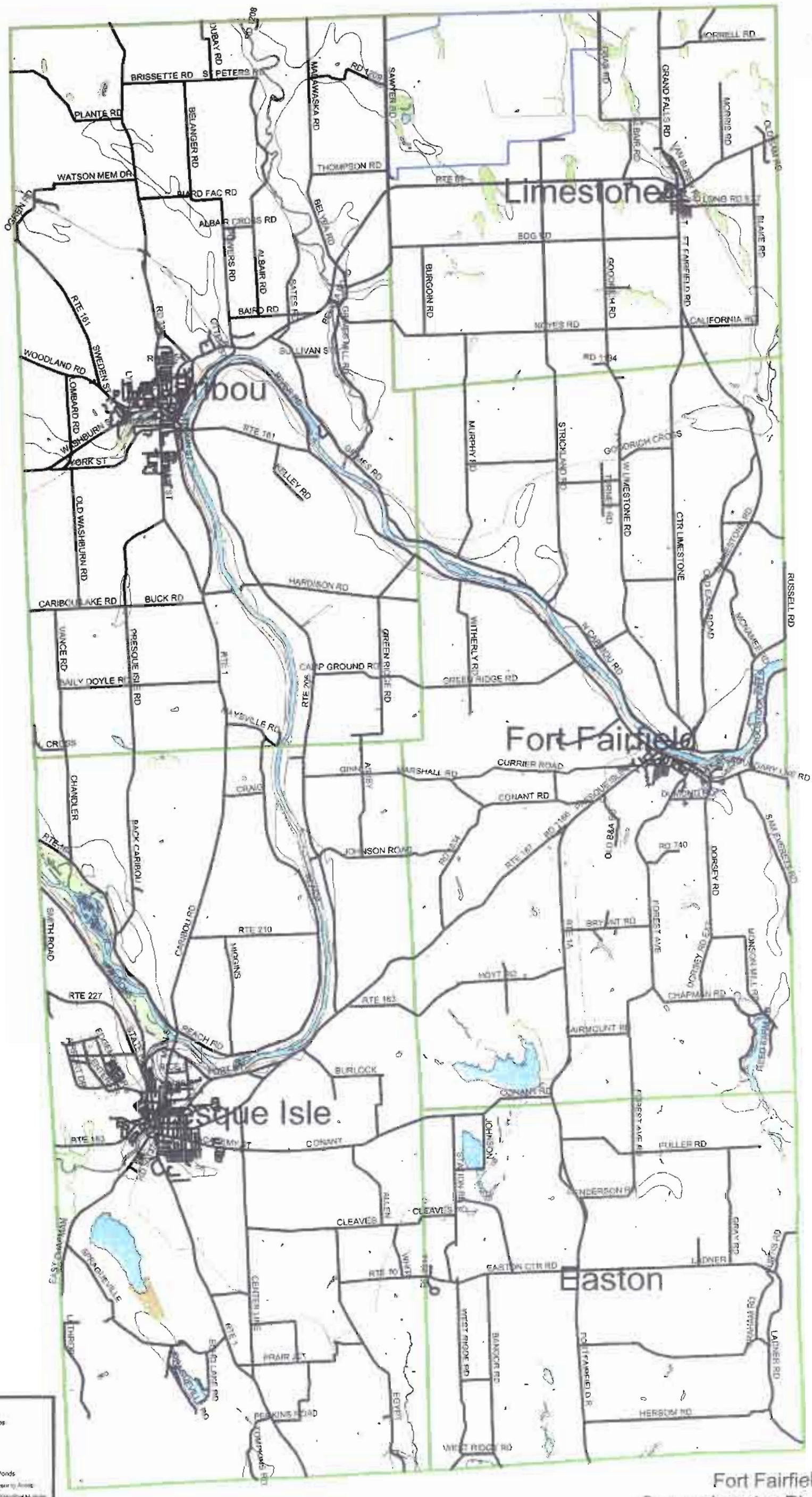
Bicycle Routes

The Northern Maine Bicycle Coalition developed a Northern Maine Bicycle Plan for RTAC-1. To evaluate corridors fairly, a number of criteria were developed. These include the identification of existing infrastructure, needed links, community connection, usefulness to users, and scenic/tourism potential. The RTAC also examined potential routes, potential barriers for construction, who is being served by the route, other possible routes in the region, and connectivity. Top priority routes in the region include: Route 1, Madawaska, Frenchville, and Fort Kent; Route 162, Frenchville, St. Agatha, T17 R5, and T17 R4; Cleveland Road, Grand Isle Road, St. Agatha, Madawaska, and Grand Isle; Route 161, Fort Kent to Caribou; Route 161, Caribou to Fort Fairfield; Grimes Road, Caribou to Fort Fairfield; Route 10, Presque Isle to Easton; Route 1-A, Van Buren to Mars Hill; Route 163, Easton to Presque Isle; Route 11, Fort Kent to Ashland; Route 1, Van Buren to Caribou; Route 1, Houlton to Danforth; Westfield Rd, Westfield Rt. 1 to the West Ridge Rd.; and Route 2-A, Houlton to Haynesville.

Northern Maine Regional Airport

The Northern Maine Regional Airport (NMRA), located in Presque Isle, is one of only three certificated airports in the State. The airport has two large paved runways measuring 7,440’ x 150’ and 5,994’ x 150’. NMRA has been designated an economic development airport and provides Aroostook County with daily commuter flights as well as scheduled flights operated by a number of overnight freight companies. Principal facilities on the airport include an air terminal building, a general aviation terminal and hangar facility, a crash rescue and maintenance building, and an office and hangar complex. NMRA offers a full line of aviation services including air charter, aircraft maintenance, flight instruction, fuel services, aircraft deicing, and on-call customs and agricultural clearance services. The facility offers a full instrument landing

system (ILS) and a variety of additional current technology navigational aids. The airport, although not currently used on a regular basis by larger commercial jet aircraft, has the capacity to handle such craft.



Fort Fairfield
Comprehensive Plan
Interlocal Resource Map