

Town of Farmington



DRAFT

COMPREHENSIVE PLAN 2015

A Guide to the Growth and Development
of the Town of Farmington

Adopted - July 15, 1998
Amended - November 18, 1999
Amended - March 13, 2006
Amended - _____

CERTIFIED BY: _____

Name

Town Clerk
Title

Affix Seal

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Sources: AVCOG = Androscoggin Council of Government
 FVC = Farmington Village Corporation
 MEGIS = Maine GIS
 MDOT = Maine Department of Transportation
 MIFW = Maine Inland Fishery and Wildlife
 MHPC = Maine Historic Preservation Commission

Vision Statement

The picturesque Town of Farmington was incorporated on February 1, 1794, and is comprised of four village centers. The Town began with a cluster of log houses in the Farmington Falls area, due to its highly beneficial location to the Sandy River, and soon expanded to other areas - the historic Downtown, Fairbanks, and West Farmington. The rural essence of the town is reflected in its beautiful mountain views, rolling hills, forests, and many farms.

Farmington is the county seat of Franklin County, the home of the University of Maine at Farmington, the hub of RSU 9, the location of Franklin Memorial Hospital, and is the major service center for surrounding communities. The town is a nucleus for many cultural events for local residents as well as most of the greater Franklin County area, offering resources such as the Nordica Auditorium, Emery Community Arts Center, Farmington Public Library, and the Narrow Gauge Cinema. The town is also famous for its fairgrounds as it is the home of the annual Franklin County Agricultural Fair.

It is our vision over the next several decades that Farmington will continue to preserve its unique rural character while promoting economic growth and development. Farmington is a major hub for western Maine. Routes 2, 4, 43, and 27 all intersect in the Downtown Village area, and these are the major east-west and north-south traffic arteries in the region. One of the Town's many goals is to provide a safe and well maintained transportation system, both achieving good traffic flow and minimizing congestion. Farmington recognizes the economic importance of the highway network, and as budgets allow the Town plans to continually improve its roads for vehicle travel and its sidewalks for pedestrian use.

In recent years most of the new commercial growth has been occurring along the Wilton Road, the Farmington Falls Road, and Front Street. The promotion of economic development and the encouragement of commercial and industrial growth in appropriate locations will always be high on the Town's list of objectives, as well as adequate provisions for parking, and overall traffic management.

The Town will continue to analyze its management of public services, its protection of land and water resources, its oversight of residential development, including affordable housing, and its regulation of commercial projects. In addition, it is the Town's intent to sustain its cultural heritage and traditions, and preserve historic properties as well. The Town will accomplish this by following the goals, policies, and strategies as stated in this planning document.

The Town will also continue to promote the preservation of open space and access to outdoor recreation opportunities such as the Titcomb Mountain Ski Area, and the Bonney, Flint, and Clifford wood trails. One of the Town's goals is to maintain and protect its natural beauty through conservation of its woodlands, farmlands, river and streams.

Public Participation Summary

The Town of Farmington adopted its first Comprehensive Plan on July 15, 1998, as a guide for the Town's growth and development. Since then, the Comprehensive Plan has been updated twice, in 2006 and again in 2014, and will continue to be periodically updated.

Prior to the completion of the 1998 Plan, a citizen survey was conducted for guidance regarding the Town's future, extensive public input was considered in its development, and survey responses were compiled and included.

The 2006 update of the Comprehensive Plan was the work of the Comprehensive Plan Implementation Committee (CPIC), which consisted of Lloyd Smith, L. Herbert "Bussie" York, Charlie Murray, Dr. Peter Swallow, Chris Buschmann, Edward David, Jeff Mitchell, Sally Speich, and Dr. Thomas Eastler. Also present and contributing to the development of the plan, were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; and Code Enforcement Assistant, Jane Ford.

It was the task of the CPIC to lay the foundation for the update of the Plan and to develop new goals, policies and implementation strategies. This process took approximately two years to complete and their work was forwarded to the Board of Selectmen who conducted two Public Hearings. The second update of the Comprehensive Plan was approved at the annual Town Meeting on March 13, 2006.

Using the 2006 Comprehensive Plan as a guide, along with information and data provided by the State Planning Office, the 2014 Comprehensive Plan update was drafted by Town staff consisting of Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; and Planning Assistant, Cindy Gelinis. Review of their work and additional input was received from the Town's Zoning and Planning Boards as well as the Town Manager and the Town's Department Heads.

All interested citizens were welcomed to participate in discussions at each Planning Board and Board of Selectmen meeting, when the updated Comprehensive Plan was on these agendas as well as being posted on the Town's website. A Public Hearing was conducted by the Board of Selectmen for final public comments and contribution, and the Plan was presented for public review and adoption at the Town Meeting on January 13, 2015.

Regional Coordination Program

Town Goal

It is the goal of the Town of Farmington to continue participating in existing and future programs to achieve success in addressing regional needs. Farmington and its neighboring small rural towns must work together and share resources and municipal services when feasible for mutual benefit.

Overview

Farmington is the economic, health, commercial, cultural, educational, and service center of Franklin County, and depends on surrounding towns and their populations as markets for its products and facilities. These towns share common interests such as land and water quality, education, health care, and County government. Regional and inter-local cooperation benefits all area towns which all have more than just local concerns regarding their citizen's needs.

Shared Facilities and Resources

Education

The Town of Farmington houses the Mt. Blue Learning Campus and the Foster Technology Center, which serve not only Farmington but also the abutting towns of New Vineyard, Chesterville, New Sharon, Industry, Temple, and Wilton, and the neighboring towns of Vienna, Weld and Starks. These towns must all work together with the school district in considering school facility needs, and programs. Many Farmington students and other students in the school district also further their education at the University of Maine at Farmington. Other RSU 9 facilities located in Farmington are the W.G. Mallett School, Cascade Brook School, and the Mt. Blue Middle School.

Hospital and Ambulance Service

The Franklin Memorial Hospital (FMH) in Farmington is a progressive and welcoming facility, whose mission is to provide high-quality, cost-effective, patient-centered health care to Farmington and the region. The 65-bed hospital is fully qualified and accredited to handle a broad range of medical, surgical, pediatric, women's care, and diagnostic services.

Top quality specialty care is offered which includes cardiology, oncology, hematology, orthopedics, occupational health, pain management, pediatric endocrinology, physical rehabilitation, pulmonary care, sleep disorders, sports medicine, and wound care. The FMH campus houses six Franklin Health medical practices, as well as advanced breast care at the Martha B. Webber Breast Care Center.

FMH is noted for its innovation, and was Maine's first hospital to offer prenatal nurse home visits to all first-time parents, the first to perform laparoscopic gallbladder surgery, the first rural Maine hospital to install a 64-slice CT scanner, and the first in the State to declare itself smoke-free. FMH has focused its efforts to improve access to health care services and preventative health programs. The Franklin ScoreKeeper System is credited with contributing to Franklin County's distinction of having the State's lowest "excess preventable death" rate for cardiovascular disease.

The hospital created and is now an affiliate of the Franklin Community Health Network, (FCHN), an integrated network of providers to serve the area that includes Franklin Health (a multi-specialty group medical practice), the Healthy Community Coalition (a health education, outreach, wellness, prevention organization), Evergreen Behavioral Services (an

emergency mental health provider), and the Western Maine Physicians-Hospital Organization, a negotiating entity made up of physicians and the hospital.

NorthStar, the regional ambulance service for greater Franklin County, celebrated its fifth birthday in 2010. As part of the Franklin Community Health Network family, NorthStar's 75 EMS professionals follow their mission of respectful patient care, positive community activities, good stewardship of resources and excellent patient care. This mission is evident throughout NorthStar's operations, with 5,000 calls a year to the 71 communities over the 2,800 square miles it proudly serves. With state-of-the-art equipment and modern ambulances, the service is ready, responsive and reliable.

NorthStar is dispatched out of five base locations strategically positioned throughout the western Maine mountain region. NorthStar responds to calls ranging from medical emergencies to auto accidents, from snowmobile to ATV rescues, from nursing home transfers to boating accidents. NorthStar's extensive community service activities round out the professionalism of its service and its staff for the region.

Fire Protection

One of Farmington's most valued assets, the Farmington Fire Rescue Department, continues its extensive training programs for regular members, and participates in mutual aid for the surrounding area whenever necessary. Mutual aid is a tremendous help in a time of need, and trained fire rescue personnel swing into action at a moment's notice. Over the years, the Farmington Fire Rescue Department has responded to numerous fires and other emergencies in Temple, Strong, Wilton, Jay, etc., and these and other Towns have demonstrated the same dedication and courage by returning the favor of valor without hesitation. The Department also assists the Foster Tech Fire Fighter program by providing instructors and the use of its facilities and equipment with hands-on training for students interested in a career in firefighting.

A spirited example of mutual aid occurred on July 6, 2013, when thirty-five fire fighters from Farmington, Rangeley, Phillips, Strong, New Vineyard, and Chesterville gallantly joined Canadian fire crews in Lac-Megantic, Quebec, Farmington's "Sister City" and battled the massive fire caused by a derailed train carrying two million gallons of crude oil which caused multiple explosions in the downtown.

Rivers, Streams and Lakes

The Sandy River, which runs through Farmington from the Strong town line south to the New Sharon town line, is a major source of recreation for its residents as well as neighboring communities. Swimming, canoeing, kayaking, and fishing are popular in the Sandy, as well as in Temple and Wilson Streams. Farmington and Industry both have water frontage on Clearwater Lake, which is clean and clear with beautiful views, and offers fishing, boating, water skiing, and sailing. Ice fishing is also popular on the lake, and it is also the official location of the Polar Bear Club's annual dip on Chester Greenwood Day.

Transportation

State Routes 2, 4, and 27 serve as the major traffic arteries in the region that link Farmington to Skowhegan/Bangor and Rumford (to the east and west), Augusta and Kingfield (to the southeast and north), and Lewiston/Auburn and Portland (to the south).

These major roads must remain as efficient conveyors of people and goods, capacity must be maintained, and side “friction” from development minimized. This can be accomplished if Farmington, and the other towns on these routes within the region, work cooperatively with the Maine Department of Transportation (MDOT) to maintain existing capacity and speed limits, and to apply uniform access standards and zoning requirements to development along these routes.

The Town has begun a long-range improvement plan for its roads and sidewalks. In 2006, daily bus service provided by the Western Maine Transportation Services began with door to door service for a small fee in Farmington and Wilton for medical appointments and shopping.

The Town also works to maintain and improve the regional network of snowmobile trails, and the “Rail Trail”, and cooperate with other communities and the State to utilize these for bicycle paths, cross-country skiing, and hiking.

Summary of Regional Coordination Efforts

It is the goal of Farmington to continue working with neighboring Towns to coordinate efforts when possible to promote greater regional economic development through the Franklin County Chamber of Commerce (FCCC), Western Mountains Alliance (WMA), Greater Franklin Development Corporation (GFDC), Androscoggin Valley Council of Governments (AVCOG), Department of Economic and Community Development (DECD), Coastal Enterprises, Inc. (CEI), Community Concepts (CC), and the Maine Municipal Association (MMA). These organizations help provide training, conduct workshops, promote new business ventures, and support activities that benefit the region. Farmington also works cooperatively with the University of Maine, which has a positive impact on local and regional businesses and services.

An example of ongoing regional coordination effort is the current study on interconnecting the water supply systems of the Farmington Village Corporation and the Wilton Water Department for standby emergency use and enhanced supply to commercial areas in both towns.

Future Land Use Plan

State Goal

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

Future Land Use Plan Overview

The plan must include a Future Land Use Plan that is consistent with the community's vision and other policies in the plan. The Future Land Use Plan brings together plan elements that affect land use. It is intended to synthesize these elements into a cohesive guide to realizing the community's vision, including the development of land use regulations/ordinances.

Use the analysis of conditions and trends data, in conjunction with the vision statement, to develop the community's Future Land Use Plan.

The Future Land Use Plan divides the community into geographical areas identified as either most suitable for growth or most suitable for rural uses unless exempted under 30-A M.R.S. §4326(3-A), more fully described below. The Future Land Use Plan also identifies critical resource areas within the community. The Future Land Use Plan is the focus of review for consistency with the Act.

It has always been an important goal of the Town of Farmington to encourage orderly growth and development and make efficient use of existing public facilities and services.

Other goals include maintaining, protecting, and preserving the rural, agricultural, and natural resource aspects of the town as well as encouraging residential, commercial, and industrial growth in appropriate locations while avoiding developmental sprawl when possible.

The Town will maintain its subdivision criteria to ensure that public health, safety, and welfare needs are met, as well as its open space performance standards and dimensional requirements.

Another goal of the Town is to maintain reasonable standards in its Zoning and Site Review Ordinances to assure that large residential, commercial, and industrial projects are well planned with adequate provisions for parking, traffic, landscaping, etc. as well as the periodic review and update of these performance standards.

The Town will support residential uses in locations with suitable soils and good access to roads and Town services, as well as maintain appropriate lot size, frontage, and setback requirements for areas served by public sewer and water as well as those that are not.

It is a policy of the Town to discourage "spot zoning", although the Town has always been open to consider reasonable zone change requests through the Zoning Board process to promote economic growth and job creation.

Review Criteria for Future Land Use Plan Designations

A. Growth Areas

A community's Future Land Use Plan must identify a growth area or areas. The designation of growth areas is intended to ensure that planned growth and development and related infrastructure are directed to areas most suitable for such growth and development. Land areas designated as growth area must be consistent with the following provisions.

1. The Future Land Use Plan must designate as growth area those lands into which the community intends to direct a minimum of 75% of its dollars for municipal growth-related capital investments made during the planning period.

Designated growth areas into which Farmington will direct a minimum of 75% of its expenditures for municipal growth-related capital investment include, in order of priority, the greater Downtown area, the West Farmington area, the Wilton Road area, the southern segment of the Fairbanks Road, and the western segment of the Farmington Falls Road.

2. Built-out or developed areas that may not have capacity for further growth but require maintenance, replacement, or additional capital investment to support existing or infill development must also be designated as growth areas.

Built-out or developed areas that may not have capacity for further growth but require maintenance, replacement, or additional capital investment to support existing or infill development would apply to the Village Commercial, Village Business, and Village Residential districts.

3. Growth areas must be limited to land areas that are physically suitable for development or redevelopment. Growth areas may include land areas that are physically unsuitable for development or redevelopment, such as a river, stream, floodplain, small natural hazard area, small lake or aquifer, or small critical natural resource, if the plan addresses how these areas will be protected to the greatest extent practicable or as prescribed by law

Farmington's designated growth areas do not include land areas that are physically unsuitable for development or redevelopment.

4. Growth areas, to the greatest extent practicable, must be limited to an amount of land area and a configuration to encourage compact, efficient development patterns (including mixed uses) and discourage development sprawl and strip development.

Farmington's designated growth areas are intentionally proximate to the town's existing centers of retail, service and residential development.

5. Growth areas along arterials and mobility corridors must be configured to avoid strip development and promote nodes or clusters of development.

Farmington's General Purpose District, a primary designated growth area, is intentionally deep (500') in certain segments for the purpose of accommodating peripheral cluster development to reduce curb cuts along mobility corridors.

The following is a list and description of Farmington's Zoning Districts:

1. Village Districts:

- a. Village/Residential
- b. Village/Business (Includes the Historic Village Business)
- c. Village/Commercial

The Village/Residential and Village/Business Districts are areas designated to preserve and build upon the existing village-like character of the downtown areas of Farmington, West Farmington, and Farmington Falls, and to allow for growth that is compatible with the architectural/historic and cultural character of these areas by promoting the reuse of buildings therein and prohibiting incompatible uses such as heavy industrial.

The Village/Commercial District is a district allocated to accommodate certain uses which are often found near Village/Business and Village/Residential Districts, but which would be detrimental to architectural, historic and cultural character if not prohibited from being within these districts.

The Village/Commercial District differs from the General Purpose District in that it is more restrictive than the latter, while at the same time being less restrictive than either the Village/Business or Village/Residential Districts.

By making the above distinction, the character of each of the town's economic trading and growth areas – Village/Business, General Purpose, Village/Commercial, and Residential/Light Commercial – is kept intact.

2. General Purpose Districts:

The General Purpose Districts accommodate a variety of local and regional commercial, industrial, office, restaurant, motel, residential, and other uses in well-planned areas that are easily accessible. As commercial growth areas, the General Purpose Districts provide planned areas in which to concentrate highway dependent uses in order to limit sprawl as well as provide parking and service roads that result in the creation of attractive, efficient, and marketable locations for businesses.

Areas in the General Purpose District, such as the Wilton Road and Farmington Falls Road, have ample developmental locations for commercial and industrial growth. The Town works with traffic/design consultants and MDOT, in development planning for these areas so that they remain attractive, viable, safe, and easily accessible.

3. Residential/Light Commercial Districts:

The Residential/Light Commercial Districts are areas to remain essentially rural and residential, with occasional light commercial operations intermixed. It is the intent that this district will not include heavy industry or commercial growth that can be noisy, polluting, unsightly, or that causes undue traffic congestion.

4. Residential Districts:

The Residential District accommodates residential growth in and around the village areas and adjacent neighborhoods, and along with the primary roads near the village areas, to encourage such growth in areas which are less suitable for agriculture, forestry, and commerce. This district permits uses compatible with the residential nature of the area, prohibits commercial uses which are incompatible with residential areas, and prohibits strip commercial development.

B. Rural Areas:

1. Farm and Forest District:

The Farm and Forest District maintains lands that have traditionally been used for farming and forestry as rural areas, preserves open space by regulating large residential developments, and encourages agricultural and forestry practices with their associated services and commercial enterprises.

C. Overlay Districts:

In certain limited locations, the Town's Natural Resource Areas may overlay and compliment (or override if more stringent) the provisions of the Growth and Rural Areas. These areas include:

The Wellhead Protection District: Regulated by the Town of Farmington Wellhead Protection Ordinance and accompanying map; and

The Shoreland Zoning Districts: Regulated by the Town of Farmington Shoreland Zoning Ordinance and accompanying map; and

The Floodplain Management District: Regulated by the Town of Farmington Floodplain Management Ordinance and accompanying map; and

Conservation Areas: Parcels of land voluntarily placed into conservation land trusts, conservation easements, or other means for the purpose of the preservation of certain unique natural qualities, as determined by criteria administered by the Planning Board to prohibit residential or commercial growth; and

Open Space Residential Development: Land voluntarily committed to development in accordance with performance standards and dimensional requirements for same in the Zoning Ordinance, established by the Town as an alternative form of residential development to the conventional residential subdivision, in which the buildings are clustered or grouped on a portion or portions of the site with remaining portions of the site permanently preserved as open space. All open space residential developments are also subject to the Town Subdivision Ordinance. Dwelling units may be located on individual lots, may be leased, or may be in a condominium form of ownership.

D. Shared Growth Areas

Pursuant to and in accordance with 30-A M.R.S. §4325, communities may enter into an inter-local agreement with one or more neighboring communities to designate regional growth areas for anticipated residential, institutional, commercial, or industrial growth and/or related services or infrastructure.

There is no shared growth area current or planned with any neighboring community.

E. Transitional Areas

The Future Land Use Plan may designate as transitional area those land areas which the community identifies as suitable for a share of projected residential, institutional, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area. Designated transitional areas are intended to provide for limited suburban or rural residential development opportunities. Land areas designated as transitional area must be consistent with the following provisions:

- 1. Transitional areas may not be defined as growth areas for the purposes of state growth related capital investment pursuant to 30-A M.R.S. §4301 (5-B).*
- 2. Development standards in transitional areas must limit strip development along roads through access management, minimum frontage requirements, and other techniques.*
- 3. Transitional areas may not include significant contiguous areas of working farms, wood lots, properties in State tree growth and farm and open space tax programs, prime agricultural and forestry soils, un-fragmented habitat, or marine resources identified in the conditions and trends in Sections 4.6, 4.8, and 4.10.*
- 4. Transitional areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.]*

There are no areas in Farmington which have been identified as transitional.

F. Critical Resource Areas

The Future Land Use Plan must identify and designate critical resource areas as defined in this Chapter. Land areas designated as critical resource area must be consistent with the following provisions:

1. Critical resource areas most vulnerable to impacts from development:

Areas most vulnerable to impacts from development are those that are located in the Shoreland and Floodplain districts. This is due to the nature of the Sandy River, its potential for flooding, and the resulting erosion, which can sometimes be devastating to farmland, roads,

and residential and commercial areas. Other critical resource areas are those that are currently identified as being located in the Wellhead Protection areas.

2. The Future Land Use Plan must identify current and proposed mechanisms, both regulatory and non-regulatory, to ensure that critical resource areas are, to the greatest extent practicable, protected from the impacts of development.

Any proposed construction, residential or commercial, in any of the critical resource areas, must be reviewed and approved by the Farmington Planning Board, and also be in compliance with any applicable ordinances, regulations and State laws.

3. Critical resource areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.

Both Farmington and Industry share shorelines along Clearwater Lake and must comply with local Shoreland Zoning and Floodplain Management ordinances, and State regulations. Because the Sandy River, Temple Stream, and Wilson Stream traverse other Towns in addition to Farmington, coordination with New Sharon, Strong, Temple, and Wilton with regard to local Shoreland Zoning and Floodplain Management ordinances, and State regulations, is encouraged.

Required Elements for the Future Land Use Plan

A. Analysis and Key Issues

1. How does the Future Land Use Plan align and/or conflict with the community's vision statement?

The Future Land Use Plan attempts to preserve the rural character and special places identified in the Vision Statement while allowing for development within the identified growth areas.

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

Growth areas are primarily restricted to areas that are currently served by accepted roads and include those areas served by the Town water and sewer systems. Also taken into consideration are soil types and conditions, including the presence of ledge or steep slopes.

3. How does the Future Land Use Plan relate to existing regional economic, housing, transportation and natural resource plans? How does the Future Land Use Plan relate to recent development trends?

The Future Land Use Plan has been developed on the foundation of the Town's existing land use management Ordinances, administrative Boards, and Planning staff, complimented by analysis of the twelve data sections detailing the conditions of and trends in all resources

within the town. The Plan strives to promote development in areas with adequate infrastructure that would benefit from such growth, without causing new municipal expenditures such as public road construction or extension of public sewer and/or water systems. Future development is planned away from important natural and critical resource areas.

A good example of the type of well-planned projects that the town would like to see more of in the future is the new residential redevelopment of a site of an old dilapidated dowel mill near the downtown on the Fairbanks Road. Here, a 32-unit apartment complex, to open in 2014, is being built to house low to moderate income residents 55+ in age. The remainder of the site has been approved for an additional 75 elderly duplex condominium units.

Farmington is included in AVCOG's Regional Economic Development Plan.

4. Are most municipal capital investments currently directed toward growth areas? Why or why not?

While most municipal capital investments are primarily directed towards maintenance of existing Town roads and infrastructure in the designated growth areas, deferred maintenance of several outlying Town roads outside the growth areas must be addressed within the next five years through reconstruction.

5. How can critical resource areas be effectively protected from future development impacts?

Critical Resource areas are protected under the Shoreland Zoning, Floodplain Management, Subdivision, Site Review, and Soil Erosion Control & Storm Water Management Ordinances. Areas classified as Critical Deer Wintering Area have been mapped by the Maine Department of Inland Fisheries and Wildlife (IF&W).

B. Components

The Town has included the following required components in this Plan:

1. A map or maps showing the following land use areas and any smaller land use districts with them: Growth, Rural, Critical Resource, and Transition (if proposed).

2. A narrative description of each land use area including:

- a. *The area's relationship to the community's vision;*
- b. *The names of any smaller land use districts within the area;*
- c. *The area's natural opportunities and/or constraints;*
- d. *The area's transportation system;*
- e. *The types and intensity of proposed land uses, including the range of residential densities;*

- f. *The area's proximity to existing and proposed public facilities and services;*
- g. *The compatibility or incompatibility of proposed uses to current uses within and around the area, along with any special development considerations (e.g. need for additional buffers, architectural design standards, etc.); and*
- h. *Any anticipated major municipal capital investments needed to support the proposed land uses.*

3. A summary of the key regulatory and non-regulatory approaches, including investment policies and strategies, the community will use to implement its Future Land Use Plan.

C. Policies

The Town follows the minimum policies required to address State goals which are:

To coordinate the community's land use strategies with other local and regional land use planning efforts; and

To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision; and

To support the level of financial commitment necessary to provide needed infrastructure in growth areas; and

To establish efficient permitting procedures, especially in growth areas; and

To protect critical resource areas from the impacts of development.

D. Strategies

In addition to the strategies required below, include any strategies as necessary to support the establishment of any rate of growth or impact fee ordinances proposed. These may include strategies found in other sections of the plan.

The Town follows the minimum strategies required to address State goals which are:

To assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official; and.

To use the descriptions provided in the Future Land Use Plan narrative, to enact or amend local ordinances as appropriate to:

- a. Clearly define the desired scale, intensity, and location of future development; and

b. Establish fair and efficient permitting procedures and appropriate fees, and streamline permitting procedures in growth areas; and

c. Clearly define protective measures for critical resource areas; and

To include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses; and

To meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies; and

To provide the Code Enforcement Officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-M.R.S. § 4451; and

To track new development in the community by type and location; and

To periodically, at least every five years, evaluate implementation of the Plan.

Plan Implementation

Within each topic area, boards, committees, and officials are identified as responsible for carrying out the various strategies.

An appointed local Comprehensive Plan Implementation Committee was created to oversee the March 13, 2006 Comprehensive Plan update. Staff members, department heads, Planning Board members, and participating town citizens reviewed the 2006 Plan and created the 2014 update.

Plan Evaluation

The Town of Farmington Planning Board is charged with the responsibility for conducting biannual evaluations of the Town's progress in implementing the Comprehensive Plan based on the following Review Criteria, and then reporting back to the Board of Selectmen:

A. The degree to which future land use plan strategies have been implemented; and

B. Percent of municipal growth-related capital investments in growth areas; and

C. Location and amount of new development in relation to community's designated growth areas, rural areas, and critical resource areas; and

D. Amount of critical resource areas protected through acquisition, easements, or other measures.

SECTION 1. POPULATION

Population Trends

Approximately one hundred years ago in 1910, the population in Farmington totaled 3,210 people. This number remained fairly steady for approximately forty years when it reached 4,677 in 1950. By the time of the 1970 U.S. Census, there were 5,657 people in Farmington. The 1980 Census counted 6,730 people, and 1990 Census figures revealed a Farmington population of 7,436 people, including college students. This represented a 10.5% increase between 1980 and 1990. The 2000 Census revealed that Farmington's population slightly decreased to 7,410 people between 1990 and 2000, and the 2010 Census revealed that Farmington's population slightly increased to 7,760 between 2000 and 2010, an increase of 4.7%.

Total year-round population figures for the Town of Farmington, Franklin County, and the State of Maine, including historical figures, are shown in Table 1-1.

TABLE 1 – 1			
OVERALL POPULATION LEVELS AND CHANGES			

Year	Farmington	Franklin County	State of Maine
1890	3,207	17,653	661,087
1900	3,228	18,444	694,466
1910	3,210	19,119	742,371
1920	3,197	19,825	768,014
1930	3,600	19,941	797,423
1940	3,743	19,896	847,226
1950	4,677	20,682	914,950
1960	5,001	20,069	970,689
1970	5,657	22,444	993,722
1980	6,730	27,098	1,125,043
1990	7,436	29,008	1,227,928
2000	7,410	29,467	1,274,923
2010	7,760	30,768	1,328,361
1960-1970 % change	13.1%	11.8%	2.5%
1970-1980 % change	19.0%	20.7%	13.2%
1980-1990 % change	10.5%	7.0%	9.1%
1990-2000 % change	- 0.35%	1.6%	3.8%
2000-2010 % change	4.7%	4.4%	4.2%
1950-2010 % change	65.9%	48.8%	45.2%

Source: State Government Data Center and U.S. Census, 2010

Maine's Demographic Picture

A few aspects of Maine's demographic picture stand out – an older population with a large number of "Baby Boomers", relatively few children, and low numbers of racial and ethnic minorities. Maine has the oldest median age in the country (42.7 years in 2010), the highest percentage of non-Hispanic white residents (94.4%), and is tied with Vermont for the smallest percentage of residents under 18 years of age (20.7%). These factors all combine to give Maine a rapidly aging population and slow population growth. There are several reasons for this aging and slow-growing population - the baby boom generation, low birth rates, and low rates of in-migration.

The Baby Boomers

The baby boom generation, born between 1946 and 1964, made up 29.4% of Maine's population in 2010, when its members were between the ages of 46 and 64. This is a higher percentage than any other state – Vermont was second at 29.3% and New Hampshire was third at 29.0%. Nationally, around 25% of the population is part of the baby boom generation. The sheer size of this cohort means that they have a lot of influence, both demographically and economically.

When the baby boomers were growing up, they increased school enrollments. When they had children, there was another (albeit smaller) increase in school enrollments known as the "echo boom". Over the past several decades, the baby boomers swelled the ranks of the workforce. As the oldest baby boomers are now reaching retirement age, over the coming decades as they continue to retire, the size of the workforce may even shrink. Healthcare will be one of the industries most affected by the aging of the baby boomers, with the demand for healthcare services increasing as the available workforce will be decreasing.

In terms of demographics, the baby boomers have both a direct and indirect effect. First, because there are so many of them, the baby boomers pull the average age of the State up as they grow older. Contributing to the high median age here is the fact that Maine has the smallest percent of its population under the age of 18. There are not enough children in the State to offset the large population of baby boomers.

Birth Rates

One of the reasons Maine has so few children is because our birth rate is so low. The low birth rate is also an indirect effect of having so many baby boomers who are now mostly beyond their child-bearing years. The fact that Maine has the largest percent of non-Hispanic white residents also contributes to the low birth rate. Non-Hispanic whites tend to have lower birth rates than racial and ethnic minorities, and Maine's relatively homogenous population means a relatively low overall birth rate. The low birthrate contributes not only to an increased median age, but also to slow population growth. Population growth comes from natural increase and in-migration. Natural increase is the difference between births and deaths in the population. An older population, such as Maine has, will tend to have fewer births and more

deaths. In fact, the 2012 population estimates for Maine from the U.S. Census Bureau show natural decrease with more deaths than births that year.

Implications

Given that Maine is unlikely to experience a surge in natural increase in the coming years, any population growth will have to come from in-migration (both from other states and abroad). There are many implications both for aging populations and slow-growing ones. With an aging population, more people retire each year, making it harder for employers to find workers to fill jobs.

An older population requires more healthcare services, increasing demand for nurses and physicians. Birth rates go down, meaning fewer children to fill the schools. At the same time, many retirees in good health seek out additional recreational and cultural experiences and may have more time for volunteering. Populations experiencing slow growth may find it more difficult to attract businesses. Population growth generally goes hand-in-hand with economic growth.

Companies looking to relocate or expand want to do so in places where the population is growing. Population growth is an indication that companies will be able to find the workers they need. At the same time, places that experience rapid population growth often struggle to keep up with infrastructure demands - schools exceed capacity, housing becomes expensive and difficult to find, and service providers of all sorts find themselves unable to keep up with demand.

Maine's particular demographic challenges in the coming years will center on the aging population and slow population growth. As the baby boomers begin to retire, employers will be faced with the possibility of more job openings than people to fill them. In addition, the skill sets of the younger generations may not match the openings available. A larger and larger elderly population will depend on a smaller and smaller working population, unless in-migration trends bring more workers to the state. In order for Maine's population to grow and firms to find the employees they need, in-migration to Maine must increase.

Projections

The State Office of Policy and Management has prepared population projections for 2015 through 2030 in five-year intervals, which will be updated every two years. This demographic detail can be especially useful as the population ages. Some parts of the state will be faced with an older population sooner than others.

It is important to note that the projections presented here are not exact. Any estimation errors in recent population estimates will be incorporated into future projections. The county-level model assumes that past birth, death, and migration rates within each cohort will persist into the foreseeable future. The model cannot account for unprecedented future events that may dramatically alter a county's demographic composition, such as factory openings and closures, changes in technologies, personal choices, or environmental conditions in the next 20 years

that may alter migration behavior or birth and death rates. As such, population projections are more accurate for the near future than distant years and should be updated regularly.

Due to recent population trends, the projections show most counties declining in population over the next two decades. Only four counties are projected to see population increase between 2010 and 2015 - Androscoggin, Cumberland, Knox, and York. By 2030, these four counties plus Penobscot, which begins seeing population growth following 2015, are the only ones projected to experience population growth compared to 2010.

When the counties are aggregated to a statewide level, Maine is projected to grow through 2020, after which point the population is expected to decline. These projections are highly dependent on current life expectancy and migration rates. Increases in life expectancy and immigration could result in higher population counts in the future.

By 2030, the baby boomers will be between 66 and 84 years old. As the baby boomers continue to age, the population pyramid will become top-heavy, with a larger elderly population and smaller youth population. In addition, because women statistically live longer than men, Maine's female-to-male ratio will increase over time.

Table 1 – 2 exhibits a comparison of Farmington's population from 1970 to 2010 to that of the surrounding communities. The highest growth rate between 2000 and 2010 took place in Industry where there was a 17.6% increase, and the smallest took place in Temple where there was a 7.7% decrease. Farmington had a higher growth rate (4.7%) than that of the County level (4.4%) and the State level (4.2%).

**TABLE 1 – 2
COMPARATIVE POPULATION CHANGE**

Municipality	1970	1980	1990	2000	2010	Percent Population Change	
						1990-2000	2000-2010
Chesterville	643	869	1,012	1,170	1,352	15.6	15.5
Farmington	5,657	6,730	7,436	7,410	7,760	- 0.35	4.7
Industry	347	563	685	790	929	15.3	17.6
New Sharon	725	969	1,175	1,297	1,407	10.8	8.5
New Vineyard	444	607	661	725	757	9.6	4.4
Strong	1,132	1,506	1,217	1,259	1,213	3.4	3.6
Temple	367	518	560	572	528	2.1	- 7.7
Wilton	3,802	4,382	4,242	4,123	4,116	- 2.8	- 0.17
Franklin County	22,444	27,098	28,008	29,467	30,768	5.2	4.4
State of Maine	993,722	1,124,660	1,227,928	1,274,923	1,328,361	3.8	4.2

Source: U.S. Census, 1970, 1980, 1990, 2000, & 2010

Age Distribution Comparisons

The median age of Farmington's population in 2010 was 33, which was younger than the County and State medians of 39. Table 1 – 3 shows the age distribution for 2000 and 2010 for Farmington, the surrounding region, the County, and the State. More than a third (36%) of the Farmington population was between 20 and 44 years old. It should be noted that due to the presence of the University of Maine at Farmington, there is always a higher number of people between the ages of 18 to 22 than in the surrounding towns. Trends in age distribution are key considerations for predicting future needs, such as school and health facility capacities.

**TABLE 1 – 3
AGE DISTRIBUTION COMPARISONS 2000 & 2010**

Age	% Under 5		% 5-19		% 20-44		% 45-64		% 65 +	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Municipality										
Chesterville	5.9	5.0	21.9	17.6	34.1	28.8	27.3	34.3	11.0	14.3
Farmington	4.3	4.6	23.5	20.8	37.0	35.9	19.2	23.3	15.9	15.5
Industry	5.4	5.0	22.0	20.8	34.9	25.4	24.5	33.3	13.0	15.5
New Sharon	5.3	6.3	23.4	17.8	31.9	28.3	26.2	33.0	13.3	14.6
New Vineyard	6.5	5.2	24.9	16.8	30.9	26.8	27.2	37.1	10.5	14.1
Strong	6.0	5.8	21.2	19.2	32.1	29.5	26.5	30.1	14.3	15.4
Temple	3.8	4.5	23.3	18.0	32.9	26.5	27.1	36.0	13.0	15.0
Wilton	4.9	5.9	22.3	19.4	32.4	27.2	28.0	30.9	12.4	16.7
Franklin County	5.1	4.9	22.4	18.6	33.5	28.6	24.7	31.1	14.2	16.8
State of Maine	5.5	5.2	20.7	19.5	34.6	29.8	24.8	30.9	14.3	15.9

Source: U.S. Census, 2010

Sex Distribution

Farmington's population consisted of 54.7% females (4,245) and 45.3% males (3,515) in 2010. Some of this differential is probably due to the presence of the University of Maine at Farmington, which has a higher ratio of female students to male students, and for comparison the County female percentage is 50.9%.

Household and Household Size

There were a total of 2,852 households in Farmington in 2010 with the average household size at that time of 2.17 persons. The household size in Farmington was lower than the County size of 2.28 and the State size of 2.32. The number of college students in the town probably influences the household size statistic for Farmington.

Based on 2010 Census data, among the 2,852 households in Farmington, 1,597 are family households and 1,174 are married couple families. There are 1,475 non-family households, 1,049 one-person households, and 399 households with one elderly person (65 years old or older). There are 3,441 housing units with 3,072 of those units occupied. Owner occupied

housing consists of 1,744 units and renter occupied housing consists of 1,328 units. There are 369 vacant housing units in which, 98 are seasonal, recreational, or occasional use. Table 1 – 4 displays the number of households and the size of households in Farmington compared to the seven reference communities, the County, and the State.

**TABLE 1 – 4
NUMBER AND SIZE OF HOUSEHOLDS COMPARISON – 2000 & 2010**

	Number of Households		Size of Households	
	2000	2010	2000	2010
Municipality				
Chesterville	467	598	2.50	2.46
Farmington	2,813	2,852	2.25	2.17
Industry	306	312	2.58	2.47
New Sharon	518	588	2.50	2.41
New Vineyard	279	301	2.60	2.33
Strong	498	532	2.49	2.45
Temple	228	265	2.48	2.34
Wilton	1,667	1,677	2.47	2.41
Franklin County	11,806	12,235	2.40	2.28
State of Maine	518,200	551,601	2.39	2.32

Source: U.S. Census, 2000 & 2010

Educational Attainment

The Town of Farmington was recorded in the 2010 Census as having 84.5% of its adult population with at least a high school diploma. This is below the comparable County figure of 85.2%, and below the State figure of 85.4%. Of the population in Farmington, 26.5 % has at least four years of college, compared to 20.9% county wide and 22.9% for the State of Maine.

**TABLE 1 – 5
FARMINGTON RESIDENT SCHOOL ENROLLMENT – 2010**

School Enrollment	Number	Percent	Maine Avg.	Nat'l Avg.
Population in school	3,263	-	-	-
Nursery school, Pre-school	62	1.9 %	5.5 %	6.5 %
Kindergarten	114	3.5 %	4.8 %	5.4 %
Elementary (1-8)	916	28.1 %	45.5 %	43.9 %
High (9-12)	485	14.9 %	23.2 %	21.4 %
College/Graduate School	1,686	51.7 %	20.9 %	22.0 %

Source: U.S. Census, 2010

**TABLE 1 – 6
FARMINGTON RESIDENT EDUCATION LEVEL – 2010**

Education Level	Number	Percent	Maine Avg.	Nat'l Avg.
Population 25+	5,454	-	-	-
Less than 9th grade	381	7.0 %	5.4 %	7.6 %
9th to 12th grade, no diploma	520	9.5 %	9.2 %	12.0 %
High school grad	2,100	38.5 %	36.2 %	28.6 %
High school or higher	4,553	83.5 %	85.4 %	80.4 %
Some college, no degree	900	16.5 %	19.0 %	21.0 %
Assoc. degree	203	3.7 %	7.4 %	6.3 %
Bach. degree	870	15.9 %	15.0 %	15.5 %
Bach. degree or higher	1,350	24.8 %	22.9 %	24.4 %
Grad. or prof. degree	480	8.8 %	7.9 %	8.0 %

Source: U.S. Census, 2010

**TABLE 1 – 7
INFORMATION ON NATURAL POPULATION CHANGE (BIRTHS & DEATHS)**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Births	330	337	336	319	309	342	363	417	340	356	349	317	308
Deaths	252	217	203	206	180	200	94	211	190	204	205	246	162
Marriages	76	67	61	61	63	48	48	59	61	46	52	55	46

Source: Town of Farmington

**TABLE 1 – 8
COMPARATIVE POPULATION 1990 – 2010 & Projections 2015 - 2030**

Municipality	1990	2000	2010	2015	2020	2025	2030
Chesterville	1,016	1,172	1,352	1,405	1,452	1,495	1,533
Farmington	7,480	7,407	7,760	7,700	7,622	7,533	7,429
Industry	688	790	923	962	997	1,030	1,059
New Sharon	1,179	1,297	1,404	1,418	1,426	1,432	1,434
New Vineyard	664	729	756	748	737	725	712
Strong	1,211	1,257	1,211	1,202	1,169	1,135	1,100
Temple	562	573	526	516	492	468	444
Wilton	4,254	4,127	4,108	3,977	3,834	3,689	3,539

Source: U.S. Census, 1990, 2000, & 2010, and State Government Data Center

**TABLE 1 – 9
COMPARATIVE POPULATION 2010 & PROJECTIONS 2015 – 2030**

	2010	2015	2020	2025	2030
Franklin County	30,711	30,501	30,163	29,779	29,337
Maine	1,327,379	1,329,823	1,331,607	1,330,821	1,325,751

Source: U.S. Census, 2010 and State Government Data Center

**TABLE 1 – 10
COMPARATIVE POPULATION CHANGE (%)**

	1990-2000	2000-2010	2010-2015	2015-2020	2020-2025	2025-2030	2010-2030
Municipality							
Chesterville	15.4%	15.4%	3.9%	3.3%	3.0%	2.6%	13.4%
Farmington	-1.0%	4.6%	0.7%	- 1.0%	- 1.2%	- 1.4%	- 4.2%
Industry	14.8%	16.8%	4.2%	3.7%	3.3%	2.9%	14.7%
New Sharon	10.0%	8.2%	1.0%	0.6%	0.4%	0.2%	2.1%
New Vineyard	9.8%	3.7%	1.1%	- 1.5%	- 1.6%	- 1.8%	- 5.9%
Strong	3.8%	- 3.7%	0.7%	- 2.7%	- 2.9%	- 3.1%	- 9.2%
Temple	2.0%	- 8.2%	1.9%	- 4.6%	- 4.8%	- 5.2%	-15.6%
Wilton	- 3.0%	- 0.5%	3.2%	- 3.6%	- 3.8%	- 4.1%	-13.9%
Franklin County	5.2%	4.4%	-0.7%	- 1.1%	- 1.3%	- 1.5%	- 4.5%
Maine	3.8%	4.2%	0.2%	0.1%	- 0.1%	- 0.4%	- 0.1%

Source: U.S. Census, 1990, 2000, & 2010, and State Government Data Center

Town population projections are calculated using two pieces of information, the recent historical growth of each town's share of its county's population, and county population projections. The projections use linear regression analysis to estimate a constant rate of growth for each town's share of their county population between 1990 and 2010, or 2000 and 2010, whichever historical time period produces the regression with the slope closest to zero. This growth rate is then extrapolated into the future, using county population projections to project the population for each town in 2015, 2020, 2025, and 2030.

Additionally, town population projections must be interpreted with caution. They are based on assumptions and past trends that may or may not hold into the future. In some ways, these population projections represent what will happen under a business-as-usual scenario where all the moving pieces (including migration rates, life expectancies, and sprawl patterns) continue on their current trajectories. These projections also, by necessity, use a single methodology applied to all towns. Results may be better for some types of towns than others. Towns with smaller populations, or dramatic population changes, may find their projections less reliable than projections for towns with larger, stable populations.

Business owners, Town planners, and institutional administrators all rely on demographic projections for answers to pressing questions regarding the future. Business executives look at workforce availability when making plans for the future. In addition to information about the makeup of their current workforce, they look at how many working-age people will be available in the coming years. This information can influence location decisions. Town planners use demographic projections to get a sense of the services municipalities may need to provide in the future. They may look at whether the population is expected to grow or shrink and how neighboring communities compare to help determine future needs for roads, housing, fire, and police services. Local governments can use this information to consider innovative ways to collaborate and consolidate services on a regional basis.

Especially in cases where towns are experiencing population decline, regionalized approaches can help reduce costs while ensuring citizens receive a full array of services. University administrators might compare their existing enrollments to the expected size of those cohorts in the future: Should they expect a larger or smaller population to draw from? Are there potential course changes that might be suggested by a changing population? An aging population might indicate a growing need for healthcare workers. While in each of these examples the necessary decisions could be made without population projections, the use of projections provides critical information that can help inform the decision-making process. The more detailed and accurate the projections are, the more help they provide.

Population and Demographics

Analysis addressing State goals:

Rate of population change expected and implications of this change:

Between 2000 and 2010, the population of Farmington grew by 350 people or 4.7%. This is slightly higher than that for the County (4.4%) or the State (4.2%) for this period. The future growth is anticipated by the State to be closer to that of the County, which is projected by the State Government Data Center to decline by 3/4% every five years between 2010 and 2030. This State projection is questionable for local planning purposes, and the Town's consensus is that Farmington will actually grow by about the same percentage instead of shrink.

Fastest growing and declining demographic groups:

The 45 – 64 age group is the fastest growing segment of the population, and the 5 – 44 age group is in decline. Even though the number of households continues to increase, the household size continues to decline, indicating lower birthrate, increasing lifespan, and the baby boomer's move into the ranks of the elderly.

Likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups:

The increase in the elderly population is putting pressure on the elderly congregate housing stock in town. One result is the construction of 32 additional units of elderly housing to open in 2014. This trend will likely continue as large numbers of "boomers" age. With smaller families (fewer children) being the norm and a larger elderly population, the tax burden resulting from educational costs should stabilize. The long-awaited and overdue reconstruction of both the W. G. Mallett Elementary School and the Mt. Blue Learning Campus (high school) has brought up to date the physical plant of RSU 9, and the system's facilities can easily accommodate an increase in pupils, should this occur as a result of in-migration or an increase in birthrate.

Community efforts to foster shared outlooks among population growth resulting from newcomers:

Farmington's modest growth is largely the result of "empty-nesters" moving into town. This demographic is comprised of natives who are moving back after life-long careers out of town and state, and others from in and out of state who are attracted to retiring here for the quality-of-life factor. These settlers are a fiscal plus as they add to the tax base without increasing school costs. They also bring experience and talents to share with the community, and often volunteer and participate actively. Nonetheless, all towns also need young families to thrive in the future, and this segment comprises a stable component of the overall population here. Farmington has always welcomed new residents, and well over half its current population are non-natives.

The seasonal population, and the nature of that population, and the community's relationship to and dependence on seasonal visitors:

Farmington does not have a significant seasonal population, although it does have many pass-through visitors in the winter who are traveling to ski and snowmobile, and a lesser number of summer visitors who recreate at camps and campgrounds utilizing the area's lakes and woods. These travelers make use of local lodging, shops, restaurants, and the movie theater. Bus tours are now also making stops in Farmington, and the local historical society and Chamber of Commerce are promoting the growth of this phenomenon. The Town publishes and distributes a colorful brochure highlighting the multi-season aspects of its location and the many businesses in which visitors may be interested.

Farmington's efforts, as a service center with major employers, to serve a daytime population that is larger than its resident population:

The Town of Farmington is a major service center for surrounding communities, the shiretown of Franklin County, the location of Franklin Memorial Hospital, the hub of RSU 9, and home of the University of Maine at Farmington with its teaching and liberal arts campus. These, along with other retail and service businesses, employ approximately 4,200 people, half of which are residents of Farmington. Being such a service center translates into higher municipal costs and budgets. The significant commercial tax base in Farmington helps keep residential property tax rates reasonable, in spite of a large segment of tax-exempt institutional property (30%+).

SECTION 2. ECONOMY

The Farmington Economy

Downtown

In 1886, the Farmington downtown was devastated by fire, especially on the west side of Main Street. The business district was rebuilt through a strong community effort, which is evident in the structures built after the fire that stand today. During the late 1970s and early 1980s, the downtown was again challenged by a rapid and substantial decline of its economy, evidenced in many empty storefronts. In 1985, a survey was done of the downtown merchants and consumers as part of a revitalization effort. The respondents identified the strength of the downtown as being the commercial, service, and government center for Franklin County, and the fact that it has a convenient, compact configuration, close to the University of Maine at Farmington campus.

The respondents to the survey thought that the main needs were more retail stores and parking improvements. In the late 1980s, a Community Development Block Grant provided the nucleus for a downtown revitalization effort. Additional funding was provided by the Town, MDOT, utilities, and businesses, bringing the total project amount to over \$3,000,000. The revitalization of the downtown proved to be more successful than anticipated, and many businesses and property owners utilized loans, façade grants, and architectural consulting made available through the project. Many downtown buildings were renovated, and all storefront vacancies filled during that initiative. In addition, downtown public facility infrastructure components were rebuilt and improved, including streets, sidewalks/curbs, storm drainage, parking, sewers, water mains, street lighting, etc.

Today, the downtown consists of long-established stores along with new businesses, and the revitalization effort undertaken decades ago continues to this day. There is some ongoing turnover as new businesses move in and others relocate, but vacancies don't last long. Several years ago, the Church Street/Cony Street area was improved with new sidewalks, curbs, storm drainage, paving, and street lighting. In addition, the restoration of the historic North Church began at the same time with foundation repair and the complete renovation of the lower level. There has been significant investment in new commercial property development along Front Street in the last decade, the momentum for which was provided by the initial revitalization of the downtown area. The Town recently completed the first phase of a new upgrade of the Pleasant and Front Street area, with rebuilt sidewalks, curbs, storm drainage, and paving. Meetinghouse Park was also included in this project, with walkway and accessibility improvements. Downtown Farmington will continue to thrive with the help of continued infrastructure improvements, ongoing business investments, increased marketing, and an improving economy.

UMF has built many new parking lots for its students, employees and faculty during the past fifteen years, and a Town Parking Committee has worked on long-term solutions to parking problems in the downtown. There is now a two-hour parking limit on most downtown on-street parking and the main downtown lot, and a new public lot was recently built on Front Street. These efforts have markedly improved the downtown parking situation, and the Town recently upgraded the twenty ornamental lighting fixtures to improve appearance, nighttime security, and pedestrian safety.

Major Employers

The major employers in Farmington, according to the Department of Labor, are Franklin Memorial Hospital (FMH), the University of Maine at Farmington (UMF), NotifyMD, Wal-Mart, Mt. Blue Regional School Unit (RSU 9), Hannaford Supermarket, Sandy River Nursing Care, Franklin County, Edgewood Manor, Orchard Park Living Center, and Franklin Printing. The top three occupations by category are: management & professional, service, and sales & office. There are also a significant number of home occupations such as childcare facilities and home-based businesses throughout town.

Business Organizations

The Farmington Downtown Association organizes co-operative marketing efforts including advertising, promotions, and special events relating to the downtown business district. This organization also serves as a medium for collective representation of downtown businesses in communication with Town government departments that impact the downtown area.

The Franklin County Chamber of Commerce serves the entire region's business community. This organization has been active in coordinating co-operative advertising, a visitor's Guide, and a sister city relationship with Lac-Megantic, Quebec.

There are a variety of community service clubs and social and church groups that have played an important role in Farmington's economic development, both through development initiatives and through enhancing the quality of life. Special events such as the annual Franklin County Agricultural Fair in Farmington have a substantial economic impact and provide a venue for the promotion of local agriculture and other area businesses.

The Farm and Forest Economy

There are a total of 105 farms in Farmington according to the 2007 USDA Census, with about 12% of these being large commercial operations. The forest products sector is comprised of the chip mill on the Town Farm Road, several small sawmills, a few Christmas tree farms, as well as many woodland owners who routinely harvest sawlogs, boltwood, studwood, pulpwood, biomass, and firewood. The contributions that both farm and forest products make to the local economy are significant and renewable. They are fundamental to the long-term stability and security of Farmington as they are basic sources of food and fuel.

Routes 2 & 4 Retail Areas

Routes 2 and 4 along the Wilton and Farmington Falls Roads have a number of retail establishments along them, including car and equipment dealers, as well as restaurants, motels, and service businesses. Together with the downtown, these areas are an important contributor to the strength of Farmington as a town of regional economic significance.

Economic Development Trends and Opportunities - Commercial Development:

The reconstruction and widening of the Wilton Road portion of the Routes 2 and 4 corridor and the rebuilt "Center Bridge", both done in the 90s, enhanced an area already conducive to commercial strip development. Improvements were also made to water and sewer lines along this highway to the Wilton town line. The Wilton Road has experienced much commercial growth in Farmington over the past forty years. Several large undeveloped properties remain along this corridor, some of which have potential for off-road "cluster" type of development where road openings would be limited to promote traffic safety.

Properties along the Routes 4 and 27 corridor to the north of the downtown district also have commercial potential. The existing land uses along this corridor are a mixture of residential and commercial, and much of this highway is served by Town sewer and Farmington Village Corporation (FVC) water. It is likely that the Routes 2 and 27 corridor will continue to develop as a mixed use area.

The Route 2 east corridor leading from Center Bridge to Farmington Falls is currently a mix of commercial, residential, and light industrial properties. This area also provides access to Sandy River valley farmland, which has highly productive soils for agricultural use. There is clearly also potential for a transition to more commercial development along this corridor, particularly in the areas closest to the town center, which is served by municipal sewer and FVC water. Farther out this corridor toward Farmington Falls, agricultural use predominates and some of the future economic development in this area will likely be related to and/or compatible with this use.

Although not officially dedicated as such, the Town Farm Road is already used by the public as a by-pass around the downtown district. Reconstruction of this road will result in an increase in traffic flow and an increase in development along it. Use of the Town Farm Road by trucks as a by-pass relieves the downtown area of this heavy traffic.

Labor Force

The 2012 unemployment rate in Farmington was 8.7%, lower than the rate for Franklin County of 9.3% and higher than the rate for the State of 7.3%. Table 2-1 shows the labor force figures for Farmington, Franklin County, the State of Maine, and seven neighboring communities.

**TABLE 2 – 1
RESIDENT LABOR FORCE AND UNEMPLOYMENT BY TOWN
2000, 2010, 2012**

	Labor Force			Number Unemployed			Unemployment Rate		
	2000	2010	2012	2000	2010	2012	2000	2010	2012
Municipality									
Chesterville	600	672	668	27	73	65	4.5 %	10.9 %	9.7 %
Farmington	3,505	3,489	3,485	164	320	303	4.7 %	9.2 %	8.7 %
Industry	356	410	395	7	39	24	2.0 %	9.5 %	6.1 %
New Sharon	700	730	718	32	74	60	4.6 %	10.1 %	8.4 %
New Vineyard	332	327	332	15	28	32	4.5 %	8.6 %	9.6 %
Strong	568	518	524	41	58	63	7.2 %	11.2 %	12.0 %
Temple	314	277	279	10	23	24	3.2 %	8.3 %	8.6 %
Wilton	1,937	1,855	1,823	101	198	161	5.2 %	10.7 %	8.8 %
Franklin County	14,365	14,377	14,323	708	1,449	1,337	4.9 %	10.1 %	9.3 %
State of Maine	672,440	700,990	706,097	22,055	57,492	1,596	3.3 %	8.2 %	7.3 %

Source: Maine DOL - Center For Workforce Research and Information (CWRI) 2000, 2010, 2012

Table 2 – 2 displays the comparative unemployment rates for Franklin County, the Farmington Labor Market Area* (LMA), and the Town. Farmington consistently has a lower rate than its LMA and the County.

**TABLE 2 – 2
LABOR FORCE AND UNEMPLOYMENT FOR FARMINGTON LMA* AND FRANKLIN COUNTY
2007 – 2012**

	2007	2008	2009	2010	2011	2012
Franklin County						
Labor Force	14,090	14,263	14,444	14,377	14,359	14,310
Employed	13,225	13,267	12,928	12,928	12,973	12,980
Unemployed	865	996	1,516	1,449	1,386	1,340
Unemployment Rate	6.1	7.0	10.5	10.1	9.7	9.3
Farmington LMA*						
Labor Force	16,553	16,760	17,000	16,790	16,750	16,690
Employed	15,536	15,580	15,190	15,070	15,110	15,120
Unemployed	1,017	1,180	1,810	1,720	1,640	1,570
Unemployment Rate	6.1	7.0	10.7	10.3	9.8	9.4
Farmington						
Unemployment Rate	4.9	6.0	8.6	9.2	9.0	8.7

Source: Maine DOL - Center For Workforce Research and Information (CWRI) 2000, 2010, 2012

* **Farmington LMA:** Avon, Carrabassett Valley, Chesterville, Coplin Plantation, Dallas Plantation, Eustis, Farmington, Fayette, Industry, Jay, Kingfield, Livermore Falls, Madrid, New Portland, New Sharon, New Vineyard, Phillips, Rangeley, Rangeley Plantation, Sandy River Plantation, Strong, Temple, Vienna, Weld, Wilton, Wyman.

Jobs by Industrial Sectors and Occupations

Table 2 – 3 contains a jobs breakdown in Farmington from the 2010 Census by number and percentage, and also contains the employment breakdown for the State of Maine and the nation by percentage. In 2010, one out of three jobs (33.4%) in Farmington were in education, health, and social services, compared to 23.2% statewide. The second highest category was retail trade at 14.7% compared to 13.5% statewide, and the third highest was food, lodging, and entertainment at 10.7% compared to the state at 7.1%.

**TABLE 2 – 3
NUMBER AND PERCENTAGE OF JOBS IN FARMINGTON BY INDUSTRIAL SECTOR
2010**

Industry	Number	Percent	Maine Avg.	Nat'l. Avg.
Agriculture & Forestry	97	2.3 %	2.6 %	1.9 %
Construction	222	5.3 %	6.9 %	6.8 %
Manufacturing	424	10.0 %	14.2 %	14.0 %
Wholesale	80	1.9 %	3.4 %	3.6 %
Retail	617	14.7 %	13.5 %	11.7 %
Transportation & Utilities	95	2.3 %	4.3 %	5.2 %
Information	66	1.6 %	2.5 %	3.1 %
Finance, insurance, real estate	271	6.4 %	6.2 %	6.9 %
Professional, administrative, mgt.	136	3.2 %	6.9 %	9.3 %
Education, health, social services	1,407	33.4 %	23.2 %	19.9 %
Food, lodging, entertainment, rec.	450	10.7 %	7.1 %	7.9 %
Other Services	207	4.9 %	4.7 %	4.9 %
Public Administration	139	3.3 %	4.5 %	4.8 %

Source: U.S. Census 2010

Table 2-4 exhibits the occupations of jobs in Farmington by number and percentage. The highest percentage categories were of those in management and professional occupations (29.4%), followed by sales and office occupations (25.8%), and then service occupations (20.5%). The other categories in order of rank were production, transportation, and material moving occupations (13.9%), construction, extraction and maintenance occupations (8.9%), and farming & forestry occupations (1.2%).

Clearly, UMF, FMH, and RSU 9 account for a significant percentage of the management and professional occupations, and the high percentage of service and sales occupations reflect Farmington's position as a business center.

**TABLE 2 – 4
NUMBER AND PERCENTAGES OF JOBS IN FARMINGTON BY OCCUPATION
2010**

Occupation	Number	Percent	Maine Avg.	Nat'l Avg.
Management, professional and related occupations	1,239	29.4 %	31.6 %	33.6 %
Service occupations	863	20.5 %	15.3 %	14.9 %
Sales and office occupations	1,087	25.8 %	25.9 %	26.7 %
Farming & forestry occupations	64	1.5 %	1.7 %	0.74 %
Construction, extraction, and maintenance occ.	373	8.9 %	10.3 %	9.5 %
Production, transportation, and material moving occ.	585	13.9 %	15.3 %	14.6 %

Source: U.S. Census, 2010

Income

Table 2-5 displays the 2000 and 2010 per capita incomes for Farmington, the seven surrounding communities, Franklin County and the State. Farmington experienced a 41.3% jump in income over this ten-year period increasing from \$13,982 in 2000 to \$19,758 in 2010. The per capita income in Farmington was lower than the comparable County and State figures.

**TABLE 2 – 5
PER CAPITA INCOME
2000 – 2010**

Municipality	2000	2010	Percentage Change
Chesterville	\$15,376	\$20,340	32.3%
Farmington	\$13,982	\$19,758	41.3%
Industry	\$14,403	\$19,395	34.6%
New Sharon	\$15,690	\$20,756	32.3%
New Vineyard	\$15,268	\$20,198	32.3%
Strong	\$14,232	\$18,827	32.3%
Temple	\$16,905	\$22,764	34.6%
Wilton	\$17,702	\$17,458	-1.4%
Franklin County	\$15,796	\$20,838	32.0%
State of Maine	\$19,533	\$25,385	30.0%

Source: U.S. Department of Commerce 2000, 2010; U.S. Census 2000, 2010

Median household income in Farmington was lower than the County level (\$36,185 vs \$38,634), and both of these were lower than State level (\$45,734) in 2010. The percentage of households in Farmington that made less than \$25,000 per year, 46%, was higher than the State level of 32.6%. The percentage of households in Farmington that made less than \$50,000 per year, 82%, was higher than the State level of 65%. The median family income levels for Farmington and the County lagged far behind that for the State as a whole.

**TABLE 2 – 6
MEDIAN HOUSEHOLD AND FAMILY INCOMES
2010**

	Median Household Income	Median Family Income
Farmington	\$36,185	\$48,980
Franklin County	\$38,634	\$48,634
Maine	\$45,734	\$58,185

Source: U.S. Census, 2010

Commuter Patterns

About 62% of the labor force in Farmington is employed in the town itself, two thirds of commuters drive alone, 15% carpool, and 13% walk to work.

Taxable Sales

Taxable sales can be used to analyze the strength (or weakness) of a local economy. Table 2-7 highlights total consumer retail sales information for the Farmington Economic Summary Area (ESA)* and the State from 2007 to 2012. Sales in the Farmington ESA decreased 4.16% from \$177,339,000 in 2007 to \$169,956,000 in 2012. State taxable retail sales increased just under a half a percent during the same period.

**TABLE 2 – 7
TOTAL CONSUMER TAXABLE RETAIL SALES
2007 – 2012**

	Farmington ESA*	State of Maine
2007	\$177,339,000	\$17,419,324,000
2008	\$176,328,000	\$17,155,737,000
2009	\$164,688,000	\$16,015,456,000
2010	\$168,431,000	\$16,447,966,000
2011	\$170,163,000	\$17,027,634,000
2012	\$169,956,000	\$17,502,156,000
% change 2007-2012	- 4.16%	0.48%

Source: Governor's Office of Policy & Management, 2012

***Farmington ESA:** Allens Mills, Avon, Chesterville, Dryden, E. Dixfield, Farmington, Industry, New Sharon, New Vineyard, Phillips, Strong, Temple, Weld, Wilton

Table 2 – 8 displays the 2007 and 2012 taxable sales information by product group for the Farmington ESA, with the largest group being Total Retail Sales. There were marked changes in the percentages between 2007 and 2012 reflecting the recession. All sales decreased except Food Store Sales (predominately non-food taxable items), which increased 23.4%, Restaurant Sales, which increased 8.12%, and Lodging Sales, which increased 78.51% (most likely due to the opening of a new 86-room motel in the area).

**TABLE 2 – 8
TOTAL TAXABLE RETAIL SALES BY PRODUCT GROUP
2007 - 2012**

	2007 Farmington ESA*	2012 Farmington ESA*	% Change 2007 - 2012
Consumer Retail Sales	\$163,916,000	\$157,610,000	- 3.85 %
Total Retail Sales	\$177,339,000	\$169,956,000	- 4.16 %
Building Supply Sales	\$ 23,721,000	\$ 20,563,000	-13.31 %
Food Store Sales	\$ 17,670,000	\$ 21,804,000	23.40 %
General Merchandise	\$ 50,485,000	\$ 47,138,000	- 6.63 %
Other Retail Sales	\$ 16,281,000	\$ 15,821,000	- 2.83 %
Automotive Sales	\$ 36,372,000	\$ 30,110,000	- 17.22 %
Restaurant Sales	\$ 17,666,000	\$ 19,100,000	8.12 %
Lodging Sales	\$ 1,722,000	\$ 3,074,000	78.51 %

Source: Governor's Office of Policy & Management, 2012

***Farmington ESA:** Allens Mills, Avon, Chesterville, Dryden, E. Dixfield, Farmington, Industry, New Sharon, New Vineyard, Phillips, Strong, Temple, Weld, Wilton

Taxable sales information is categorized into nine product groups, defined as follows:

1. Consumer Retail Sales. Taxable retail sales to consumers.
2. Total Retail Sales. Includes Consumer Retail Sales plus special types of business-to-business sales and rentals where the tax is paid directly by the buyer (such as commercial or industrial heating oil purchases).
3. Building Supply. Durable equipment sales, contractors' sales, hardware stores and lumber yards.
4. Food Stores. All food stores from large supermarkets to small corner food stores. The values here are snacks and non-food items only; since food intended for home consumption is not taxed. For any geographic area, the taxable values shown will typically represent roughly 25% of actual store sales (since three-fourths of all food store sales are not taxed).
5. General Merchandise. In this group are department stores and stores carrying product lines typically found in department stores; including clothing stores, furniture stores, shoe stores, and home appliance stores.
6. Other Retail. This group includes a wide variety of store types not covered elsewhere, including drug stores, jewelry stores, sporting goods stores, antique dealers, book stores, photo supply stores, gift shops, etc.
7. Auto. This group includes all transportation-related stores, including auto dealers, auto parts stores, motorcycle shops, aircraft dealers, boat dealers, auto rental, etc.

8. Restaurants. Includes all stores selling food for immediate consumption.
9. Lodging. Includes hotels, motels, campgrounds, bed & breakfasts, etc.

* Definitions provided by the Governor's Office of Policy & Management, 2012.

Summary

The role of Farmington as a commercial and service center for the surrounding region will continue as it is the financial, governmental, and educational hub of the area. As incremental commercial development continues to occur, more consumers are drawn into town and this growth spurs an increased demand for services. Fortunately, the rate at which this process continues is manageable, meaning it can be accommodated within the contexts of utility infrastructure capacity, delivery of municipal services, and local land-use planning regulation. Typically, such commercial growth produces sufficient revenues to more than cover any increased municipal service costs.

Because of the three major State highways (Rts. 2, 4, 27) serving town and the limited space for development in the downtown area, future growth will likely occur along these peripheral routes. Under Town land use ordinances, the Planning Board can regulate development in these areas to help preserve the small town atmosphere of Farmington and its outlying village areas. In addition, under the Zoning Ordinance, Farmington has set aside two deep General Purpose district areas for future commercial/industrial development, one on Rt. 4 (Wilton Road) and another on Rt. 2 (Farmington Falls Road).

Continued cooperation between business organizations, service groups, and other community entities has helped develop Farmington's economy in the past, for both small and large businesses, and it is expected that these linkages will continue to strengthen in the future.

Goals

The Town of Farmington is dedicated to maintaining its existing job base to the greatest extent possible and to the creation of additional new jobs whenever there is an opportunity to do so, with the goal being a healthy mix of stable, diverse occupations. The Town will continue to work cooperatively with the Farmington Downtown Association, the Chamber of Commerce, the Greater Franklin Development Corporation, the Western Mountain Alliance, and other organizations to encourage job creation, to attract tourists, and to promote the assets of the community to prospective residents, developers and businesses.

The Town will continue to pursue public/private cooperation to create additional downtown parking, to better utilize existing downtown parking, and to place attractive directional signs on area highways to direct motorists to the downtown and its attractions. Through its Zoning Ordinance, the Town will ensure that all new and renovated facades in the Village Business Historic District are designed and built in a manner that complements the predominant visual character and quality exhibited by the existing buildings in this district.

In addition to the above, the Town will continue working with planners, consultants, architects, engineers, and the Maine Dept. of Transportation, during their development of site, highway, and traffic plans for projects, to keep Farmington an attractive, viable, safe, and accessible regional commercial center. This effort includes working with property owners and encouraging the development of deep lots for commerce and light industry in order to regulate strip development and limit sprawl.

A need for a public restroom downtown has been discussed for many years. However, due to financial constraints such as construction, operation, and maintenance costs, as well as an appropriate location, the project has been deemed unachievable at this time.

SECTION 3. HOUSING

The following sections include an inventory of Farmington's housing stock, and an analysis of the housing growth that has taken place within the town, the seven adjacent communities, in Franklin County, and the State.

Changes in Year-Round Housing Stock

Although Farmington's population grew by 350 from 7,410 in 2000 to 7,760 in 2010, the State Government Data Center projects that it will decline to 7,429 in 2030. The conclusion from this projection might be that Farmington currently has enough units available to service that future population. The reason this is not the case, is that even when the town's population shrank by 26 between 1990 and 2000 (7,436 to 7,410), its housing units grew by 215 units during that period due to the continuing decline in household size, resulting from both lower birthrates and a continuing increase in older "boomer" ("empty-nest") households. There is also the strong likelihood that, contrary to the State's projections, Farmington will grow in the future.

Table 3-1 includes a summary of the changes in total year-round housing stock since 1990. Between 1990 and 2000, Farmington experienced a 7.6% increase in the number of year-round housing units. In 2010, there were 3,441 year-round housing units, an increase of 12.9% from 2000.

TABLE 3 – 1							
CHANGES IN TOTAL YEAR-ROUND HOUSING STOCK							

Municipality	Total Units			Increase			
	1990	2000	2010	1990-2000		2000-2010	
Chesterville	371	684	779	313	84.3 %	95	13.9 %
Farmington	2,833	3,048	3,441	215	7.6 %	393	12.9 %
Industry	266	487	625	221	83 %	138	28.3 %
New Sharon	445	598	700	153	34.4 %	102	17.0 %
New Vineyard	273	432	503	159	58.2 %	71	16.4 %
Strong	493	614	634	121	24.5 %	22	3.3 %
Temple	215	316	327	101	47 %	11	3.5 %
Wilton	1,688	1882	2025	194	11.5 %	143	7.6 %
Franklin County	11,719	19,159	21,709	7440	63.5 %	2,550	13.3 %
Total State	499,006	651,901	721,830	152,895	30.6 %	69,929	10.7 %

Source: U.S. Census, 1990, 2000, & 2010

Although Farmington does not have a building permit ordinance, the Code Office has a Project Registration Form that is used to track new development and housing growth. Farmington's assessing records reported 197 new single-family homes in Farmington from 2001 to 2010.

These homes tended to be constructed for higher income families and retirees from outside the local area. The balance of the new housing units in this ten year period were the 196 new rental units added through new construction or the renovation of older buildings into multi-unit.

Occupancy Rates

Table 3 – 2 contains information on the number of persons per dwelling unit, as reported in the Census for 1980, 1990, 2000, and 2010 for Farmington, the seven reference communities, Franklin County, and the State of Maine.

Farmington averaged 2.17 persons per household in 2010, the lowest of the seven reference communities, Franklin County, and the State of Maine. The large number of college and elderly housing units is the most likely cause of this low Farmington statistic, though this demographic shift to smaller households is prevalent throughout this region, the county, and the State.

**TABLE 3 – 2
DECLINE IN OCCUPANCY RATES
(Persons per Dwelling)**

Municipality	1980	1990	2000	2010
Chesterville	3.0	2.8	2.5	2.46
Farmington	2.7	2.4	2.2	2.17
Industry	2.7	2.8	2.6	2.47
New Sharon	2.8	2.8	2.5	2.41
New Vineyard	3.1	2.8	2.6	2.33
Strong	2.7	2.6	2.5	2.45
Temple	3.0	2.8	2.5	2.34
Wilton	2.8	2.7	2.5	2.41
Franklin County	2.8	2.6	2.4	2.28
State of Maine	2.8	2.6	2.4	2.32

Source: U.S. Census, 1980, 1990, 2000, and 2010

Subsidized Housing

Table 3 – 3 reveals the dominant role Farmington plays as the location of much of the region's subsidized housing, a full 50% of the total of all types available in Franklin County.

**TABLE 3 – 3
SUBSIDIZED HOUSING UNITS – 2010**

Municipality	Disabled	Family	Voucher	Senior	Spec.Needs	Total
Chesterville	0	0	3	0	0	3
Farmington	54	94	92	137	0	377
Industry	0	0	4	0	0	4
New Sharon	0	0	1	0	0	1
New Vineyard	0	0	5	0	0	5
Strong	0	1	0	20	0	21
Temple	0	0	1	0	0	1
Wilton	0	34	32	71	0	137
Franklin County	54	190	160	352	0	756
State of Maine	1,339	14,338	15,207	16,226	46	47,156

Source: U.S. Census, 2010

Housing Conditions

Table 3 - 4 shows the 2010 Census data for substandard housing based on incomplete kitchens and incomplete bathrooms. While it is not known exactly what the census used for criteria in determining the incompleteness of either kitchens or bathrooms, other than just asking the respondent whether these facilities were complete or not, the resulting averages appear historically accurate, as do the variances between towns, county, and State, based on former surveys of this type. The determination of substandard is fairly subjective, and it can be based on the deficiency of just one component.

**TABLES 3 – 4
PERCENT SUBSTANDARD HOUSING UNITS – 2010**

Municipality	% Incomplete Kitchen	% Incomplete Bathroom	Avg. %
Chesterville	3.4%	5.1%	4.3%
Farmington	2.3%	2.3%	2.3%
Industry	7.1%	8.9%	8.0%
New Sharon	3.4%	5.9%	4.7%
New Vineyard	15.9%	8.9%	12.4%
Strong	10.5%	1.5%	6.0%
Temple	16.0%	3.8%	9.9%
Wilton	3.8%	1.0%	2.4%
Franklin County	1.6%	2.0%	1.8%
State of Maine	1.1%	1.0%	1.1%

Source: U.S. Census, 2010

Housing Affordability - Owner Occupied

In 2010, according to the U.S. Census, 1,743 or 58% of the households in Farmington couldn't afford the median home price of \$126,500.

Some first-time home buyers are finding it difficult to purchase affordable homes because of financial circumstances and the current economic environment, and additionally, lower cost housing such as mobile homes are not easily financed. Nevertheless, overall there are currently adequate housing units available to service the owner-occupied population.

**TABLE 3 – 5
MEDIAN HOME PRICE 2010**

Municipality	Median Sale Price	Median Household Income	Income to Afford Median Home Price	Affordable at Median Income	Households Unable to Afford Median Home Price
Chesterville	\$116,250	\$37,000	\$35,352	\$119,455	259 (48.7%)
Farmington	\$126,500	\$36,185	\$38,470	\$106,429	1,743 (58.3%)
Industry	\$100,000	\$41,500	\$24,055	\$162,760	102 (30.0%)
New Sharon	\$ 50,000	\$42,353	\$15,058	\$135,532	86 (14.2%)
New Vineyard	*	\$47,232	*	*	*
Strong	\$ 85,000**	\$37,969	\$28,464**	\$107,343**	188 (38.6%)
Temple	*	\$48,150	*	*	*
Wilton	\$ 93,875	\$34,438	\$29,467	\$119,028	703 (40.1%)
Franklin County	\$127,000	\$40,502	\$37,311	\$128,057	6,213 (49.7%)
State of Maine	\$162,000	\$47,898	\$47,321	\$156,432	297,322 (53.0%)

Source: U.S. Census 2010 (*unavailable) (**2006)

There are several agencies in the area that assist low income families with repair and insulation of homes. These include Western Maine Community Action, Community Concepts, Coastal Enterprises Inc., and the Mission at the Eastward. These agency resources are usually under heavy demand. In 2010, Farmington was awarded a Community Development Block Grant for the Housing Assistance program to rehabilitate and weatherize 17 mobile home units at the "82 High Street" site. Plans are currently being developed to replace 13 apartment units at the same site.

Western Maine Community Action has programs that assist low-income families with qualified housing needs through low-interest loans to make home improvements and repair substandard conditions. Community Concepts has a program for low income families that assists with the construction of new homes. Coastal Enterprises, Inc. offers financing for buyers and developers of housing properties serving low and moderate income people. USDA/Rural Development is active in providing home ownership and repair to the low-moderate income and elderly through its 502 and 504 programs.

The Town's Zoning Ordinance encourages affordable housing by allowing single-family and duplex dwellings in every zoning district, which are only subject to setback requirements and the Maine Uniform Building and Energy Code (MUBEC). A Building Registration Form (for the Assessor) and a Project Registration Form (for the Code Enforcement Office) are all that is required by the Town, in addition to plumbing permits and a third-party inspection under MUBEC which the owner or contractor independently obtain.

Housing Affordability - Renter Occupied

In 2010, according to U.S. Census data, 802 or 62% of renter households in town couldn't afford the average \$747 for a two bedroom rental. Those earning 80% or less of the median income have difficulty affording the average two bedroom rent.

**TABLE 3 – 6
MEDIAN RENTAL HOUSING 2010**

	Farmington	Franklin County	Maine
Average 2 Bedroom Rent with Utilities	\$747	\$793	\$820
Percentage of Renter Households Unable to Afford Average 2 Bedroom Rent	62%	61%	56%
Number of Renter Households Unable to Afford Average 2 Bedroom Rent	802	1,941	84,920

Source: U.S. Census 2010

**TABLE 3 – 7
AVERAGE 2-BEDROOM RENT WITH UTILITIES
(2010 unless otherwise noted)**

Municipality	Average Rent
Chesterville	*
Farmington	\$747/mo.
Industry	\$641/mo. (2005)
New Sharon	\$968/mo. (2008)
New Vineyard	*
Strong	\$649/mo. (2008)
Temple	\$668/mo. (2007)
Wilton	\$622/mo. (2008)
Franklin County	\$793/mo.
State of Maine	\$820/mo.

Source: U.S. Census 2010, State Planning Office (*unavailable)

Farmington does have low-moderate income affordable housing units at Blueberry Hill, Ethel Walton House, Hazel Thompson House, Deer Crossing Apartments, Farmington Court, M.C.

Smith Apartments, Sherwood Apartments, and 82 High Street, Inc. These units are usually filled and have a waiting list. There were 377 subsidized rental units as of 2010. Farmington Hills Housing is the only new affordable rental housing complex built in the last 25 years that serves either families or elderly individuals of low-moderate income. There are an additional 32 units of subsidized low/moderate income elderly housing recently built at Brookside Village located at 112 Willow Springs Drive.

**TABLE 3 – 8
SUBSIDIZED APARTMENT UNITS**

Name	Type	Number
Blueberry Hill	Family	24
Ethel Walton House	Elderly	39
Hazel Thompson House	Elderly	40
Terrace Apartments	Family	4
Deer Crossing Apartments	Elderly	24
Farmington Court	Elderly	24
M.C. Smith	Elderly	10
Sherwood	Family	15
Farmington Hills	Family	13
Scattered Sites	Elderly/Family	184
TOTAL		377

Source: Maine State Housing Authority

According to the U.S. Census Bureau, 36% of the housing units in Farmington were renter occupied in 2010. Many of the University of Maine at Farmington students rent housing units off-campus, which is a significant factor. The majority of Farmington’s rental units are of older construction. Mobile homes are a source of affordable housing, but there are still many that are substandard.

Multi-family (three or more units) dwellings are allowed in all zones with Planning Board approval. The Zoning Ordinance permits four units per acre under Open Space Residential Development (OSRD) in all districts except for Village Commercial and Village Business. All OSRD projects are subject to land use standards and Planning Board approval.

Affordable Housing - Manufactured Homes

The Town of Farmington Zoning Ordinance allows mobile homes in all districts except Village Commercial, Village Business (including Historic), and Village Residential, where only modular homes are allowed.

In 2011, Farmington had a total of ten mobile home parks, where a total of 193 mobile homes are located. They include: Sandy River Terrace (13 units), Sunrise Village (29 units), 82 High Street (18 units), Northpoint Properties, LLC (9 units), Bubier (31 units), Twin Birches (9 units), Silver Maple (19 units), Cascade Leisure Park (36 units), Evergreen (13 units), and Pine Tree (15 units).

Three of the parks (Pine Tree, Sunrise Village, and Cascade Leisure) have the potential to increase the amount of units. The Farmington Zoning Ordinance provides performance standards for used manufactured housing (modular units and mobile homes) either being moved within town or being brought into town. Mobile homes and mobile home parks are not allowed in the Village Commercial, Village Business (including Historic), and Village Residential districts.

SECTION 4. TRANSPORTATION

Introduction

State Routes 2, 4, and 27 serve as the major traffic arteries in the region that link Farmington to Skowhegan and Rumford (to the east and west), and Augusta and Kingfield (to the south and north). These major roads must remain efficient conveyors of people and goods, capacity must be maintained, and side “friction” from development minimized through effective planning. This can be accomplished if Farmington and other Towns on these routes within the region continue to work cooperatively with the Maine Department of Transportation (MDOT) to maintain existing capacity and speed limits, and apply uniform access standards and zoning requirements to development along these routes.

As budgets allow, the Town continues to maintain and improve its roads for vehicle travel and its sidewalks for pedestrian use. In 2006, daily mini-bus service provided by Western Maine Transportation Services began with door to door service for Farmington and Wilton. The Town also strives to maintain and improve upon the regional network of snowmobile trails, and the “Rail Trail”, and to work with other communities and the State to utilize some of these trails for bicycle paths, cross-country skiing, and hiking.

Sensible Transportation Policy Act

The Sensible Transportation Policy Act (23 M.R.S. §73) requires that the State and the Maine Department of Transportation (MDOT) establish linkage between that Act and the Growth Management Act. Therefore, the transportation section of this plan has been developed in accordance with the Sensible Transportation Policy Act in order to be consistent with the Growth Management Act.

The Sensible Transportation Policy Act (23 M.R.S. §73) also states that decisions regarding the State’s transportation network are vital to the well-being of Maine citizens, to the economic health of the State, and to the quality of life that the citizens treasure and seek to protect. These decisions have sometimes profound and long-lasting impacts on the natural resources of the State, including its air quality, land, and water.

Goals

The Town of Farmington's main transportation goal is to sustain an efficient system of roads that safely maintains good traffic flow, minimizes congestion, and recognizes the economic importance of the highway network. The Town will continue working cooperatively with MDOT to assess needs and problems as well as to identify opportunities for making improvements.

Under its Access Management Standards, Zoning Ordinance, and Site Review process, the Town wants to ensure that highway traffic flow remains unimpeded by requiring professional

site engineering for major developments, and encouraging road design that provides safety by requiring adequate lighting, sufficient sight lines, proper signage, and setbacks.

The Town will encourage, and in some cases require, major business developments to create service roads and/or interconnections between parking areas, the purpose of which is to lessen curb cuts and increase driveway safety on the major through routes. The Town will also encourage developments serviced by their own traffic lights to provide access to that intersection for adjoining businesses unless such access would be detrimental to their business and/or safety.

The Town will continue working with UMF to ensure that possible student/downtown parking conflicts are addressed and to seek a resolution to the conflicts between UMF pedestrians and vehicles on South, Main, and High Streets, as well as to work to ensure that the needs of cyclists are also accommodated when possible.

Policies

The Town follows the minimum policies required to address State goals which are:

To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems; and

To safely and efficiently preserve or improve the transportation system; and

To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled; and

To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists); and

To promote fiscal prudence by maximizing the efficiency of the State or State-Aid highway network.

Strategies

The Town follows the minimum strategies required to address State goals which are:

To continue to update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives; and

To actively participate in regional and State transportation and land use planning efforts; and

To enact and amend local ordinances as appropriate to be consistent with local, regional, and State transportation policies; and

To enact and amend local ordinances as appropriate to address or avoid conflicts with:

- a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S. §73); and
- b. State access management regulations pursuant to 23 M.R.S. §704; and
- c. State traffic permitting regulations for large developments pursuant to 23 M.R.S. §704-A; and

To enact and amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections; and

To work with MDOT as appropriate to address deficiencies in the system or conflicts between local, regional, and State priorities for the local transportation system.

Analyses and Key Issues

Roads, Bridges, Sidewalks, and Bicycle Routes

Concerns for transportation system safety and efficiency in the community and region, and plans to address these concerns:

Farmington's Transportation Advisory Committee meets periodically to discuss transportation safety and efficiency. Their main concern is focused on the heavily travelled roads where most accidents occur, which are Routes 2, 4, 43, 27, and the Town Farm Road.

Another traffic concern on Routes 2 and 4, the Wilton Road, is that for much of its length there is no paved shoulder or center turning lane. The location of a major truck stop at the mid-point of the Wilton Road compounds this problem. Many accidents on this road are the result of vehicles slowing and stopping to turn left and cross two lanes against traffic. Speeding is also a problem on these routes, and the Farmington Police Department focuses much of their routine patrolling in this area.

Conflicts caused by multiple road uses, with major State routes passing through the community and its downtown that serve as local service roads as well:

Heavy truck traffic coming into Farmington from the north and south on Routes 2, 4, and 27 use both Main Street and Town Farm Road to continue south and north. This Main Street truck traffic adds to the congestion downtown, and it is also a safety issue as this is the center of the UMF campus with many pedestrian crosswalks.

Truck traffic on the Town Farm Road, while relieving the downtown area, burdens this road which needs complete reconstruction to safely continue serving the increasing traffic on it. The

location of a chip mill and a large excavation contracting business on the Town Farm Road also points up the need to improve this heavily used road.

Another chronic problem are the heavily loaded tractor trailers that, when approaching traffic lights on Routes 2 and 4, often fail to slow down and subsequently run red lights when unable to stop for them.

Impacts of State and regional transportation plans on current and future community plans, and actions to address identified impacts:

The Town's Transportation Advisory Committee continues to work with MDOT to develop solutions for the much needed improvements to State and Town roads to provide a safe and efficient transportation network throughout the local area and larger region.

Coordination of the Town's land use regulations with MDOT, regional, and local objectives for transportation system facilities in the community. Effect of growth areas located on arterial highways on the ability of the arterials to safely and efficiently move traffic:

The Town of Farmington's Zoning Ordinance includes transportation access management standards, and the Site Review Ordinance includes traffic and parking performance standards. These are intended to be applied to developments in a manner that keeps traffic flowing smoothly and safely on the roads and arterials within the Town. Most of Farmington's potential growth areas are located on arterial highways (Routes 2, 4, 27), therefore it is imperative that the Planning Board thoroughly review development proposals in these areas.

The Town's schedule for regular investments in road maintenance and improvement, and use of MDOT Urban-Rural initiative Program (URIP) funds to off-set municipal road improvement costs:

The Town recently completed a long-needed comprehensive reconstruction of Voter Hill Road, and will next do the same to Morrison Hill Road. The Town has embarked on a long-term reconstruction plan for local streets, and there are warrant articles at regular Town Meetings for voter approval to continue this road reconstruction using a combination of local and URIP funds.

Concerns regarding Town policies and standards for design, construction, and maintenance of public and private local roads and bridges:

Deterioration of Town roads remains a major concern. Increased traffic flow and the intersecting of four major State highways in Farmington has greatly increased the workload of the Farmington Public Works Department and the Town cost of maintaining these roads.

The Sandy River bank erosion adjacent to the Whittier Road was recently mitigated in a major stabilization project which avoided the high cost of relocating this road if it had collapsed into the river. The Town Public Works Department seasonally removes sand from an adjacent bar in an effort to keep the opposite bank stable and the Whittier Road intact. The Town will strive

to keep the NRPA permit for this sand harvesting active through cooperatively working with the property owner and DEP. This is a cost effective effort as the Town obtains low cost winter sand in this process, while mitigating erosion and preserving the costly stabilization work done.

Sufficient funding for road maintenance, repair, and reconstruction is a constant issue for the Town's Public Works Director and this department. Farmington is fortunate that its two major bridges over the Sandy River, Center Bridge (Routes 2, 4, and 27) and Fairbanks Bridge (Route 4) were reconstructed to modern standards by MDOT within the past 25 years, and these are sufficient in capacity and condition for probably another 25 years. Two other bridges that connect Farmington with Chesterville are in serious need of reconstruction: the Farmington Falls Bridge (Route 41) over the Sandy River which is concrete, was built in 1927, and is in poor condition and very narrow; and the Green Bridge (Route 156) over Wilson Stream which is steel, and also old and very narrow. MDOT is currently considering posting a weight limit on the Green Bridge.

The possibility of a new bridge for snowmobiles, bicycles, ATVs and pedestrians over the Sandy River has been studied and is planned for the future. At the present time, there is insufficient funding to develop this much needed facility. In the future, however, funds from a newly-established Downtown TIF (Tax Increment Financing) Program may be used to construct this bridge.

Parking

Parking issues in the community:

Parking has always been a major issue in the downtown area, due to multiple demands on it by employees, business owners, shoppers, tourists, and the UMF campus.

The downtown "municipal lot" lost many of its spaces several years ago when a property owner privately reclaimed a large portion that the Town had ceased leasing for public use some years prior.

UMF has built many new lots in recent years, which has greatly helped to alleviate this problem, and Franklin Savings recently built a new lot for public use on Front Street.

Use of local parking standards to promote development in desired areas versus driving it to outlying areas:

The Town off Farmington's Zoning Ordinance and Site Review Ordinance address off-street parking and loading in regards to a change of use or new construction, by requiring that off-street on-site parking areas be provided for new uses and developments in order for there to be adequate parking for the occupants, employees, visitors, and customers.

The downtown is in an area exempt from these parking requirements, therefore businesses can continue to locate there without having to create additional spaces. Designated growth areas where these requirements apply have ample space for the provision of new parking,

while there is scant room for new parking downtown without the clearance of valuable buildings. UMF's construction of many new lots for faculty, employee, student, and visitor parking has greatly helped to free up the availability of downtown parking for shoppers.

Town ordinances consider safety in parking lot layout, circulation for vehicles, and pedestrians:

The Town's Zoning Ordinance includes detailed standards and requirements regarding the development of parking lots, including layout dimensions, traffic aisles, pedestrian safety, and other elements. The purpose of this is to result in development that provides ample but not excessive parking areas, with safe access to and from public and private roads

Community investments to expand or improve parking:

Several downtown businesses have risen to the challenge by creating new parking for their employees and customers, and in some cases the general public as well. Several developers have attempted to put together a financial package to develop a multi-level parking structure downtown, but this has not proven to be economically feasible.

Other Modes of Transportation

Transit services available to meet the current and future needs of community residents:

In 2006, daily mini-bus service provided by the Western Maine Transportation Services began with door to door service for Farmington and Wilton for shopping trips. Appointments are required, and there is a minimal fee. Farmington residents are also fortunate to have the services of a private taxi business.

Rail Trail:

The State Department of Conservation acquired the old standard railroad bed in town and rehabilitated its surface into a viable multi-use trail in town for pedestrians, bicycles, ATVs, snowmobiles, and mopeds, and it has access to many of the town's businesses and services.

Bus Service:

Years ago, Farmington was served by a bus service known as the "Blue Line". While this is long gone, tour busses now frequently stop in the downtown, and on-street spaces are reserved with cones to accommodate these with advance notice.

Park-n-Ride:

A park-n-ride lot at the intersection of Routes 2, 4, and 27 is a valuable and heavily used facility at this convenient and prominent location.

Walkable Community Audit Workshop of Front Street

Introduction

The Androscoggin Valley Council of Governments (AVCOG), in cooperation with Maine Department of Transportation (MaineDOT), conducted a Walkable Community Audit Workshop of Front Street in downtown Farmington on May 23, 2011. Front Street, which begins at the Intervale (Route 4) and ends at lower Broadway, is parallel to, and west of, Main Street.

Front Street is adjacent to the University of Maine at Farmington (UMF) athletic fields and is used by pedestrians, bicyclists and motorists. Numerous businesses are located on Front Street, as is a UMF student parking lot. Along with UMF, many of the Front Street businesses generate pedestrian traffic. Front Street is used by some motorists as a bypass to Main Street. Sidewalks are limited to short segments, in spite of the prevalence of pedestrians along its entire length.

Pedestrian-motor vehicle conflicts exist on Front Street because several Front Street businesses are dependent on motor vehicle traffic, not pedestrian traffic. Loading docks close to the road present obstacles and challenges to defining where pedestrians and bicyclists should be in relation to vehicles loading and unloading at these businesses.

The Federal Highway Administration defines a walkable community as a community “where it is easy and safe to walk to services and goods. Walkable communities encourage pedestrian activity, expand transportation options, and have safe and inviting streets that serve people with different ranges of mobility.”

Overall, downtown Farmington meets the definition of a “walkable community”. Front Street has acquired a different character than that of other downtown streets and does not share the same appeal, comfort, and sense of safety for pedestrians.

A vibrant downtown typically has a variety of land uses to attract people with varied interests and needs. Downtown Farmington has a good variety of services to offer residents and visitors, including a post office, professional offices, banks, library, restaurants, a grocery store, department store, hardware store, as well as a variety of other retail businesses. Apartments can be found in the upper stories of downtown buildings.

Handicap accessibility needs to be incorporated into plans for new sidewalks on Front Street in order to meet the requirements of the Americans with Disabilities Act of 1990, as Amended, 42 U.S.C.A. § 12101 *et. seq.*

Front Street has not benefitted from investment in a sidewalk network that can connect it to the rest of downtown. Front Street has the potential to be as inviting and safe for pedestrians and bicyclists as is Main Street and other downtown streets. This report helps summarize the physical conditions, needs and opportunities for pedestrian and bicycle facilities on Front Street in downtown Farmington. The town has been, and continues to be, active in creating a

safe and visible sidewalk and crosswalk network for pedestrians. The town is currently focusing its efforts on making physical improvements to Front Street and on attracting mixed uses and infill development here. The town was recently awarded a \$150,000 Community Enterprise Grant for physical improvements (curbing, sidewalks and lighting) on Front Street at Meetinghouse Park. Other features such as good signage, bicycle racks, benches, trash receptacles, etc. will make Front Street more inviting and useable to the public. This information will provide the Town of Farmington and its residents with priority projects towards making Front Street more pedestrian-friendly.

Methodology

Several hours of pre-audit work was conducted prior to holding the Walkable Community Audit Workshop. Work began with communication between AVCOG staff and town officials to determine the most appropriate area of the community to conduct an audit. Once the audit area was selected staff visited the town to walk the focus area to gain familiarity. The pre-audit walk involved taking pictures in downtown Farmington which offered good and bad examples of a pedestrian-friendly environment. The pictures were then downloaded to be used in a PowerPoint educational presentation given at the Walkable Community Audit Workshop. The PowerPoint educational presentation was created to educate workshop attendees on pedestrian design, safety, education, and enforcement while using pre-audit pictures in the presentation for examples.

The Farmington Town Manager distributed fliers throughout the community announcing the upcoming Walkable Community Audit Workshop. The workshop was sponsored by Maine DOT and administered by AVCOG staff. The workshop was scheduled for four hours and included the PowerPoint educational presentation, a walking tour of Front Street, and a debriefing session that allowed participants to share what they observed during the walk.

This information was funded in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation.

Summary of Comments

Crosswalks and Sidewalks

	Issue	Priority/Timeframe	Implementation
1	Rehabilitate all sidewalks to meet ADA standards.	On-going	Town Manager Public Works
2	Move crosswalk in front of Front Street Exchange to south of the Narrow Gauge intersection.	Short-term	Public Works
3	Add crosswalks southerly of the Narrow Gauge intersection.	Short-term	Public Works
4	Maintain the sidewalk on the easterly side of Front Street, from lower Broadway to the southern end of Franklin Savings Bank.	Long-term	Public Works
5	Add sidewalk to the westerly side of Front Street, starting across from Franklin Savings Bank to across from the Depot Street intersection.	Long-term	Town Manager Board of Selectmen
6	Add sidewalk on the easterly side of Front Street, from Depot Street to Route 4.	Long-term	Town Manager Board of Selectmen
7	Move crosswalk in front of Franklin Savings Bank to just south of Franklin Savings Bank at end of sidewalk.	Short-term	Public Works
8	Add a crosswalk for safe crossing from the new sidewalk on the westerly side of Front Street to the new sidewalk at the Depot Street intersection.	Long-term	Public Works
9	Add esplanade and sidewalk on Main Street in front of Gifford's Ice Cream and Cumberland Farms (from Depot Street to existing sidewalk) to clearly define business entrance locations, increase pedestrian safety on sidewalk, and reduce crossing distance across Route 4 to Hippach Field.	Medium-term	Town Manager MaineDOT Farmington Downtown Association
10	Add a crosswalk across Route 4 to Hippach Field.	Short-term	Town Manager MaineDOT
11	Add traffic light with pedestrian crossing phase at Route 4 crosswalk to Hippach Field.	Short-term	Town Manager MaineDOT
12	Trim hedges on lower Broadway that interfere with pedestrian movements on sidewalk.	Short-term	Public Works Property Owner

Summary of Comments

Crosswalks and Sidewalks - Continued

	Issue	Priority/Timeframe	Implementation
13	Paint crosswalks in Spring to maintain visibility or use durable material (i.e. thermal plastic).	Short-term	Public Works
14	Add curbed ramps and truncated domes at all crossings.	Short-term	Public Works
15	Improve lighting on Front Street, particularly the southern end from Notify MD to Route 4.	Medium-term	Town Manager Farmington Downtown Association

Bicycling Facilities

	Issue	Priority/Timeframe	Implementation
1	Add inverted-U style bike racks to Hippach Field.	Short-term	Town Manager
2	Add inverted-U style bike racks to Prescott Field, laundromat, natural food store, cinema, and other locations on Front Street.	Short-term	Town Manager Farmington Downtown Association Business/Property Owners

Economic Development

	Issue	Priority/Timeframe	Implementation
1	Add Farmer's Market signs on Main Street and Broadway.	Short-term	Town Manager Farmington Downtown Association
2	Establish a rest area on town-owned land on Front Street northerly of the Notify MD parcel with amenities such as benches and trash receptacles.	Long-term	Town Manager Board of Selectmen
3	Construct a public parking lot on town-owned land on Front Street across from Notify MD property (at the site of the former snow dump) which could serve as special event parking and overflow parking for Hippach Field.	Long-term	Town Manager Board of Selectmen

Summary of Comments

On-Road Facilities

	Issue	Priority/Timeframe	Implementation
1	Add handicap parking space on Front Street in front of the Front Street Exchange building, add appropriate paint and signage indication handicap parking.	Short-term	Public Works Property Owner
2	Need to eliminate wide, expansive driveway openings onto Front Street and limit the number of curb openings on each parcel to minimize conflicts between motor vehicles, bicycles and pedestrians.	Short-term	Town Manager Property Owner
3	Different layers of pavement at the edge of Front Street makes it dangerous for bicyclists. Future pavement overlay should extend to the edge of the previous layer of pavement.	Medium-term	Town Manager Public Works
4	Redesign the Front Street/Route 4 intersection to better define travel way for vehicles entering Route 4 from Front Street. Add bulb-out on Front Street at the intersection, move crosswalk closer to Gifford's Ice Cream.	Medium-term	Town Manager
5	Cut brush and tree branches around signs throughout town.	On-going	Public Works

Off-Road Facilities

	Issue	Priority/Timeframe	Implementation
1	Formalize dirt foot paths to Front Street from UMF's Scott Hall to improve safety of students' walking route by paving or adding stairs. This will also minimize erosion problems at these locations.	Medium-term	UMF

Farmington 5-Year Road Plan

Road/ Street	Condition 1 – Good 5 - Poor	Scope of Work Needed	Cost	Funds Required above \$170,000 Local Road	Year of Planned Work	Comment		Total Additional Funds Needed per Year
Voter Hill Road Priority 1	Poor Condition 5	Total reconstruction Average 12 inches of base gravel- fabric	\$271,602.60	\$101,602.60	2013	8,284 feet rebuilt 2013. Needs 1 inch overlay. Rebuilt in 2013. Needs surface paving	2013	\$ 133,295.27
Morrison Hill Road Priority 2	Poor Condition 4	Drainage work .3/4 shim 1” overlay	\$71,596.63		2014	2,376 feet .45 miles	2014	\$ 226,683.94
Morrison Hill Road Priority 2	Poor Condition 4	Drainage work .3/4 shim 1” overlay	\$55,756.29		2014	2,376 feet .45 miles	2014	\$ 255,311.71
Morrison Hill Road Priority 2	Poor Condition 5	Total reconstruction Average 12 inches of base gravel- fabric	\$204,309.69	\$161,662.61	2014	Total cost estimate of \$264,118.20	2016	\$ 262,696.19
Porter Hill Road Priority 3	Poor Condition 5	Total reconstruction Average 12 inches of base gravel- fabric Drainage work	\$314,387.71	\$144,387.71	2015	8,976 feet 1.7 miles	2017	\$ 255,815.00
Mohawk Seminole Shawnee Drive Priority 4	Poor Condition 5	Total reconstruction Average 12 inches of base gravel- fabric \$ 201,109.20	\$201,109.20	\$31,109.20	2016	2,640 feet .5 miles (Underground Power)	Total Additional	\$1,133,802.11
Titcomb Hill Road Priority 5	Condition 3	Drainage work. Plain 1 inch shim and overlay	\$479,354.00	\$255,815.00	2017	15,840 feet 3 miles		
Total			\$1,598,116.12					

Farmington 5-Year Road Plan – Continued

(Overlays)

Road/ Street	Condition 1 – Good 5 - Poor	Scope of Work Needed	Cost	Funds Required above \$170,000 Local Road	Year of Planned Work	Comment		Total Additional Funds Needed per Year
Johnson Heights	Poor Condition 5	½ inch shim 1 inch	\$31,692.67	\$31,692.67	2013	1,056 feet .2 miles		
Clay Hill (Temple Road)	Poor Condition 4	Plain 1 inch Shim ½ inch 1 inch overlay	\$38,031.33					
Osborn Road	Gravel Rd	2 inches binder ½ inch shim	\$16,000.00		2014	1,056 feet .2 miles		
Applewood Drive	Fair Condition 3	1 inch overlay	\$10,990.00	\$65,021.33		2,640 feet .5 miles		
Court Street Orchard Drive	Fair Condition 3	Plain 1 inch ½ inch shim 1 inch overlay	\$110,924.00	\$110,924.00	2015	3,696 feet .7 miles (R S M suggest grind and rebuild?)		
Prescott Street	Poor Condition 4	Plain 1 inch ½ inch shim	\$ 53,539.00			1,584 feet .3 miles (RMS suggests grind pave?)		
North Street	Fair Condition 3	1 inch overlay	\$ 66,046.81					
Middle Street from school to Rt. 43.	Fair Condition 3	Grind 1 inch surface Grind and pave	\$112,001.18	\$231,586.99	2016	1,584 feet .3 miles 2,640 feet .5 miles		
Total overlays 5 years			\$110,924.00					
Total paving 5 years			\$1,775,256.12					
Total Additional Funding if Needed				\$1,133,802.11				

**FARMINGTON HIGHWAY AND ROAD INVENTORY
CLASSIFICATION, TRAFFIC VOLUMES AND LOCATION**

KEY:

IR = Inventory Road

E/O = East of

NW/O = Northwest of

SR = State Road

S/O = South of

SE/O = Southeast of

N/O = North of

W/O = West of

NE/O = Northeast of

SW/O = Southwest of

LOCATION	ANNUAL AVERAGE DAILY TRAFFIC	
	2008	2011
US 2/SR 4 (Wilton Rd) NE/O SR 133	16,690	16,850
US 2/SR 4 (Wilton Rd) SW/O SR 133	13,300	13,080
US 2/SR 4 (Wilton Rd) N/O Oakes St.	16,240	16,520
US 2/SR 27 (Farmington Falls Rd.) NW/O Maple St.	10,910	9,830
US 2/SR 27 (Farmington Falls Rd.) W/O High St.	8,290	7,750
US 2/SR 4 (Wilton Rd.) S/O Whittier Rd.	17,670	18,210
US 2/SR 27 (Farmington Falls Rd.) SE/O Davis Rd.	7,950	8,580
US 2/SR 27 NW/O SR 41		7,340
US 2/SR 27 E/O IR 2049 (Philbrick St.)		7,320
US 2/SR 27 NW/O IR (Philbrick St.)	5,410	6,060
SR 4 (Fairbankd Rd.) NW/O Town Farm Rd.	3,900	3,670
SR 4/27/43 (Intervale) SW/O Front St.	15,180	14,700
SR 4/27/43 (Main St.) NW/O Prescott St.	10,210	
SR 4/27/43 (Main St.) SE/O Broadway	9,000	8,830
SR 4/27 (Main St.) NW/O Pleasant St.	7,990	7,650
SR 4/27 (Fairbanks Rd.) S/O SR 27	5,590	5,760
SR 4 (Fairbanks Rd.) NW/O SR 27	3,580	3,470
SR 4 (Fairbanks Rd.) W/O SR 149 (S. Strong Rd.)	3,180	3,260
SR 4 (Fairbanks Rd. @ Strong Town Line	3,640	3,360
SR 27 (New Vineyard Rd.) NE/O SR 4/27	4,510	4,660
SR 27 (New Vineyard Rd.) NE/O IR 411 @ Town Line	3,640	
IR 411 (Barker Rd.) NW/O SR 27 @ New Vineyard Town Line	400	
Porter Hill Rd. SW/O Town Farm Rd.	540	
Titcomb Hill Rd. NE/O North St.	1,000	
Holley Rd. E/O SR 4/27 (Fairbanks Rd.)	570	
Weeks Mills Rd. E/O SR 43 (Industry Rd.)	550	510
Town Farm Rd. N/O Porter Hill Rd.	3,990	3,530
SR 41 NW/O 425 (Mason Rd.)		1,750
Bailey Hill Rd. NE/O Granite Hts. @ Cascade Brook	540	
Morrison Hill Rd. S/O SR 43 (Mill) @ BR #3982	1,040	
SR 43 (Bridge St.) W/O Water St.	3,380	
SR 43 (Bridge St.) E/O Town Farm Rd.	3,620	2,970
SR 43 (Temple Rd.) W/O Oakes St.	2,690	2,370
SR 43 (Temple Rd.) NW/O Marvel St.	1,460	
SR 43 (Industry Rd.) NE/O Weeks Mills Rd.	2,130	2,280

LOCATION	ANNUAL AVERAGE DAILY TRAFFIC	
	2008	2011
SR 43 (Perham St.) NE/O North St.	3,220	3,220
SR 43 (Perham St.) NE/O High St.	4,240	4,060
SR 43 (Broadway) NE/O SR 4/27 (Maine ST.)	5,080	
SR 43 (Perham St.) SW/O Middle St.	2,060	
SR 43 (Mill St.) @ CUL	2,630	
SR 43 W/O IR 691 (Russells Mills Rd.)	1,030	970
SR 43 (Temple Rd.) (E/O IR 357 (Clover Mill Rd.)	1,390	
SR 43 W/O IR 357 (Clover Mill Rd.) @ BR #2623	1,150	
Knowlton Corner Rd. SE/O US 2/SR4 (Wilton Rd.)	1,710	
Whittier Rd. SE/O US 2/SR 4 (Wilton Rd.)	2,420	
IR 463 (Whittier Rd.) NW/O SR 156	1,020	990
IR 691 (Russells Mills Rd.) N/O SR 43 @ BOO67	140	
Middle St. S/O SR 43 (Industry Rd.)	530	
IR 1069 (Knowlton Corner Rd.) NW/O SR 156		740
SR 133 S/O US 2/SR 4 (Wilton Rd.) @ BR #3286	3,030	3,120
SR 149 (S. Strong Rd.) NW/O SR 4 (Fairbanks Rd.)	730	660
SR 149 (S. Strong Rd.) @ Strong Town Line	320	300
SR 156 NE/O IR 1069 (Knowlton Corner Rd.)	2,100	
Davis Rd. NE/O US 27 (Farmington Falls Rd.)	360	360
Academy St. NE/O SR 4/27 (Main St.)		2,430
Anson St. NE/O SR 4/27 (Main St.)	1,810	
Broadway SW/O SR 4/27 (Main St)	1,970	2,170
Front St. NW/O SR 4/27/43 (Intervale)	4,310	
High St. NW/O US 2/SR (Main St.)	2,220	2,180
High St. SE/O Maple Ave.	3,640	3,570
High St. NW/O Maple Ave.		
High St. SE/O South St.	4,840	
High St. NW/O Lincoln St.	4,720	
Lincoln St. NE/O High St.	940	
Prescott St. SE/O 4/27/43 (Main St.)	400	
Maple Ave. NE/O Prescott St.	1,850	
Maple Ave. NE/O High St.	1,200	1,310
Middle St. NE/O Quebec St.	1,890	
Middle St. NE/O High St.	2,790	
North St. NW/O SR 43 (Perham St.)	770	
Oakes St. NW/O US 2/SR 4 (Wilton Rd.)	5,360	
Oakes St. SE/O SR 43 (Bridge St.)	4,870	4,410
Town Farm Rd. NW/O Starling St.	5,680	4,360
Town Farm Rd. @ CUL	4,910	
South St. SR 4/27/43 (Main St.)		2,240
IR 2049 (Philbrick St.) SW/O US 2/SR 27		1,910

SECTION 5. PUBLIC FACILITIES & SERVICES

Goal

The Town of Farmington's main public facilities and services goal is to plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies

The Town follows the minimum policies required to address State goals which are:

To efficiently meet identified public facility and service needs; and

To provide public facilities and service needs.

Strategies

The Town follows the minimum strategies required to address State goals which are:

To identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics; and

To locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas; and

To explore options for regional delivery of local services.

Analysis and Key Issues

Adequate municipal services to meet changes in population and demographics:

Although Farmington's population has risen slightly since the 2010 Census, the current level of municipal services are adequate to meet the needs of the Town's citizens, as well as the student population of UMF.

Partnering with neighboring communities to share services, reduce costs and improve services:

Farmington purchases road salt through the AVCOG Joint Purchasing Program. The Town, along with RSU 9, jointly purchases commodities such as fuel and copier paper, and contracts with NorthStar ambulance service.

Farmington's Police Department works closely with the Franklin County Sheriff's Office, Maine State Police, Maine Drug Enforcement, and the Wilton, Jay, and Livermore Falls Police Departments, as well other agencies. The Farmington Fire Rescue Department participates in mutual aid for the surrounding area whenever necessary.

Public sewer system issues or concerns both currently and anticipated in the future:

Farmington's Sewer Department provides input to the Comprehensive Plan and related ordinances, as required by law at 38 M.R.S. §1163-A. The Sewer Department extension policy is consistent with the Future Land Use Plan as required by 38 M.R.S. §1163.

The Town of Farmington owns and operates the Wastewater Treatment Facility (WWTF), which was built in 1972. In the early 90's, the Sandy River was upgraded from Class C to Class B thereby requiring more treatment and a lower biochemical oxygen demand (BOD) effluent to the river. The cost to upgrade the WWTF to achieve this effluent improvement was \$8.3 million, and the facility should be adequate to serve the town for another 20-30 years according to future population projections. The Town has continued to upgrade the sewer system and equipment since the upgrade.

The plant is a secondary wastewater treatment facility with a sand filter that can be used when needed. The design capacity of the system is .9 Million Gallons per Day (MGD) that can handle spikes of 1.2 MGD. The plant discharges into the Sandy River at a rate of .367 MGD as of 3-29-12. Approximately 5% of the Town's total land area is served by the sewer system. The Sewer Ordinance requires low-flow fixtures for new and replacement installations. Through these two efforts, overall discharge rates have been reduced.

One recent concern was the fact that the Department of Environmental Protection (DEP) would not renew the high school's 41 year old treatment plant. Therefore, during the 2010-2013 construction of the new high school campus, a new sewer line connected to the public owned treatment plant was constructed along the Whittier Road.

The Town has 12 pump stations, and the submersible stations have been upgraded with new efficient motors and controls. The alarm system for the pumps on the Wilton Road now have Supervisory Control and Data Acquisition (SCADA) capability and all scheduled confined space entry into the pump stations has been eliminated.

There has been a major effort to remove infiltration and inflow ("I&I") from the sewer system. Starting with the downtown revitalization project of the late 1980's through 2012, nearly all clay sewer mains have been replaced using funds from grants, loans, and stimulus money. Lines that have been replaced include Greenwood Avenue, Perham Street, Tannery Brook trunk line, Farmington Falls Road, Lincoln Street trunk line, Hill Street, and the main under the old Center Bridge was eliminated.

Presently the sewerage system is run by the superintendent, two full time operators, one part time plant operator, and a billing clerk at the Town Office. The total sewer budget for 2011 was \$1,211,990. The 1993 plant upgrade was paid off in 2013. There are approximately 1,200 sewer connections serving a population of 4,100.

The sewer system consists of 30 miles of sewer lines ranging from 8" to 18". Two 42" influent screw pumps have been replaced with three Vaughan chopper pumps. The old side discharge outflow pipe to the Sandy River has been relocated downstream with diffusers for better dilution. The Town maintains 12 pump stations, the treatment plant, 500 manholes, and 30 miles of sewer main. Home owners are responsible for their service lines from their houses to the Town's main.

In 1998, the Town of Farmington adopted a Biosolids and Other Residuals Management Ordinance. The purpose of this Ordinance is to insure the adequate remedy for any damage that may occur, as well as protect the health, safety, and economic interests of the residents of Farmington. This Ordinance was also developed to enhance and maintain the quality of the environment, and to conserve natural resources through regulation of storage and land application of biosolids and other residual on all applications for licensing.

Presently the sewer rates are as follows:

Residential and Commercial rate – Minimum of 500 cubic feet = \$36.43 per quarter and \$7.285 per 100 cubic feet thereafter.

The Town charges for residential and commercial connections to the sewer system at the rate of \$350 per usage unit, which is the equivalent of the average single-family two-bedroom usage of 175 gallons per day (GPD). A specific schedule for different uses is available at the Town Office. The charge for septage is \$85.00 per 100 gallons (residents only).

Adequate maintenance of existing stormwater management facilities, needed improvements, and cumulative impacts from future development on the existing system:

Most of Farmington's stormwater is received by drainage ditches along the roads, leading to small tributary streams, and eventually leading to the Sandy River. These are maintained by the Public Works Department as well as the Wastewater Treatment employees.

Septic tank waste management - current issues and concerns:

The Town of Farmington is serviced by several companies specializing in septic tank pumping and system repairs. They are licensed by the State of Maine with a Waste Discharge License, and carry a Maine Pollutant Discharge Elimination System Permit. These companies are efficient and knowledgeable in locating older systems based on their familiarity with the area. Owners who cannot find their system plans are referred to the Department of Human Services where some older plans are stored on micro-fiche. The construction of new septic systems in the Town of Farmington are required to be inspected and permitted by the Town's Licensed Plumbing Inspector.

Owners of septic systems that are posing environmental and/or health threats may be eligible for grant funding from the Department of Environmental Protection, through the Small Community Grant Program, providing certain criteria are met, such as income eligibility.

Public water system issues and concerns currently and anticipated in the future.

The Farmington Village Corporation (FVC) - Farmington Water Department provides input to the Comprehensive Plan and related ordinances such as the Wellhead Protection Ordinance. The Department's policies are consistent with the Future Land Use Plan.

Water is provided to customers in the urban areas of town by the FVC, a quasi-municipal entity. The FVC provides water to customers as the Farmington Water Department, and is located at 137 High Street. The FVC has four full-time employees, two part-time employees, and is administered by a three person governing board. The members of the governing board are residents within the FVC zoning district, and are elected by residents within the FVC zoning district. As of December 2010, the FVC served 1,599 customers, including 1,275 residential accounts, 258 commercial customers, three industrial customers, and 63 governmental customers. There are 188 fire hydrants in Farmington, all of which are maintained in good working order by the utility.

FVC bills its customers on a quarterly basis. Under quarterly billing, the charge is \$44.21 for the first 1,200 cubic feet, the next 4,800 cubic feet costs \$2.56 per 100 cubic feet, the next 9,000 cubic feet costs \$1.74 per 100 cubic feet, and all in excess of 15,000 cubic feet costs \$.98 per 100 cubic feet. The Town of Farmington is billed by FVC for its fire hydrants at a cost of \$63,971 per quarter (\$255,885 yearly). Water rates are not expected to increase substantially (rates above are as of 2009).

The Farmington Water Department has ground water sources in its two intervalle wells located in town on either side of the Sandy River. The Town Farm Road well is the main water source for the town, and the Fairbanks Road well acts as backup.

Table 9-1 displays volume of water usage from the wells in Farmington for January through December of 2010.

**TABLE 5 – 1
WATER CONSUMPTION (GALLONS)**

Month	Ground Water	Gal. Per Day
January	2,295,800	740,000
February	1,944,200	705,000
March	2,292,000	739,000
April	2,393,800	797,000
May	1,432,100	651,000
June	2,211,400	737,000
July	2,229,600	719,000
August	2,422,200	781,000
September	2,398,300	799,000
October	2,504,700	807,000
November	1,882,000	627,000
December	1,490,400	461,000
TOTALS	25,526,500 Gallons/Year	713,500 Average Gallons/Day

Source: Farmington Village Corporation

The quality of public drinking water supplies is regulated by the Federal Safe Drinking Water Act, and regulations promulgated by the U.S. Environmental Protection Agency (EPA), and the Maine Department of Human Services (DHHS). Currently, FVC treats its water with chlorine for safety and sodium silicate for rust prevention.

FVC has three reservoirs: Powder House Hill is located off Anson Street, and has a floating cover with a storage capacity of 5,000,000 gallons which feeds the system by gravity. A 60,000 gallon reservoir is located in Temple to provide water to that area of town. In 2010, a 400,000 gallon cement tank reservoir was built off the Seamon Road near the Mt. Blue Learning Campus to service the campus and is connected to the system, with new mains along the Whittier Road.

Most of the water lines are made of ductile iron, which is considered in the industry to be the best choice. FVC has been working on upgrading all the lines to ductile iron since 1984 as some small areas are still outdated cast iron.

Recent school improvements, including construction and/or expansion, and opportunities to promote new residential development around existing schools including promotion of walking and bicycling to school:

Two new schools have been completed within the last several years. One was the new grammar school, known as the W. G. Mallett School, which was completed in 2011. The other was the extensive High School renovation project, known as the Mt. Blue Learning Campus, completed in 2013. It includes the Foster Technology Center and serves Farmington, New Vineyard, Chesterville, New Sharon, Industry, Temple, Wilton, Vienna, Weld and Starks. All of these towns need to continue to work together with the school district in considering school facility needs, and programs. The Mt. Blue Middle School was rebuilt in 2005.

Adequacy of Farmington's emergency response system, and needed improvements:

The Town of Farmington has adopted the following emergency plans:

- Hazard Mitigation Plan on November 9, 2004
- Pandemic Influenza Plan on August 22, 2006
- All-Hazards Emergency Operations Plan on December 12, 2006

These plans can be viewed on the Town's website and a copy is available in the Code Enforcement office.

Police Protection

In 2012, Franklin Memorial Hospital (FMH) donated a building located at 116 Franklin Avenue, which was renovated into the new Farmington Police Station. This generous gift has resolved a major problem regarding the lack of working space which existed for years. The Police Department, which has over 20 employees, now has ample office space. A new position of Deputy Chief was also recently created.

The Department received several grants during 2011, and the funds were used to purchase new equipment including digital cameras, safety and bullet proof vests, and to fund programs like seatbelt and OUI enforcement details. The Department also sought and obtained free nationally-recognized training for crime scene investigations, police leadership, and administration. Their mission statement is "to create a feeling of safety for the people within the Town of Farmington".

The Department participates in Maine's "Law Enforcement Traffic Challenge", where traffic enforcement initiatives are documented and compared to other Maine police departments' efforts. This is modeled after the National Highway Safety challenge and is sponsored by the Maine Bureau of Highway Safety. Farmington's Police Department placed third throughout the State of Maine, and as a result was awarded a free Laser Radar Gun and a strobe light.

The Department also works closely with the Franklin County Sheriff's Office, Maine State Police, Maine Drug Enforcement, and the Wilton, Jay, and Livermore Falls Police Departments and many other agencies.

Fire Protection

Once renovations to the new Police Station were complete, the Police Department moved out of the Municipal Building, and the Farmington Fire Rescue Department relocated into that space and renovated it to meet the space needs of their department.

One of Farmington's most valued services, the Farmington Fire Rescue Department, continues to participate in mutual aid for the surrounding area whenever necessary. Mutual aid is indispensable in a time of need, and trained personnel mobilize to respond immediately. Over the years, the Farmington Fire Rescue Department has responded to numerous fires and other

emergencies in Temple, Strong, Wilton, Jay, Industry, etc. and these and other towns have demonstrated the same dedication and courage by returning the favor of valor without hesitation.

Farmington's fire fighters continually train in Confined Space Rescue, Tower #3 Operation, Vehicle Extrication, Self-Contained Breathing Apparatus (SCBA) use, Ladders, Size Up, Risk Management, Ventilation, Pumping/Rural Hitch uses, Hose Advancement into multi-story buildings, Cold Weather Emergencies, Forcible Entry, Breaching Walls, and use of proper equipment, to name a few.

The Department continues to assist the Foster Tech Fire Fighter Program with instructors and the use of Farmington's facilities. The Department has also started a Junior Firefighter Program consisting of local students. These programs are a proactive effort to enlist volunteer firefighters to combat its declining numbers. The Town approved adding an additional per diem position to provide an adequate number of on-call volunteers.

Hospital and Ambulance Service

Franklin Memorial Hospital (FMH) located in Farmington is a user-friendly, progressive facility whose mission is to provide high-quality, cost-effective, patient-centered health care, to not only Farmington residents, but to the entire region. The 65-bed hospital is fully qualified and accredited to handle a broad range of medical, surgical, pediatric, women's care, and diagnostic services. Top quality specialty care is offered which includes cardiology, oncology, hematology, orthopedics, occupational health, pain management, pediatric endocrinology, physical rehabilitation, pulmonary care, sleep disorders, sports medicine, and wound care. The FMH campus houses six Franklin Health medical practices as well as the advanced breast care at the Martha B. Webber Breast Care Center.

FMH is noted for its innovation and was Maine's first hospital to offer prenatal nurse home visits to all first-time parents, the first to perform laparoscopic gallbladder surgery, the first rural Maine hospital to install a 64-slice CT scanner, and the first in the State to declare itself smoke-free. FMH has focused its efforts to improve access to health care services and preventative health programs. The Franklin ScoreKeeper System is credited with contributing to Franklin County's distinction of having the State's lowest "excess preventable death" rate for cardiovascular disease.

The hospital created and is now an affiliate of the Franklin Community Health Network, an integrated network of providers to serve the area that includes Franklin Health (a multi-specialty group medical practice), the Healthy Community Coalition (a health education, outreach, wellness, prevention organization), Evergreen Behavioral Services (an emergency mental health provider), and the Western Maine Physicians-Hospital Organization, (a negotiating entity made up of physicians and the hospital).

NorthStar, the regional ambulance service for Greater Franklin County, celebrated its fifth birthday in 2010. As part of the Franklin Community Health Network family, NorthStar's 75 EMS professionals follow their mission of respectful patient care, positive community activities,

good stewardship of resources and excellent patient care. This mission is evident throughout NorthStar's operations with 5,000 calls a year to the 71 communities over the 2,800 square miles it proudly serves.

With state-of-the-art equipment and modern ambulances, the service is ready, responsive, and reliable. Centered in the western Maine mountains, NorthStar is dispatched out of five base locations strategically positioned throughout the region. NorthStar responds to calls ranging from medical emergencies to auto accidents, from snowmobile to ATV rescues, from nursing home transfers to boating accidents. NorthStar's extensive community service activities round out the professionalism of its service and its staff for the region.

Adequacy of solid waste management system to meet current needs. Farmington's efforts to reduce the reliance on waste disposal and to increase recycling. Impact of projected growth during the planning period on system capacity. Improvements needed to meet future demand. Efforts being undertaken regionally to improve efficiency and lower cost:

The Town adopted its Solid Waste & Recycling Ordinance in 1992 and it was revised in 2002. Farmington has a recycling rate of 25%, and relies on a private hauling business that operates the Town's sort facility which adequately meets current needs.

Public facility and service support of local economic development plans. Improvements needed in the telecommunications and energy infrastructure:

The five-year Road Plan in the Transportation (Section 4) is currently the highest priority public facility and service support need for funding after years of deferred maintenance and deferred reconstruction. Local funding in this plan totals \$1,133,802, in addition to anticipated Local Roads funding from the State. This work is vital and essential to the Town's economic well-being as it serves the commercial as well as residential areas of town.

Farmington is pursuing the provision of high-speed broadband internet access throughout the town so that all sectors are best served by this necessary 21st century utility.

Farmington's public health officer and public health issues:

The Code Enforcement Officer (CEO) is also the Town's certified Local Health Officer (LHO). Public health issues are generally of a routine nature, with most complaints regarding issues like mold, rodents, trash, substandard living conditions, etc., and these are handled promptly by the CEO.

Public facilities, such as the town office, library, and cemeteries nearing respective capacities. Accommodation by these facilities of projected growth:

With the Police Department moving into the new Police Station in 2012, the vacated space in the municipal building became available for the Fire Rescue Department which markedly improved the level of sufficiency.

Ten years ago, a new 16,000 square foot Public Works garage was built and some of that space is used for offices, a training room, and storage for that department. The old vacated building, (subsequently demolished) was only 7,200 square feet.

The Farmington Public Library was beautifully restored and updated ten years ago and has more than adequate space to serve the public well into the future.

There are many small old cemeteries throughout the Town. The two larger cemeteries are Riverside, which is almost full, and Fairview, which will be able to accommodate this need for the balance of the 21st century.

Town priorities for funding needed improvements reflected in the capital investment plan:

Refer to Section 11, Fiscal Capacity & Capital Investment Plan

Extent to which investments in facility improvements are directed to growth areas:

The Town and the Farmington Village Corporation have diligently maintained and improved the sewer and water systems, which primarily serve the growth areas, and this infrastructure is well equipped to serve future growth needs. The Town's recent reconstruction of the downtown's storm drainage interceptor also serves a vital growth area with this infrastructure improvement. Several recent downtown streetscape improvement projects, partially CDBG funded, have also made long-term improvements to this important area.

The five-year Road Plan, currently the highest priority public facility and service support need, is funded through \$1,133,802 in Town funds, coupled with additional Local Roads funding from the State. This work serves growth areas in town, both commercial and residential.

Condition and Trends

Location of facilities and service areas - see map section:

General physical condition of facilities and equipment:

Municipal Building:

The Municipal Building is located at 153 Farmington Falls Road. Many changes have been made recently to the Municipal Building, including air conditioning for the main floor, new windows throughout the building, and the remodeling of the old police offices for the Farmington Fire Rescue Department.

Police Department:

The Farmington Police Department, located at 116 Franklin Avenue, is housed in what was once a medical building and has been remodeled to meet the needs of this department. The interior of the building is now in excellent condition and most of the equipment is new. A new

three-bay garage has also been recently built for this facility, generously funded by a private donor. The Department has purchased several new vehicles over the past few years.

Public Works Garage:

The Farmington Public Works garage is located at 152 Public Works Drive, and was built just ten years ago and is in excellent condition. This department has also purchased several new vehicles over the past few years.

Recycling Facility:

The Public Works Department oversees the Recycling Center located at 179 Dump Road, and the "Swap Shop" building provides space for donated items and an office. In 2009, a new sign was purchased with grant money.

Community Center:

The Community Center is located at 127 Middle Street. Several years ago, the bathrooms were renovated and an ADA bathroom was added. This building has received, by private donations, many improvements over the years such as new seating and a new stage curtain.

Parks:

At Hippach Field, the major league baseball diamond recently received a variety of upgrades - the pitching mound was rebuilt, truckloads of infield mix applied, the infield grass was re-edged, and a new home plate was installed. The Fieldhouse exterior was painted, and the fence repaired including brick columns and wood sections.

Also at Hippach Field, the wading pool has been relined and its drain repaired, and a new playground was installed in 2008. In 2010, the tennis courts were completely reconstructed.

In 2012, the Town contributed a cash match along with CDBG funding to improve and expand ADA access to Meetinghouse Park. The project included construction of a ramp connecting the upper and lower sections of the park, re-setting the central granite steps, new steps for the gazebo with new rails and fencing, and repaving the walkways. These improvements provide safer accessibility for all residents and visitors.

Bjorn Park was built in the summer of 2014 at the intersection of High Street and Farmington Falls Road. The old salt shed and existing road cutting across the parcel were removed to make way for trees, shrubs and flowers, planted in a series of circular berms. There is also a small, seven space parking lot with access on the High Street side of the lot. The idea of the park was suggested by residents at the March annual town meeting and was funded by Richard and Judith Bjorn of Farmington.

The Wastewater Treatment Facility:

The Wastewater Treatment Facility (WWTF), located at 269 Farmington Falls Road, was last upgraded in 1993. The Town has continued to upgrade the collector sewers and system equipment since then. As of 2012, the Facility owns three work trucks - which consist of one tow truck with hoist, two plow trucks, and a skid steer.

Capacity and anticipated demand during the planning period:

The licensed capacity of the WWTF is 900,000 GPD. The current daily demand runs between 400,000 to 500,000 GPD. Average daily demand is anticipated to not exceed 500,000 GPD during this planning period.

Identification of ownership/management systems:

The Town's Board of Selectmen are the Commissioners of the Sewer Department, and the WWTF is operated by a Superintendent and three other department employees.

Estimated costs of needed capital improvements to public facilities with information related to each of these public facilities and services:

Refer to Capital Improvements Plan in Section 11.

a. Sewerage and/or Water Supply – Number of and types of users, and percentage of households served:

There are a total of 1,126 users on public sewer, including 815 residential, 303 commercial and 8 governmental users.

The FVC Water Department serves 1,599 customers including 1,275 residential accounts, 258 commercial customers, three industrial customers, and 63 governmental customers.

b. Septage – Town policies/regulations regarding septage collection and disposal:

In 1998, the Town of Farmington adopted a Biosolids and Other Residuals Management Ordinance. The purpose of this Ordinance was to provide an opportunity for effective notice and public input during the application review process and to monitor and regulate the use of biosolids and other residuals. This Ordinance was developed to insure the adequate remedy for any damage that may occur, as well as protect the health, safety, and economic interests of the residents of Farmington. This Ordinance was also developed to enhance and maintain the quality of the environment, and to conserve natural resources through regulation of storage and land application and/or storage sites of biosolids and other residuals. Presently the Town generates 1,100 cubic yards of biosolids per year, and 100% of these biosolids is taken to New England Organics (NEO) in Unity. The Town also has three permitted land sites should NEO shut down.

c. Solid Waste – Town’s solid waste management system, types and amounts of municipal solid waste and recycled materials for the past five years:

Solid waste management is comprised of two components, solid waste disposal (MSW) and recycling. In 1995, the Town of Farmington closed and covered its landfill located at 179 Dump Road. The Town maintains the facility which is still used to collect recyclables and solid waste. Archie’s Inc., located at 344 River Road in Mexico, is the licensed hauler and collects residential solid waste and recyclables at the facility. It also provides businesses with dumpsters, and contracts with residents for curbside pickup.

It is then trucked to Waste Management of Maine, Inc. located at 357 Mercer Road in Norridgewock, Maine for disposal, destroying, and processing. Items included are household garbage, metals, white goods (purged of CFCs), mattresses, carpets, toilets, furniture, televisions, computer monitors, fluorescent light bulbs, tires, demolition debris, anti-freeze, and waste oil.

Tons of Solid Waste collected:

2010	2009	2008	2007	2006
5,557.4	5,653.8	5,577.9	5,935.6	4,374.7

Source – Maine State Planning Office based upon data submitted by the municipality.

In 1991, recycling became mandatory in the Town. Recyclable materials include newspapers and magazines, corrugated cardboard, high grade paper, mixed paper, glass containers, colored HDPE (#2) plastic bottles, natural HDPE (#2) plastic bottles, steel cans, aluminum, compost, and batteries.

Tons of Material recycled:

2010	2009	2008	2007	2006
4,122.3	4,905.8	4,557.0	4,232.6	3,274.6

Source – Maine State Planning Office based upon data submitted by the municipality.

d. Stormwater Management – There are no combined sewer overflows in Farmington.

Farmington is not a Municipal Separate Storm Sewer System (MS4) Community.

e. Power and Communications – Availability of electricity (incl. 3-phase), telephone, internet (including broadband), and cable within Farmington:

Farmington is well served by the power system within town, which has been improved by CMP with the expansion of substations, and redundant interconnectivity to help with power outages. Three-phase is available in all growth areas. Farmington is pursuing the provision of high-speed broadband internet access throughout the town so that all sectors are best served by this necessary 21st century utility. There is cable available in the urbanized parts of Farmington, as well as fiber-optic phone line service.

f. Emergency Response System – Fire, police, and emergency/rescue facilities and equipment. Average call response times for different services, dispatch location with

number of communities served (Public Safety Answering Point, or PSAP), staffing and training needs; and E911 addressing management system (addressing officer, ordinance, reporting system):

FIRE RESCUE: Emergency rescue facilities – Fire Department located at 153 Farmington Falls Road. Equipment – Ladder truck, two pumpers, brush truck, AED. Average response time – seven minutes. Dispatch location – Franklin County Sheriff’s Office, 124 County Way. Number of communities served – Farmington has a Mutual Aid Agreement with all neighboring communities (see "Fire Protection" on page 6 of the Introduction section under "Regional Coordination Program"). Staffing and training needs – Determined by Fire Rescue Chief.

POLICE: Emergency rescue facilities – Police Department located at 116 Franklin Avenue. Equipment – Police cruisers, 4WD pickup, four-wheeler, personal protective equipment, and AED. Average response time – Five minutes. Dispatch location – Franklin County Sheriff’s Office located at 124 County Way. Training needs – Determined by Police Chief.

NORTHSTAR AMBULANCE: Emergency rescue facilities located at 111 Franklin Health Commons: Equipment – Ambulance advanced cardiac life support and paramedics. Average response time – Four minutes in Farmington. Dispatch location – Franklin County Sheriff’s Office.

SHERIFF’S OFFICE - 124 County Way. Number of communities served – Franklin, Somerset, Oxford, and Androscoggin counties. Staffing and training needs – Determined by Management.

E911 ADDRESSING: Town Assessor is the Addressing Officer, under Streets and Sidewalks Ordinance (10-1.4 G.); measurement taken from two known addresses, plotted on digitized street address map, and a letter with the assigned address is mailed to the property owner and all E-911 departments.

g. Education – For RSU 9, primary/secondary school system enrollment for the most recent year information is available and projected for the next 10 years. Extent and condition of pedestrian and bicycle access to school facilities:

RSU 9: W. G. Mallett – 461 students. Cascade Brook – 283 students. Mt. Blue Middle – 311 students. Mt. Blue Learning Campus – 697 students. No ten-year projections available.

University of Maine at Farmington – 1,789 students. No ten-year projections available.

The following school facilities, W.G. Mallett, Cascade Brook, and Mt. Blue Middle, all have excellent pedestrian and bicycle access.

h. Health Care – Major health care facilities (hospitals, clinics) and other providers serving the community. Public health and social services supported by the community through municipal subsidy:

Refer to "Hospital and Ambulance Service" on page 5 of the Introduction section under "Regional Coordination Program" – "Shared Facilities and Resources". There are no public health or social services supported by municipal subsidy:

i. Municipal Government Facilities and Services – Facilities and staffing for municipal administrative, enforcement, and public works operations:

Municipal Building – 153 Farmington Falls Road. Staff: Administration – 7.5, Assessing – 1.5, Cemetery – 1, Code Enforcement/Planning – 2.5.

Fire Rescue Department – 153 Farmington Falls Road and 114 Philbrick Street. Staff: 1 Full-time; 13 Per Diem; 14 On-call

Parks and Recreation – Community Center - 127 Middle Street, Hippach Field - 306 Main Street, Meetinghouse Park and Gazebo - 139 Main Street. Staff: 2

Police Department – 116 Franklin Avenue. Staff: 20

Public Works – 152 Public Works Drive. Staff: 10

Recycling – 179 Dump Road. Staff: 2

Waste Water – 269 Farmington Falls Road. Staff: 3 Full-time; 1 Part-time

SECTION 6. RECREATION

Goals

The Town will continue to promote and protect its outdoor recreation opportunities and facilities for the citizens of Farmington and the surrounding area, including access to surface waters. It is also the goal of the Town to develop and participate in regional programs and activities to achieve regional recreational wants and needs.

Farmington will continue to work for the preservation and improvement of recreation in town by examining the long-range needs of the community and making recommendations for addressing recreational deficiencies.

The Town will continue to support the promotion of the western Maine region by working with the Chamber of Commerce, Western Mountain Alliance, and other agencies who have initiated long-term efforts to further develop the region's tourism economy and promote the image of Farmington as the gateway to the western Maine mountains and their varied opportunities for recreation.

Farmington will continue to use its ordinances, including Zoning, Site Review, and Subdivision, which contain performance standards, to require new development to minimize negative impacts on the town's recreational assets.

Policies

The Town follows the minimum policies required to address State goals which are:

To maintain and upgrade existing recreational facilities as necessary to meet current future needs; and

To preserve open space for recreation as appropriate; and

To have at least one major point of public access to major water bodies for boating, swimming and fishing.

Strategies

The Town follows the minimum strategies required to address State goals which are:

To create a list of recreational needs and assign responsible parties; and

To include any capital needs identified in the Capital Investment Plan; and

To work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses; and

To work with land trusts to pursue opportunities to protect open space and recreational land; and

To provide education about the benefits and protections for landowners allowing public recreational access on their property.

Analyses and Key Issues

Ability of recreational facilities and programs in the community and region to accommodate projected growth or changes in age groups in Farmington; and

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

Farmington encourages volunteers to assist in Town recreation programs through the Recreation Department, and encourages volunteers to assist UMF, RSU9, and other entities with their recreation programs.

The Town encourages and promotes the use and enhancement of the system of walking the and multi-use trails in town by the public and supporting groups, including the Department of Conservation's "Rail Trail" and snowmobile trails linked to the state-wide system.

The current recreation programs in Farmington function well for both children and adults in the community. The Town's Recreation Center, UMF's Fitness Center, and the Farmington's Ski Club at Titcomb Mountain all have many programs for all ages.

Activities at the Farmington Recreation Department include tennis, pickleball, badminton, shuffleboard, basketball, baseball, softball, volleyball, playground, wading pool, horseshoes, hitting tunnel with pitching machine, and ice skating. The primary facilities are located in the Community Center on Middle Street, and at Hippach Field on Main Street. Located in the Community Center is a space for preteens to come and utilize the gymnasium, recreation room, community lounge, computer lab, gaming chamber, and weight room.

Philbrick Field is yet another Town facility and is located in Farmington Falls. It has a covered pavilion and a baseball field.

Kemp Field is located on the Whittier Road in Farmington Falls, and is owned by a non-profit organization and used by Mt. Blue Youth Football.

Meetinghouse Park is located downtown, has a gazebo used as a bandstand for periodic performances, and park benches.

UMF's Fitness Center activities include programs for children such as "Cradles and Crayons", a daycare program designed for children six weeks to pre-kindergarten. Participants play games, enjoy story time, exercises, and make new friends while parents can use the hour for their personal exercise programs.

Another program offered at UMF is "Summer Daze Camp" where youngsters enjoy fun experiences including swimming in UMF's pool and the Sandy River, water games, field trips, sports, arts and crafts, hiking theme days, and much more.

For the aging population of Farmington, UMF offers activities such as the "Gold LEAF Club" which is a member run organization devoted to lifelong learning in Franklin County for anyone age 50 or older. The club offers intellectually stimulating classes and activities, and socializing with people with a similar interest in enhancing their knowledge of the world around them. Adult swim classes are also offered at UMF's Fitness Center pool.

Needs for certain types of services or facilities, or upgrades or expansion of present facilities to either add capacity or make them more usable:

One unmet recreation need is for a covered ice rink for hockey and recreational skating.

Important tracts of open space commonly used for recreation, either publicly owned or otherwise permanently conserved:

Another recreation site owned and maintained by the Town is Walton Mill Pond Park located off the Temple Road in West Farmington. Activities there include canoeing, kayaking, fishing, picnicking, and there is a multi-use field area.

The UMF playing fields and the open fields extending to the north along the east bank of the Sandy River are an important multi-use area for local residents.

Bonney, Flint, and Clifford woods (see below).

Maintenance of recreational trails in the community and management of use conflicts on these trails; and

Mechanisms, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements; and

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

The "Rail Trail" that runs from Jay through Farmington is owned by the State and is maintained in part by the Woodland Wanderers Snowmobile Club and area ATV clubs. This has become an important part of the snowmobile trail system. It is also used by ATVs, bicyclists, and walkers.

Bonney Woods, located at the edge of downtown, in the vicinity of North Street, is a 10 acre forested area complete with a one mile nature trail, benches, and an old fenced-in cemetery.

Flint Woods is approximately 40 acres in size, also in the vicinity of North Street and Titcomb Hill Road, and available activities are hiking, cross-country skiing, and biking on its 4.7 miles of trails.

Clifford Woods is approximately 55 acres in size and lies between Titcomb Hill Road and Perham Street, just west of Woodfield Drive, and has 1.4 miles of walking trails.

The Town continues to provide a portion of snowmobile registration refund to the Northern Lites, Shiretown Snowriders, and New Sharon snowmobile clubs for maintenance of their trail system.

A winter activity offered by UMF and held at the Titcomb Ski Club is the "UMF Snowcats Program" which is an after school ski program for children in grades K-3. Other Programs offered at Titcomb Ski Club include the "Nana Webber" after-school ski or snowboard group lessons for children in grades 3 to 6 attending RSU#9. This program is run by volunteers of the Farmington Ski Club. The "Saturday Ski/Snowboard School" offers weekly group ski lessons for children who must be six years old, and snowboard lessons for children age eight or have started second grade. Other ski programs offered at Titcomb are the "Bill Koch Nordic Program", the "Buddy Werner Program", and "F.A.S.T." – the Farmington Area Ski Team.

Restriction of traditional access to private lands:

Almost all of the forested land in Farmington is privately owned. Much of this land remains unposted and is available for hunting, but as the town grows more suburban and less rural such areas are less available for this recreational use.

Public access to the community's significant water bodies, compatible with the protection of public drinking water sources:

The Town's major water bodies are the Sandy River, Temple Stream, Wilson Stream, and Clearwater Lake.

Shared resources and facilities with abutting towns include recreational activities involving the Sandy River, which is utilized by residents as far north as Maine Township E, flowing through Madrid, Phillips, Strong [abutting town], Farmington (with bridges in Fairbanks, West Farmington, and Farmington Falls), Chesterville [abutting town], New Sharon [abutting town], and finally discharging into the Kennebec River in Norridgewock.

There is a public access to the Sandy River located on the site of the Dept. of Human Services building on the east bank just south of Center Bridge. There is also access used by the public at the ball field site in Fairbanks on the west bank just south of the Fairbanks Bridge. Another popular access to the Sandy River is via the old railbed, across the UMF playing fields, to the

east bank by the old railroad abutment. The Sandy River is popular for fishing, swimming, canoeing, kayaking, and tubing.

Wilson and Temple Streams are accessible for kayaking on a seasonal basis.

Though the majority of Clearwater Lake is in Industry, a portion of it along its western shore lies within Farmington. The water is clean and clear, there are beautiful views of the surrounding hills, and it has a public launch and picnic area at the outlet. The lake has activities such as swimming, fishing, canoeing, kayaking, boating, skiing, sailing, and in the winter many ice shacks dot its surface. Clearwater Lake is also the site of the Polar Bear Club's annual dip on Chester Greenwood Day.

None of the above bodies of water contribute to the Town's drinking water supply.

A map or list of publicly-used open spaces and their associated facilities, such as parking and toilet facilities:

Hippach Field:

Activities: Wading Pool, Tennis, Baseball, Softball, Skating, Playground, Basketball, Soccer, Skateboarding, Volleyball, Horseshoes, Picnicing

Facilities: Parking, Fieldhouse, Bathrooms, Picnic Tables

Philbrick Park:

Activities: Baseball, Softball

Facilities: Parking, Port-a-Potty, Pavilion, Picnic Tables

Walton Mill Pond Park:

Activities: Canoeing, Kayaking, Fishing, Field Games

Facilities: Field, Picnic Tables, Parking

Bonney, Flint, and Clifford Woods:

Activities: Hiking

Facilities: Parking

Rail Trail:

Activities: Jogging, Walking, Running, Biking, Cross-country Skiing, Snowmobiling, ATV

Facilities: Parking

UMF & FVC Fields & Woods:

Activities: Jogging, Walking, Running, Cross-country Skiing, Field Games

Facilities: Parking

A list of local land trusts in the area:

Bonney-Flint-Clifford Woods

SECTION 7. WATER RESOURCES

Goals, Policies, Strategies

The Town will continue to conserve natural surficial water resources and assure that they are adequately protected under the Town's Shoreland Zoning Ordinance & Map, and under the State's Natural Resource Protection Act (NRPA) in cooperation with the State Department of Environmental Protection (DEP), both of which regulate activities in and around the Sandy River, Clearwater Lake, and various streams, brooks, and wetlands within Farmington.

The Town will continue to control development in the 100-year floodplain under the Floodplain Management Ordinance and the accompanying FEMA NFIP/FIRM data.

The Town will continue to regulate development in the Primary and Secondary Wellhead Protection Areas under the Wellhead Protection Ordinance and accompanying map.

The Town will continue to require soil stabilization, erosion control, and storm water management for developments through administration of its Soil Erosion Control & Storm Water Management, Subdivision, and Site Review Ordinances.

The Town will continue working to improve surficial and ground water quality by utilizing resources like DEP's Small Community Grant Program to repair and replace failed septic systems that threaten the environment.

The Town will continue to promote the utilization of Best Management Practices (BMP's) for agriculture, forestry, and construction to lessen transport of sediment, phosphorus, and other pollutants into Farmington's river, lake, stream, brook, and pond resources. The Town will continue to prevent the contamination of groundwater by following BMP's in the management of the Town's salt and sand storage facility.

The Town will continue to work with DEP, the Army Corps of Engineers (ACOE), the State Department of Inland Fisheries & Wildlife (IF&W), the State Department of Marine Resources (DMR), U.S. Fish & Wildlife (USF&W), the U.S. Department of Forestry, the Federal Emergency Management Agency (FEMA), the Maine Emergency Management Agency (MEMA), and landowners, to mitigate erosion along the Sandy River and stabilize its banks, thereby preserving property, farmland, woodland, and public facilities such as roads, bridges, and water/sewer systems.

The Town will protect groundwater aquifers by considering the implications of any proposed massive future groundwater withdrawals by reviewing same under appropriate ordinances. The Code Enforcement & Planning Office will continue to provide administrative assistance to the Planning Board to deliver effective application and enforcement of ordinance standards.

Surface Water

Farmington's surface water resources include all or part of three ponds, nine streams and brooks, and the Sandy River.

Only a small portion of Clearwater Lake is in Farmington, most of it being in Industry. However, the western portion lake's watershed is in Farmington, and the land uses there can affect water quality and the ecosystem. Clearwater Lake was rated class 2 in the "Maine's Finest Lakes" study done by the State in 1989, with fisheries and wildlife rated "significant".

Ballard Pond is less than ten acres, and privately owned. It was given a class 3 rating in the "Maine's Finest Lakes" study, which indicates no known outstanding or significant values. It was also classified as "highly vulnerable" under DEP's Lake Vulnerability Index, indicating that 1 ppb increase in phosphorus is predicted to occur within 50 years.

Walton's Mills Pond is a 30-acre pond formed by a dam on Temple Stream, and was not included in the "Maine's Finest Lakes" study.

The Sandy River and all the other brooks and streams in Farmington have been rated by the Department of Environmental Protection based on water quality goals, and classified as either AA, A, B, or C, with AA being the highest quality. According to this Water Classification Program, which was established in 1990, the Sandy River where it flows through Farmington, and all the brooks and streams in Farmington, are rated class B. This was an upgrade for the Sandy River from C, and meant that the Town had to upgrade its wastewater treatment facility.

Class B waters have standards for dissolved oxygen and E. coli bacteria levels which make them suitable for drinking water supply after treatment, fishing, recreation, various industrial uses, navigation, and as habitat for fish and other aquatic life. The habitat of Class B waters must remain "unimpaired". By comparison, Class A waters must remain "natural", and Class C waters allow some impacts on aquatic life.

The Sandy River is one of the principal tributaries to the Kennebec River. It is 65 miles long and drains 644 square miles. It has a long history of severe floods, the most recent being in the spring of 1987. The Maine Rivers Study (1982, Maine Department of Conservation) rated the Sandy River as Class B, which means it possesses "a composite natural and recreational resource value with outstanding statewide significance". The unique/significant river resource values of the Sandy River identified by the study are geologic-hydrologic, critical/ecologic, scenic, inland fishery, whitewater boating, and canoe touring.

Aquifers

Aquifers are saturated geological formations containing usable quantities of water. The Maine Geological Survey (MGS) reports all or part of three significant sand and gravel aquifers in Farmington, all part of the Sandy River system. The mapped aquifers yield at least 10 to 50 gallons per minute (GPM), with some north of the downtown yielding 50 GPM or more.

Several wells in town produce 150 GPM and one reports 500 GPM. Water is also available in bedrock fractures throughout town, but these are harder to locate and are not mapped. Some information about bedrock water resources may be gleaned from well inventory data maintained by MGS.

The public water supply in Farmington is solely derived from two aquifer wells along the Sandy River, the main one being off the Town Farm Road. The partial surface water supply from Varnum Pond was discontinued in the early '90s.

Ground Water

The Town's ground water is probably its most important resource. It can be contaminated by many different types of land uses that discharge pollutants into or onto the ground. The primary sources of ground water contamination in Maine are malfunctioning septic tanks, leaking underground fuel storage tanks, salt leachate from salt/sand and stockpiles, landfill leachate, herbicide leachate, and certain industrial activities that have the potential for contaminating ground water if caution is not used.

Farmington has several potential contamination sources. They include a Maine Department of Transportation (MDOT) salt storage area in Fairbanks and the Town's sludge utilization site in the floodplain south of downtown. The sludge site is located over an aquifer and has five monitoring wells, which have been monitored by the Maine Department of Environmental Protection for many years. Additionally, Farmington has a closed/abandoned landfill, which with a score of 55, is eleventh on a prioritized list of 64 such landfills based on the hazard each poses to the environment and to public health. The maximum total possible points are 125.

On March 10, 1997, the Town of Farmington adopted a Wellhead Protection Ordinance and updated it in 2013. The purpose of this Ordinance is to protect the public water supply from land uses which may pose a threat to the quality and/or quantity of the groundwater being extracted from wells which serve public water systems. Two Wellhead Protection Zones have been established consisting of the Primary and Secondary Recharge Areas.

Floodplains

The National Flood Insurance Program (NFIP) has been designed to provide flood insurance for existing properties and to limit additional development within the 100-year floodplain. The requirements of the NFIP stipulate that municipalities enact regulations limiting development in the floodplain areas. A 100-year flood is a flood that has one chance in 100 of being equaled or exceeded in any one-year period. Floodplains are best suited for uses such as open space, agriculture, recreational uses not requiring major structures, and wildlife habitat.

One-hundred year flood zones are found along the Sandy River, Temple Stream, Wilson Stream, Barker Brook, Adams Brook, Hardy Brook, Beales Brook, Cascade Brook, and in spots along other small unnamed brooks.

The floodplain of the Sandy River is known for its rich agricultural soils. Flooding can cause serious erosion of these fertile intervale farmlands, although often seasonal flooding merely serves to refresh this resource. The streambed of the Sandy River is subject to potential alteration from flood events. There are homes, businesses, and roads in the floodplain area that can be adversely impacted by 100-year floods.

In 1987, the Sandy River overflowed its banks during the “April Fool’s Day Flood”, which was one of the most damaging natural disasters in Maine history. The Town of Farmington suffered over \$5 million in damages, according to the Maine Emergency Management Agency. This included the loss of the Route 4 bridge in Fairbanks, as well as farmland damage downstream of the town's center. The cause of this flood was a combination of warm temperatures, a saturated thick snowpack, and heavy rain.

Changing land uses in the upper Sandy River watershed from a rural to more developed landscape, with natural areas being converted to impervious surfaces, exacerbated the impact of this flood. As the natural landscape is developed, forests and natural contours are increasingly replaced by cleared and leveled land, lawns, and pavement. The developed landscape cannot absorb and retain water the way a natural, forested landscape does, with the result being not only increased runoff into lakes and rivers, but also the direct export of increased phosphorus and pollutants into these water bodies.

Shoreland Zoning

Farmington has an abundance of streams and brooks, as well as a major river (the Sandy River) and a Great Pond (Clearwater Lake). State Shoreland Zoning law seeks to protect against pollution, flood hazard, and erosion, as well as conserve fish spawning grounds, aquatic and wildlife habitat, and shore cover. This law specifies that certain areas surrounding significant bodies of water be zoned. These zones include areas within 250 feet from the high water line of Great Ponds (over ten acres in size), wetlands, and rivers, and 75 feet from the high water line of streams.

The Town has kept its Shoreland Zoning Ordinance revised to comply with State mandated updates. Table 7 – 1 describes the water bodies in Farmington to which the Town ordinance requirements apply.

**TABLE 7 – 1
WATERWAYS ZONED AS SHORELAND UNDER STATE LAW AND TOWN ORDINANCE**

250 FEET FROM:	AREA ZONED:
- Clearwater Lake	4000' of shore frontage within the Town's borders
- Sandy River	Entire length of the river
- Certain MGS wetlands	See Water Constraints Map
- Temple and Wilson Streams	Entire length of the streams
75 FEET FROM:	AREA ZONED:
- Barker Stream	Entire length of stream within the Town's borders
- Adams Stream	Entire length of stream within the Town's borders
- Unnamed Brook north of North Chesterville Road	Entire length of stream within the Town's borders
- Hardy Brook	Main stem and two branches south of Morrison Hill Road
- Beales Brook	Main stem to point just south of Bailey Hill Road
- Cascade Brook	To point just east of junction of Perham and Middle Streets
- Beaver Brook	Main stem to second branch in the stream
- Unnamed tributary to Barker Stream	500' along stream which crosses New Vineyard Road in the northernmost corner of the Town
- Unnamed tributaries to Temple Stream	Main stem of brook east of Porter Hill Road; main stem of brook to second branch, west of Porter Hill Road, crossing Clover Mill Road; main stem of brook to second branch, west of Russells Mills Road, crossing Temple Road.

Within 250 feet of the Sandy River, Temple Stream, Wilson Stream, Clearwater Lake, and several wetlands, the Shoreland Zoning Ordinance establishes four zoning districts: General Development, Residential, Agriculture/Forest, and Resource Protection. The Town's Shoreland Zoning Map shows where these various districts are located.

Most of the Shoreland Zone along the Sandy River is in the Agriculture/Forest District, with two Resource Protection District areas along the west bank and three Resource Protection District areas along the east bank.

Most of Wilson Stream is in the Agriculture/Forest District, except its western bank in the zoned area between Wilton and Webster Roads, which is in the Resource Protection District, and its western bank in the zoned area east of Route 2/4 which is in the General Development District.

Temple Stream in West Farmington is in the General Development and Limited Residential Districts, and upstream of Walton Mill Pond it is mostly in the Agriculture/Forest District. Both the northern and southern sections of the Shoreland Zone around Clearwater Lake are in the Residential District, and the middle section is in the Resource Protection District.

SECTION 8. CRITICAL NATURAL RESOURCES

Goal

The Town will continue to conserve its natural resources in order to maintain opportunities for farming and forestry, and to assure that water resources, soils, and rare plants, animals, and natural communities/ecosystems are adequately protected.

The Town will continue using the Town's Shoreland Zoning, Floodplain Management, and Soil Erosion Control & Storm Water Management Ordinances to provide adequate protection for water and soil resources.

The Town will continue to identify and protect rare, threatened, and/or endangered plants, animals, and natural communities/ecosystems by working with landowners, and the Maine Natural Areas Program, to document areas of significant or critical scientific value. The Town's Conservation Commission will continue to encourage and assist property owners in the replacement of aging and/or diseased trees in the Town's village areas as appropriate.

Critical Natural Resources

Table 8 - 1 below lists thirteen critical natural resources found in Farmington. They are listed in order of the date last seen. Only four have been confirmed in the last three decades, though the others may still exist.

<p>TABLE 8 – 1 CRITICAL NATURAL RESOURCES</p>

Common Name	Scientific Name	Status*	Date Last Seen
Slippery Elm	<i>Ulmus rubra</i>	PE	June 1892
Wild Ginger	<i>Asaarum canadense</i>	T	May 1893
Showy Orchis	<i>Galearis spectabilis</i>	T	May 1893
Pale Orchis	<i>Platanthera flava</i>	PE	July 1896
Wild Leek	<i>Allium riccoccum</i>	WL	June 1897
Alaskan Clubmoss	<i>Lycopodium sitchense</i>	E	August 1904
Goldie's Wood-fern	<i>Dryopteris goldiana</i>	SC	October 1907
Ground-fir	<i>Lycopodium sabinifolium</i>	T	August 1913
Ebony Spleenwort	<i>Asplenium platyneuron</i>	T	1914
Blue Birch	<i>Betula x caerulea</i>	WL	July 1966 / August 1987
Northern New England Rich Mesic Forest		WL	May 1985
Squirrel-corn	<i>Dicentra canadensis</i>	T	May 1987
American Ginseng	<i>Panax quinquefolius</i>	E	August 1989

Endangered Plant Technical Advisory Committee

- *E = Endangered; one documented recent occurrence, or federally endangered.
- *T = Threatened; two to four documented recent occurrences, or federally threatened.
- *SC = Special Concern; five to ten documented recent occurrences, could become threatened.
- *PE = Possibly Extirpated; zero documented recent occurrences.
- *WL = Watch List; more than ten documented recent occurrences, but is of concern.

These plants are nearly all specific to rich, calcareous (limy) soils characteristic of the Northern New England Rich Mesic Forest, which is itself a unique natural feature in Maine. The Maine Natural Community Classification describes a Rich Mesic Forest as “forests typically steep or moderately-steep slopes, on rich or over wash soils. Soils are enriched with organic matter and soluble salts...soils especially fertile and support a variety of rare species...”

The specific locations of the most recently documented rare plants are known, which is not always the case with older records. The Rich Mesic Forest is located in the southern section of Farmington between Webster Road and Hammond Road. Both Squirrel-corn (Dicentra canadensis) and American Ginseng (Panax quinquefolius) are found there. The Blue Birch (Betula x caerulea) located in 1987 is located on the floodplain on the east bank of the Sandy River below the Route 4 bridge.

The Blue Birch located in 1966 is between Mosher Hill Road and Clearwater Lake. Goldie’s fern (Dryopteris goldiana) located in 1907 was and still may be located in the vicinity of Perham Hill Road and the New Sharon townline.

The Maine Natural Areas Program recommends that for planning, the general location of critical resources be noted if any change in land use activity is proposed. In such cases, on request, the Maine Natural Areas Program can provide information on the specific location and ecological requirements of subject species to assist Town officials in evaluating projects.

Mosher Pond Stream Falls, Critical Area #226: The Mosher Pond Stream Falls Critical Area is located on Mosher Pond Stream between Mosher Pond and Barker Stream in the northeastern corner of town. It consists of several closely spaced drops and a lower gorge. Registration as a Critical Area implies voluntary protection of the site by the landowner.

Important Plants, Animals, and Habitats

A listing follows of the important plants, animals, and habitats present in Farmington intended to aid in conservation planning and to supplement Maps 13-18 attached to this Plan. This information is based on known occurrences or known geographic distribution of the species listed and represents the best available information available at the time this Plan was updated, and includes:

- Rare, threatened, and endangered plants and animals
- Rare and exemplary natural communities
- Significant and essential wildlife habitats
- Bird, fish, and other species of greatest conservation need

Rare, Threatened, and Endangered Plants

Common Name	Scientific Name	Global Rank***	State Rank**	State Status
American Ginseng	<i>Panax quinquefolius</i>	G3, G4	S3	E****
Broad Beech Fern	<i>Phegopteris hexagonoptera</i>	G5	S2	SC*****
Squirrel-corn	<i>Dicentra canadensis</i>	G5	S1	T****

Data from Maine Natural Areas Program

Rare, Threatened, and Endangered Animals

Common Name	Scientific Name	Global Rank***	State Rank**	State Status
Arrow Clubtail	<i>Stylurus spiniceps</i>	G5	S1, S2	SC*****
Bald Eagle	<i>Haliaeetus leucocephalus</i>	G5	S4B, S4N	SC*****
Cobra Clubtail	<i>Gomphus vastus</i>	G5	S1, S2	SC*****
Creeper	<i>Strophitus undulatus</i>	G5	SNR	SC*****
White Mountain Tiger Beetle	<i>Cicindela ancocisconensis</i>	G3	SNR	SC*****
Wood Turtle	<i>Glyptemys insculpta</i>	G4	S4	SC*****

Data from Maine Department of Inland Fisheries & Wildlife

Rare and Exemplary Natural Communities and Ecosystems

Name	Global Rank***	State Rank**
Enriched Northern Hardwood Forest (Maple – Basswood – Ash Forest)	GNR	S3

Data from Maine Natural Areas Program

Significant, Essential, and other Animal Habitats

Habitat Type
Deer Wintering Area
Inland Waterfowl and Bird Habitat
Significant Vernal Pool

Significant and Essential Habitats and Significant Vernal Pools from MDFIW

Fish Species of Greatest Conservation Need

Common Name	Scientific Name
American Eel	<i>Anguilla rostrata</i>
Atlantic Salmon	<i>Salmo salar</i>
Brook Trout	<i>Salvelinus fontinalis</i>
Burbot (Cusk)	<i>Lota lota</i>
Wild Lake Trout (Togue)	<i>Salvelinus namaycush</i>

Data from Maine Department of Inland Fisheries & Wildlife, Department of Marine Resources, and U.S.Fish & Wildlife Service. Based on known ranges, these species may occur in this geographic area if appropriate habitat is available.

Bird Species of Greatest Conservation Need

Common Name	Scientific Name
American Bittern	<i>Botaurus lentiginosus</i>
American Black Duck	<i>Anas rubripes</i>
American Three-toed Woodpecker	<i>Picoides dorsalis</i>
American Woodcock	<i>Scolopax minor</i>
Baltimore Oriole	<i>Icterus galbula</i>
Barn Swallow	<i>Hirundo rustica</i>
Barred Owl	<i>Strix varia</i>
Bay-breasted Warbler	<i>Dendroica castane</i>
Black and White Warbler	<i>Mniotilta varia</i>
Black-billed Cuckoo	<i>Coccyzus erythrophthalmus</i>
Blackburnian Warbler	<i>Dendroica fusca</i>
Black-throated Blue Warbler	<i>Dendroica caerulescens</i>
Black-throated Green Warbler	<i>Dendroica virens</i>
Bobolink	<i>Dolichonyx oryzivorus</i>
Brown Thrasher	<i>Toxostoma rufum</i>
Canada Warbler	<i>Wilsonia canadensis</i>
Cape May Warbler	<i>Dendroica tigrina</i>
Chestnut-sided Warbler	<i>Dendroica pensylvanica</i>
Chimney Swift	<i>Chaetura pelagica</i>
Common Loon	<i>Gavia immer</i>
Common Nighthawk	<i>Chordeiles minor</i>
Eastern Kingbird	<i>Tyrannus tyrannus</i>
Eastern Meadowlark	<i>Sturnella magna</i>
Eastern Towhee	<i>Pipilo erythrophthalmus</i>
Field Sparrow	<i>Spizella pusilla</i>
Great Blue Heron	<i>Ardea herodias</i>
Great-chested Flycatcher	<i>Myiarchus crinitus</i>
Greater Yellowlegs	<i>Tringa melanoleuca</i>
Louisiana Waterthrush	<i>Seiurus motacilla</i>
Marsh Wren	<i>Cistothorus palustris</i>
Northern Flicker	<i>Colaptes auratus</i>
Northern Parula	<i>Parula americana</i>
Pied-billed Grebe	<i>Podilymbus podiceps</i>
Purple Finch	<i>Carpodacus purpureus</i>
Red Crossbill	<i>Loxia curvirostra</i>
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>
Scarlet Tanager	<i>Piranga olivacea</i>
Veery	<i>Catharus fuscescens</i>
Vesper Sparrow	<i>Pooecetes gramineus</i>
Willow Flycatcher	<i>Empidonax traillii</i>
Wood Thrush	<i>Hylocichla mustelina</i>
Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>

Primarily from breeding bird atlas and based on county distribution data. Based on known ranges, these species occur in this geographic area if appropriate habitat is available.

Other Species of Greatest Conservation Need

Common Name	Scientific Name
Deep-throat Vertigo	<i>Vertigo nylanderi</i>
Graceful Clearwing	<i>Hemaris gracilis</i>
Lamellate Supercoil	<i>Paravitrea lamellidens</i>

Data from Maine Department of Inland Fisheries & Wildlife, Damsel/Dragonfly Survey and Maine Butterfly Atlas. Based on known ranges, these species may occur in this geographic area if appropriate habitat is available.

****STATE RARITY RANKS** (determined by the Maine Natural Areas Program)

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (on the order of 20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SH** Occurred historically in Maine, could be rediscovered, not verified in the past 20 years; not known to have been extirpated.
- SU** Possibly in peril in Maine, under consideration for assigning rarity status, need more information on threats or distribution.
- SX** Apparently extirpated in Maine (historically occurring species for which habitat no longer exists in Maine).
- SNR** Not yet ranked

*****GLOBAL RARITY RANKS** (determined by NatureServe)

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (on the order of 20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked

******STATE LEGAL STATUS**

State legal status is defined according to [Title 12 §544](#), and [Title 12 §544 B](#) which mandate the Department of Agriculture, Conservation and Forestry to produce and biennially update the official list of Maine's Endangered and Threatened plants. Periodic changes to the list are recommended to the Department by a technical advisory committee of botanists who use the most recent population data as per the Maine Natural Area Program's database, along with other relevant research and taxonomic information to recommend status changes.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

*******STATE NON-LEGAL STATUS**

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

Ecosystems

An ecosystem, as the term is used in Maine, is a group of communities and their environment, occurring together over a particular portion of the landscape, and held together by some common physical or biotic feature. The natural communities within each ecosystem will not all occur in one particular location of the ecosystem; rather, each ecosystem will be made up of some assortment of communities.

Ecosystem types for Maine, with the natural communities that occur in each type are listed at <http://www.maine.gov/doc/nrimc/mnap/features/ecosystems.htm>.

Natural Communities

The Maine Natural Areas Program (MNAP) has classified and distinguished 104 different natural community types that collectively cover the state's landscape. These include such habitats as floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (rare) through 5 (common) both within Maine (state rank) and globally (global rank). MNAP is particularly interested in *any* example of a natural community type ranked S1, S2, or S3, and outstanding examples (e.g., large, old growth stands) of S4 and S5 types.

The publication *Natural Landscapes of Maine* describes the composition, rarity, and distribution of each of the 104 natural community types, as well as the methods used to classify them. It also describes the 24 broader ecosystem types within which these natural communities typically occur, and it provides cross-walks to other classification systems, including those used by the National Vegetation Classification System and Society of American Foresters.

Information can be found on the web at:

http://www.maine.gov/doc/nrimc/mnap/about/publications/community_classification.htm.

Maps

Refer to the following maps listed in page two of the Plan's Introduction section, which are to be found in the map section at the end of the Plan:

Water Resources & Riparian Habitat - (MIFW)	M-11
High Value Plant & Animal Habitats - (MIFW)	M-12
Undeveloped Habitat Blocks & Habitat Connections - (MIFW)	M-13
Wetlands Characteristics - (MIFW)	M-14
USFWS Priority Trust Species Habitats - (MIFW)	M-15
Building A Regional Landscape - (MIFW)	M-16

SECTION 9. AGRICULTURAL & FOREST RESOURCES

Goal

The Town will continue to conserve its natural resources in order to maintain opportunities for farming and forestry, and to assure that water resources and soils are adequately protected in support of these land uses. The Town will continue using the Town's Shoreland Zoning, Floodplain Management, Soil Erosion Control & Storm Water Management, Subdivision, Site Review, and Wellhead Protection Ordinances to help provide adequate protection to the water and soil resources.

Agricultural Land

Approximately 4,300 acres, or 12% of the land in Farmington, is actively used for agricultural purposes. Some of this acreage is leased from non-farmers for crop production - primarily hay and corn. Farmers themselves own a total of 3,000 acres, and it is estimated that 30% of all farmland is rented. Table 9-1 lists data from the most recent farm census available.

<p>TABLE 9 – 1 2007 USDA CENSUS DATA ON TYPE/NUMBER OF FARMS</p>

TYPE OF FARM	NUMBER
Dairy	12
Beef	21
Calves	13
Horses	15
Hogs	11
Sheep	13
Chickens (layers and broilers)	13
Goats	10
Maple Syrup	7
Potatoes	1
Turkeys	5
Vegetables	10
Hay and Halage	46
Corn	12
Oats	6
Barley	1
Berry	10
Soybeans	1
Christmas Trees	2
Horticulture	4
Orchards	3

2007 USDA Agricultural Census

Table 9 – 1 reveals that agriculture in Farmington is diverse, and it should be noted that many farms are involved with several activities and crops, so there is overlap, while others may have a narrow focus and some are very small. There are a total of 105 farms in Farmington according to the 2007 USDA Census. There are agricultural fields along many roads in town, and the farmed area on Route 2/27 between Farmington Falls and the downtown is a prominently visible reminder of Farmington's agricultural heritage and character.

The Economic Impact of Agriculture

Agriculture is important to the economic stability of Farmington, with the 1987 Agricultural Census reporting 62 farms, and the 2007 census reporting 105 farms, an increase attributable to small farms. Table 9 – 2 lists Agricultural Census data for the town, and Table 9-3 lists census data for Franklin County:

**TABLE 9 – 2
AGRICULTURAL DATA FOR FARMINGTON – 1987 AND 2007**

1987		2007	
Land in farms			
10 farms	1 – 49 acres	47 farms	1 – 49 acres
50 farms	50 – 999 acres	56 farms	50 – 99 acres
2 farms	1,000 or more acres	2 farms	1,000 or more acres
Market Value of Products Sold (Commodity Totals)			
31 farms	Less than \$10,000	87 farms	Less than \$50,000
23 farms	\$10,000 - \$99,000	17 farms	\$50,000 - \$249,000
1 farm	\$100,000 or more	1 farm	\$250,000 or more
Cropland Harvested			
30 farms	1 – 49 acres	38 farms	1 – 49 acres
25 farms	50 – 499 acres	22 farms	50 – 499 acres
1 farm	500 or more acres	1 farm	500 or more acres
Hay, Grain, Green Crop			
24 farms	1 – 49 acres	27 farms	1 – 49 acres
21 farms	50 – 249 acres	17 farms	50 – 249 acres
2 farms	250 or more acres	2 farms	250 or more acres

USDA Agricultural Census

Dairy farmers still play a dominant role in the agricultural sector of Farmington. There are two types of dairy farms, those that are predominantly dairy, and farms where dairying acts as the anchoring activity for other agricultural activities. Corn, hay, milk, and beef production are common accessory activities on dairy farms here. The commercial production of vegetables, berries, grains, dry beans, and soybeans are some of the other agricultural activities to be found on farms in town.

Farm owners here have diverse marketing strategies, utilizing retail, wholesale, pick-your-own, and private sales, to market their products. While the larger farms traditionally have relied on

transportation to distant markets, many today are marketing an increasing amount of their production regionally and locally. There is a direct correlation between this trend and the growth in small farms with the increasing popularity of the local farmer's markets.

In 2007, Franklin County had 388 operating farms, totaling 40,740 acres, averaging 105 acres, with 12,157 acres in cropland. Of these farms, 184 had operators whose principal occupation was farming, and 286 operators resided on the farms they ran. Franklin County had a 19% loss in farmland between 2002 and 2007, while in the same period the number of farms increased by 22%. The average value of buildings per farm was \$276,055, and the average value per acre was \$2,629. Of the total value of products sold, 25% were from crop sales, and 75% were from sales of livestock and poultry. The average value of agricultural products sold per farm was \$21,708, and 22 farms had sales over \$100,000.

TABLE 9 – 3
FRANKLIN COUNTY 1982, 1987, 1992, 1997, 2002, AND 2007 AGRICULTURAL CENSUS

FRANKLIN COUNTY						
Land in Farms	1982	1987	1992	1997	2002	2007
1 – 49 acres	61	44	45	47	102	170
50 – 499 acres	212	174	150	161	195	210
500 or more acres	15	10	15	13	20	8
Value of Products Sold	\$7.0 M	\$7.3 M	\$7.5 M	\$5.6 M	\$6.0 M	\$8.5 M
Average per farm	\$24.5 K	\$32 K	\$36 K	\$25 K	\$19 K	\$22 K

USDA Agricultural Census

Agricultural Survey Results

When the initial Comprehensive Plan was developed and adopted in the 1990s, farm owners were surveyed to determine the impact of agriculture on the town. The survey collected farming trends and concerns from households whose primary income was derived from agriculture. Although somewhat dated, the responses are still relevant and appear to reflect the current situation, so they're included to provide baseline information. The following are excerpts from the results:

Half the farm owners responding said they were either increasing land in production, and/or buying/leasing more land to utilize. No farm owner responding was selling land or planned to in the future. Most said they would sell "only if they had to", and if forced economically to do so, it would likely be due to the needs of retirement, offers from developers, or lack of support for the agricultural community.

Few farmers surveyed took advantage of the Farm and Open Space Tax Law, though there was widespread awareness of the program. Reasons for not taking advantage of this law were the penalties for withdrawal and doubts about the real value and benefits of the program.

There were a variety of responses to the question “What would you prefer happen to your farm, when you retire?” The respondents replied that they either wished to deed their farm to an heir, retain their land and rent it to another farmer, or sell to another farmer. Some expressed an interest in selling their land on retirement to the State or Town, or to a land trust, so at the very least it could be conserved as open space and remain undeveloped, with possible uses being recreation and leased hayland/cropland/pasture. No farmland owner indicated a preference to let their land become fallow on retirement.

The majority of responding farmland owners thought farming would continue in the future, and many acknowledged the general need for a more positive attitude toward commercial agriculture in Farmington. Half the farmers thought the best way the Town could help promote the continuance of commercial farming is by keeping property taxes low through reasonable property valuations.

Half the farm owners surveyed were familiar with the concept of development rights. The majority would consider selling development rights, but were concerned this could be too restrictive on future generations. [The sale of development rights involves the receipt of cash in the sale of future development rights by a landowner in exchange for a restrictive covenant being placed on the land’s deed stating that such land be always used for farming or left undeveloped].

When asked what had the most negative impact on their ability to stay in farming, the overwhelming response was low prices for products, combined with property taxes, and the high cost of labor, fuel, feed, fertilizer, sprays, and equipment. Increasing regulation by local, State, and federal governmental entities was also cited as a factor putting pressure on farming.

The least mentioned negative impact was the need for and cost of obtaining more land. Pressures from neighboring development, competition from other farming areas, and a lack of markets, storage, processing facilities, and support services were the most listed negative factors. Vandalism, theft, and trespass were also noted by some farmers as having an impact on their ability to farm.

Some farmers noted that they did not feel they had access to secure markets, while the majority felt the markets were as stable as could be expected in this day and age. Half the respondents expressed concern over the adequacy of some support services, mainly the availability of large animal veterinary care and the distances required to obtain this and other needs.

Most farmland owners make their land available for recreational use by the general public. Dominating such activities on farmland were snowmobiling, cross-country skiing, hunting, horseback riding, fishing, and canoeing. Problems associated with public use of their land were vandalism, theft of produce, and damage to fields and farm roads from ATVs. A third of the respondents said they have experienced conflicts with abutting residential uses and land use regulations, including complaints from neighbors about manure spreading, and wetland buffer restrictions.

All respondents felt they had adequate access to technical and management assistance, and half utilize an overall farm management program. However, the majority noted that financing for equipment or facility expansion is difficult for them. Concerns also included land use policies, wetland restrictions, groundwater protection, setbacks, changing/obsolete regulations, needed technology and research, liability problems, and employment rules. Farmland owners expressed the ongoing need to continually improve communications between the agricultural community and local citizens, and expressed their appreciation of the support area consumers are showing in their growing purchases of locally produced agricultural products.

Forest Resources

It is estimated that 78%, or 27,300 acres, of Farmington is forested. There is a great diversity in forestland ownership patterns throughout the town, with smaller landowners interspersed between larger land owners. The largest forested parcels are mostly located along the periphery of the town, and often border agricultural lands. Most forestland is mixed wood with areas of pure hardwood and softwood stands. Species include maple (hard and soft), beech, oak, birch (yellow and white), fir, pine (white and red), spruce, hemlock, ash, and poplar. As in most of Franklin County, the forests are generally healthy with a strong annual growth rate.

Within a fifty-mile radius of Farmington there are four paper mills, a chip mill, a pellet mill, and several saw mills and bolt-wood mills. These operations provide a variety of marketing options for woodlot owners. Though some local logs are sent to Canada for processing, the vast majority of raw wood harvested in Farmington is processed within the region. Most foresters and large landowners in the area feel these markets are adequate and secure.

Mechanical harvesting is prevalent, although there are a few loggers who still custom harvest with just chainsaws and skidders. It is estimated that 20% of the forested land in Farmington is managed by professional foresters. There are several local and regional professional land management businesses, so it is not difficult to retain management and marketing expertise.

The Tree Growth Tax Law is available to landowners who actively manage 10 or more contiguous acres of land. Land classified as Tree Growth is taxed according to its current use, which is usually lower than its fair market value. Though lands in Tree Growth are primarily managed for commercial use, there is a perceived “public good” for land in Tree Growth classification, as the land does not require support services from the Town, it is somewhat immune from the effects of development or speculation, and it provides recreational opportunities for local citizens and habitat for wildlife.

The penalty system for withdrawal from Tree Growth discourages many large landowners from entering the program. If local valuation on woodland acreages remains reasonable, most large landowners will keep their land out of Tree Growth classification. As taxes become a burden to woodland owners, the land tends to be put into tree growth, or be sold for development or speculation.

Farmington has approximately 50 parcels with a total of 4,200 acres of land in Tree Growth. Of this classified forestland, 926 acres (21.1%) are softwoods, 1,140 acres (30.9%) are

hardwoods, and 1,619 acres (44%) are mixed wood. The remaining 515 acres include areas within the Tree Growth parcels such as ponds, scrubland, buildings, power line corridors, etc.

The Economic Impact of Forestry

The following harvest data was extrapolated from average annual harvest removals from 2008 to 2012 for a sample area with a radius of 10 miles centered on Farmington. The totals from the sample were apportioned (17.5%) for the purpose of creating Farmington's harvest calculation based on an estimate of managed timberland within the town:

- Pulp: 4,987 cords, all species with a stumpage value of \$22,768
- Saw-logs: 833,700 board feet, all species, with a stumpage value of \$94,043
- Biomass & Firewood: 2,390 cords with a stumpage value of \$10,961
- Bolt-wood: 532 cords with a stumpage value of \$49,304
- Stud-wood: 1,903 cords with a stumpage value of \$24,781

Based on the above, the approximate annual harvest stumpage value for woodlot owners in Farmington is \$201,857. The average stumpage value per harvested cord is \$16.02. The average removal rate for managed timberland is .46 cord per acre. About half the stumpage value comes from sawlogs, reflecting selective harvesting as a common long-range management tool. The average annual removal rate matches the average productive rate, therefore the total amount harvested is sustainable.

Two other forest products are commercially important to the local economy - about 1,500 Christmas tree sales occur annually, and in favorable years 1,550 gallons of maple syrup are harvested. If Christmas tree sales are calculated at \$25.00 each, and the maple syrup at \$50.00 per gallon, these two products themselves add \$115,000 to the local economy.

Several supply, support, and consulting businesses serving the forest product industry are currently located in Farmington and most have been here for many years. These and the consistent harvest data indicate a diverse forest product economy will continue in Farmington.

Forest Resource Survey

A Forest Resources Survey was sent to 50 of the largest forestland owners in Farmington when the initial Comprehensive Plan was developed and adopted in the 1990s. Although somewhat dated, the responses are still relevant and appear to reflect the current situation, so they're included to provide baseline information. The following are excerpts from the results:

Respondents came from a variety of occupations and had different goals for their land. Selective harvesting was the dominant method of harvesting. Half reported they had purchased land recently, many desired to purchase additional forestland, and none planned to sell any acreage.

Development activity had not impacted commercial forestry in the woodlands owned by respondents. Half the respondents reported conflicts and abuses such as fence destruction,

thefts, mud running, and rutted roads from ATVs. One property owner said many don't appreciate the availability of private land for outdoor recreation they provide to the general public. Most surveyed forestland owners allowed people on their land for a variety of uses, including snowmobiling, hunting, fishing, horse riding, cross-country skiing, sledding, hiking, and photography.

Respondents were split 50/50 concerning whether or not Farmington's forest resources were sustainable in the long-term. While some were concerned about the sustainability of all Farmington's resources, especially water and wildlife, the majority did not feel the Town should institute additional protective measures.

SECTION 10. HISTORIC & ARCHAEOLOGICAL RESOURCES

Goals

To preserve Farmington's historic and archaeological resources by maintaining an inventory of the town's historic resources, and to identify other significant historic properties which may be eligible for nomination to the National Register of Historic Places; and

To preserve Farmington's historic buildings and sites by maintaining land use ordinance provisions aimed at protecting historic resources; and

To encourage the participation in grant programs to help pay for the purchase and/or restoration and/or protection of historically important buildings; and

To work with State officials to identify any other archaeological sites which may exist in Farmington, especially in the Sandy River valley; and

To coordinate and cooperate with the University of Maine at Farmington to identify and inventory historic and archaeological resources; and

To protect the three officially recognized archaeological sites through the development review process and ordinance provisions, and to encourage the participation in grant programs to help pay for their purchase and/or restoration and/or protection when available.

Policy

The Town follows the minimum policy required to address State goals which is:

To protect to the greatest extent practicable the significant historic and archaeological resources in the community.

Strategies

The Town follows the minimum strategies required to address State goals which are:

Through local land use ordinances, require subdivision or commercial property developers to look for and identify any historical and archaeological resource and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation, for sites with identified potential for historic and archaeological resources; and

Through local land use ordinances, incorporate maps and information provided by the Maine Historic Preservation Commission into the Planning Board review process; and

To work with the local historical society and/or the Maine Historic Preservation Commission to maintain a comprehensive inventory of the community's historic and archaeological resources.

Analysis and Key Issues

Minimum analyses to address State goals:

Historic patterns of settlement still evident in the community:

Settlement began along the Sandy River in Farmington Falls, where there are still several small businesses and a post office, and then moved further north to the geographic center of town. Farmington was incorporated in 1794. Farmington now has a thriving downtown, and the largest employers within the town are the University of Maine at Farmington, Franklin Memorial Hospital, and RSU 9. Being the seat of Franklin County, Farmington continues to be a forerunner in retail, services, law, finance, insurance, lending, and education for the area.

Farmington has been a farming and agricultural community since it was first settled in the 1700s, and later attracted hydropower-dependent industries such as grain mills, sawmills, and canneries. There are still many farms and woodlands with agricultural and forest products.

The strong historic conservation ethic in Farmington is reflected by the many historic structures that still exist in the community.

Effective protective measures existing for historic and archaeological resources:

Archaeological resources which are located in proximity to the Sandy River are largely protected from development impact under the Town's Site Review, Shoreland Zoning, and Floodplain Management Ordinances. Because of this regulation, much interval land is still used for agriculture.

As stated in the Town of Farmington Zoning Ordinance, the purpose of the Village Business and Village Residential Districts is to preserve and build upon the existing village-like character of the downtown, West Farmington, and Farmington Falls, and to allow growth that is compatible with the architectural, historic, and cultural character of these areas by promoting the reuse of buildings therein and prohibiting incompatible uses such as heavy industrial.

Additionally, all new facades and any renovated facades in the Village Business Historic District must be designed and built in a manner that compliments the predominant visual character and quality exhibited by the existing buildings in this district. The aim is to have all façade work done in a manner that does not detract from immediate neighbors or from the overall historic image of the Village Business Historic District.

Local site plan and subdivision review regulations that require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources:

As stated in the Town of Farmington's Site Review Ordinance, if any portion of the site has been identified or is found to contain historic or archaeological resources, the Maine Historic Preservation Commission must be notified and requested to make an evaluation of the site and include subsequent measures for protecting these resources.

Ways in which the community has provided incentives to preserve the historic value of significant historic resources that have fallen into disrepair:

There are four historic village centers in Farmington: the downtown area, which is the commercial, cultural, and recreational center; West Farmington, which is across the Sandy River from downtown; Fairbanks, which includes the area between downtown and the Fairbanks Bridge; and Farmington Falls, which is at the intersections of Routes 2 and 27, 156, and 41 in the southeastern corner of the town.

In the 1980s, the Town received Community Development Block Grant (CDBG) funding under the Downtown Revitalization Program to fund improvements to the deteriorated public infrastructure and neglected downtown buildings, and the benefits of this project continue today. Also included in the program was the establishment of a Revolving Loan Fund (RLF) which continues to provide low-interest loans to new and established businesses. In 2010 the RLF was amended to offer 0% interest to any downtown property owners interested in rehabilitating building façades. Many significant downtown properties have been restored so they will perpetuate the town's character well into the future.

During the 1990s, West Farmington started to decline and there was a loss of jobs in the neighborhood with the closing of Northeast Woodturning. This was reflected in the condition of the buildings in this area, and in the past few years there has been a resurgence of rehabilitation, in part funded through the RLF, which has attracted new businesses there. In 2012, the West Farmington village area was re-zoned to better reflect these changes and encourage additional development.

Farmington Falls was the main village center in the 1750s, and into the mid-1900s had several mills and stores. It is now primarily residential with one commercial business on Routes 2/27, and a convenience store and post office in the village center. In the early 1980s, the Town utilized CDBG funding to save the water system in this village, repair streets and sidewalks, and rehabilitate homes. In the late 1990s, again with CDBG funds, the water system was further expanded and improved.

The Fairbanks area north of the downtown was also a prosperous farming and business community in the 1800s. The Maine Dowel Mill there closed in the mid-1980s, and this property was derelict and blighted for decades, until its recent redevelopment as an affordable housing community - in part with CDBG funding through the Town. It is no longer an eyesore, and now is a visually pleasing site complete with a pond in its center.

Adequate community support for the active historical society and its efforts:

The Farmington Historical Society (FHS) is well established, and currently owns three buildings; the Stephen Titcomb House on Academy Street, and the North Church and "Octagon" house - both located on High Street.

The main office and museum for the FHS is the Titcomb House which was built in 1846 and is decorated with period furnishings. The house is open to the public by appointment and for special occasions. Thousands of artifacts and documents depicting Farmington's rich history are stored there while they are being catalogued. Many improvements and repairs have been made to the building over the years to maintain its integrity.

The multi-phase restoration of the North Church, which was built in 1873, began in 2007 thanks to a CDBG grant for Public Facilities Historic Preservation. The lower level has been completely renovated and restored, and the facility is now used for public functions.

The FHS recently acquired the Hiram Ramsdell House located on High Street, which was built in 1858 and is currently being renovated. This building is listed in the National Register of Historic Places (NRHP) and is one of only 19 octagon structures in Maine.

The society's operating expenses are paid through an endowment and donations from the public. Volunteers operate the museum, and because the membership is predominately composed of elderly persons, this invaluable institution must attract more young members in the near future to sustain itself long-term.

The community supports the efforts of the FHS by forwarding any development proposal located within the Downtown Historic District (as described in the Town of Farmington Zoning Ordinance) to the FHS for their input as part of the Planning Board's Site Review process.

The Nordica Homestead Museum on the Holley Road is another valuable historic asset which preserves the legacy of Lillian Nordica, the famous opera singer of the mid-1800s. The Town's main contributive effort in this instance is to prevent any incompatible development from encroaching and/or impacting this home and surrounding property.

Conditions and Trends

Minimum data required to address State goals:

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

An outline of the municipality's history, including a brief description of the historic settlement patterns and events contributing to the development and character of the community and its surroundings.

Farmington's Historic Background:

Native Americans first came to this area because the forests and wildlife afforded them a comfortable life, and the rivers provided an excellent form of transportation.

After the surrender of Montreal in 1760, a number of individuals formed a corporation called the Proprietors of the Kennebec Purchase, and appointed Reuben Colburn and Associates as the supervisor for this area. In 1776, Stephen Titcomb, Robert Gower, and others explored the area with intentions to settle and establish a community. These early inhabitants were hard working and educated, and used their skills to build and sustain a growing town.

In 1780, Reuben Colburn and Associates hired Joseph North to survey the town, which included topography, timber growth, soil quality, and brooks and streams leading to the Sandy River. This information was considered important in attracting other settlers, and the proprietors decided to admit applicants upon certain conditions. Some of these obligations included building and living in a house for not less than three years, and assisting with the development of roads, bridges, and mills.

Representing the proprietors, Samuel Butterfield, Francis Tufts, and Dummer Sewall undertook the arduous journey to Boston in the winter of 1790 to obtain clear title for the settlers. The Governor of Massachusetts signed the bill declaring Farmington's incorporation on February 12, 1794. The first Town Meeting was held on April 7, 1794 at the home of Dr. Thomas Flint, and included warrant articles for the election of seventeen kinds of officers.

The early settlers benefited from the geographic location, rich soil, and the Sandy River, which would seasonally overflow with rain, melted ice, and snow from the mountain tributaries and streams, flooding the intervalle, and leaving deposits that fertilized this land. The settlers eventually used the water power from the Sandy River to operate their mills. The first sawmill was built in 1781 by Colburn & Pullen, the first grist mill was built in 1782 at Walton's Mill in West Farmington, and in 1788 Francis Tufts built the first mill in Farmington Falls.

The early settlers eventually found themselves handicapped in not having bridges to cross the Sandy River even though there were ferrying facilities. The three proposed bridge sites were in northern Farmington (Fairbanks), another at Center Village (West Farmington), and a third in Farmington Falls. The Center Bridge and the Falls Bridge were completed around 1808. The Fairbanks Bridge was built in 1811, and was regularly assaulted by water and ice due to its location, requiring the bridge to be rebuilt many times over the years. The unanticipated frequent flooding of the Sandy River created hardships by destroying many of the homesteads, bridges, and mills built by the early settlers in its floodplain.

In 1840, the Franklin County Agricultural Society was established, and the members created an annual fair for farmers in Farmington and surrounding communities to gather and discuss the improvement of agricultural crops and livestock. Many turned to inventing and plant development, and also brought rare trees and unusual species to Farmington to improve the aesthetics of the community. As the farmers increased agricultural production their wealth and status in the community influenced town business, and through the Grange they assisted in determining State policies. Today, farmers still play an important and vital role in the community.

The need for rapid transportation of crops, livestock, and wood products was remedied in 1859 when the standard gauge railroad entered West Farmington. In 1870, after a trestle had been built, the trains came to the Farmington station located on Front Street.

The introduction of the two-foot ("narrow") gauge railroad extending north of town allowed for the reliable transportation of timber and other goods southward from the northern part of the county and for tourists headed north out of Farmington. The railroad expanded its service to provide the residents of Farmington and smaller towns the opportunity of traveling to other larger communities to pursue cultural entertainment and social activities.

Education has been a priority throughout Farmington's history. The early residents came from towns in Massachusetts, and many were well educated with a strong background in arts and music. At the second town meeting in 1794, the Town agreed to raise money for a school, and by 1846 the town had 20 school districts. In 1803, the Farmington Academy was established for the higher education of their children, and when it closed in 1864 it was replaced by the Farmington Normal School. The Normal School experienced several name changes over the years, and eventually became part of the University of Maine system in 1970.

Farmington suffered from a major fire on October 22, 1886 that broke out on Pleasant Street and spread through the downtown. The local telegraph operator sent SOS messages to the surrounding towns, including the cities of Lewiston and Portland, who quickly sent fire-fighting equipment on freight trains to battle the fire. The rapid response prevented destruction that could have been far worse than the final count of 32 homes and 42 businesses. Farmington began rebuilding in 1877, and many of the buildings newly erected then still stand today.

Farmington's early manufacturing was oriented towards raw materials, such as wood products, food processing, printing businesses, and leather goods. These industries depended on a steady supply of labor. The closing of these businesses during the early to mid-1900s impacted the local economy with the loss of many jobs.

By the mid-1900s, downtown Farmington, which had always been a service center, was a mix of many uses. It became increasingly crowded because of residential growth and the ongoing expansion of the University of Maine at Farmington. Many old houses were razed to make way for the construction of college buildings.

During this period, several downtown businesses and car dealerships looking to expand decided to purchase land along the Wilton Road, thereby initiating commercial development in this area. The Franklin County Memorial Hospital, which was built in 1928 on the Fairbanks Road, was relocated into a new hospital complex on the Wilton Road in 1972.

Franklin Memorial Hospital, RSU 9, UMF, Walmart, Franklin Savings Bank, Franklin Printing, and Hannaford's are the largest employers in Farmington.

A brief description of the location, type, extent, condition, use, local, regional, and/or national significance of historic resources, including but not limited to buildings, millworks, bridges, statues, cemeteries, trees, landscapes, and federally and/or locally designated properties and/or districts:

Farmington has thirteen buildings listed on the National Register of Historic Places, and there are numerous other buildings which are considered to have local historical significance. The town has three prehistoric archaeological sites and no known historic archaeological sites.

**TABLE 10 – 1
NATIONAL HISTORIC REGISTER PROPERTIES**

	National Register of Historic Places	YEAR BUILT	LOCATION
1	Little Red School House (Briggs District) – This was the last rural schoolhouse to close in 1969. It was moved to the Franklin County Agricultural Society’s grounds in 2007 and turned into a museum.	1852	179 Maple Avenue
2	Free Will Baptist Meetinghouse – A brick building where Elder John Chany took over the church and preached from 1835-1840.	1835	219 Main Street
3	Old Union Meetinghouse Church – This church was “raised” on July 4th and completed 1827.	1826	107 Mason Road
4	Farmington Public Library – Originally named the Cutler Memorial Library, and dedicated to Nathan Cutler who was a resident, prominent lawyer, and the 7th Governor of the State of Maine. In 2000, building renovations included a lobby addition.	1903	117 Academy Street
5	Jacob Abbot House – The author of the Rollo Book series, and over a 100 other children’s books. When the property was redeveloped in 1999, the house was razed and a granite memorial installed.	1819	274 Front Street
6	Hiram Ramsdell House – This brick Victorian Italianate-style is octagon-shaped and one of only 19 in the state.	1858	126 High Street
7	First Congregational Church – Romanesque Revival style built after the 1886 fire.	1887	235 Main Street
8	Chester Greenwood House – The inventor of the earmuff and five other patented inventions. This is a Victorian-style home is on a hill that overlooks the Sandy River and intervale.	1896	112 Hill Street
9	Tufts House – Francis Tufts built one of the first mills at Farmington Falls in 1788 and later constructed this brick federal – style house.	1810	818 Farmington Falls Road
10	Merrill Hall – The Farmington Academy which served as an ell to the Normal School was replaced with a brick addition in 1888. In 1898 the original Normal School building was condemned and a new brick structure was joined to the 1888 addition. It was later named after I. Warren Merrill and is currently the oldest public building on a Maine campus.	1898	224 Main Street
11	“Green Acres” – This Victorian/Italianate was the home of Harold Titcomb.	circa 1880	130 Court Street
12	Franklin County Courthouse – The brick building survived the 1886 fire that destroyed most of the downtown.	1885	140 Main Street
13	Nordica Homestead – This was opera singer Lillian Nordica’s family home. It is currently a museum decorated with her belongings including gowns, jewelry, furniture, and artifacts.	circa 1840	116 Nordica Lane

Source: National Historic Registry

Sites of Historic Significance

North Church – Is owned by the Farmington Historical Society, and in 2007 received a CDBG grant for their Phase I restoration plans to provide public access.	1873	118 High Street
Odd Fellows Building - Served as the town's movie theater until 1995.	circa 1920	223 Broadway
Samuel Butterfield House – This is one of the oldest homes still standing and now houses a bank.	circa 1789	237 Wilton Road
Silas Gould Homestead	circa 1790	154 Knowlton Corner Rd.
Fairbanks Union Church	circa 1895	583 Fairbanks Road
Fyfe Homestead		237 Wilton Road
Court and Orchard Streets Houses		
Civil War Obelisk	1903	Meetinghouse Park
Veterans Honor Roll		Meetinghouse Park
World War I Memorial		Fairbanks Road

Source: National Historic Registry

CEMETERY NAMES	LOCATION	MAP / LOT
Belcher	Anson Street	U16-134
Blake Memorial	Farmington Falls Road	R01-023-A
Bragg-Porter-Smith-North Farmington	Town Farm Road	R14-048-A
Butterfield	Wilton Road	U32-015
Center Meetinghouse-Court House	Cony Street	U15-106
Fairview	Farmington Falls Road	U08-007
Gay	South Strong Road	R16-002
Gower	Farmington Falls Road	R06-020-A
Holley	Holley Road	R17-006-A
John Austin	Town Farm Road	U29
Knowlton	Knowlton Corner Road	R03-012
Lowell	Whittier Road	R02-002-A
Mosher Hill	Mosher Hill Road	R17-031
Perham	Weeks Mills Road	R12-038
Pratt - Case	Farmington Falls Road	U05-006
Red Schoolhouse-Briggs	Red Schoolhouse Road	R04-001-A
Riverside 1 & 2	Farmington Falls Road	U08-006
Russells Mills	Temple Road	R10-026-A
Sewall	Sewall Road	R12-074
Sweetser Family Burying Ground	Temple Road	R10-030
Eastler Family Cemetery	Mosher Hill Road	R17-020
Webster	North Chesterville Road	R03-048-A
Wendall Davis	Mosher Hill Road	R12-021

Source: Town Records

Local historical society and/or preservation organizations:

The Farmington Historical Society

The Nordic Homestead Museum

General description of potential threats to the existence, physical integrity, or quality of identified historic and archaeological resources:

Some historic buildings have fallen into disrepair, and often renovations to historic structures may not preserve the character of the original architecture.

SECTION 11. FISCAL CAPACITY & CAPITAL INVESTMENT PLAN

Goal

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

Analyses and Key Issues

In general, are tax revenues from new development offsetting the cost of needed additional services and capital investments?

New development slowed considerably following the economic downturn in 2008, and has yet to return to annual rates of increase experienced up to that year. Farmington is fortunate to have a considerable commercial tax base to buffer the impact on residential taxpayers of funding any needed additional services and capital investments. Since 2008, there has been some new growth in development to slightly grow the tax base, but the greatest benefit since 2008 has been from the Town's minimizing departmental budget increases and deferring for now any large increases in expenditures for additional services and capital investments.

What are the capital investment and budgeting priorities identified in other sections of the plan?

The five-year Road Plan in the Transportation Section (4) is currently the highest priority for funding after years of deferred maintenance and deferred reconstruction. Local funding required in this plan totals \$1,133,802, in addition to anticipated Local Roads funding from the State.

What changes in the community's tax base are anticipated and how will they affect the community? What impact do tax exempt properties and tax incentive programs have on taxes?

The Town expects that investment in the development of new commercial projects will begin to increase over the next five years. There has been some modest improvement, and projects like the taxable 32 unit affordable housing development begun in 2013 indicate that 2014 will again see a modest increase in tax base. There are no substantial new projects planned on the University of Maine at Farmington (UMF) campus, or the Franklin Memorial Hospital (FMH) campus, both of which are tax-exempt. The Town's TIF has generated some useful funding for economic development projects to enhance Farmington's retail and service business areas. A new Downtown TIF district is anticipated to generate more such funding for similar initiatives.

How does the community currently fund its capital investments? How will future capital investments identified in the plan be funded? Does the community have any impact fee ordinances?

Whenever possible, the Town funds capital investments from revenues and reserve funds, as approved by the taxpayers through Town Meeting Warrant Articles. Recently, small tax increases have enabled the Town to fund long overdue road improvements without the use of

bonds. The Town recently paid off the long-term debt that financed the sewer treatment plant upgrade, and sewer rates were lowered as well as connection fees. The Sewer Ordinance contains an impact fee schedule for new connections to the system.

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

While no significant borrowing for capital investments is anticipated in the next five years, Farmington currently has a very low debt level which gives it significant borrowing capacity should the taxpayers decide to make such investments. The current S&P bond rating is AA-.

How do County and school administrative unit assessments and/or obligations affect local ability to finance proposed capital investments?

The local consensus is that the County is fiscally responsible, and does its best to conservatively administer its budget and the resulting taxes on its Towns. While Farmington feels the burden of the failure of the State to fully fund its ongoing obligations to Towns, it is fortunate to have had a new elementary school and a new high school built in town in recent years, the benefits of which largely accrue to local residents.

How are State or local spending limitations, such as those in "LD 1" (P.L. 2005, Chapter 2) affecting the community's ability to pay for needed infrastructure and services?

Since "LD 1" was enacted, Town citizens, at the annual Town Meeting in March, have consistently voted to increase the spending limit imposed by this law. This follows frugal planning and lean department budgets, and the consensus of the voters is that they need to use home rule to maintain a certain level of services which they are not willing to allow to degrade any further.

What efforts has the community made to participate in or explore sharing capital investments with neighboring communities?

Farmington shares capital investments made with other communities in the following entities: RSU 9, North Star Ambulance, and Androscoggin Valley Council of Governments. The Town has also applied for a matching grant to purchase a fire truck (tanker) jointly with the neighboring Town of Chesterville.

Conditions and Trends

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

Similar to most small Towns, Farmington's largest source of revenue is property taxes. Fortunately, the tax base is composed of a sizeable amount of commercial property, which helps compensate for the large amount of tax-exempt property and also stabilizes residential property taxes. The Assessing Department has recently updated all valuations to 100%.

**TABLE 11 – 1
ANNUAL VALUATION, MIL RATE, TAX REVENUE
2009 – 2013**

Year	Assessed Valuation	Personal Property	Mil Rate	Tax Commitment
2009	\$371,784,160	\$27,597,300	15.30	\$6,110,536
2010	\$376,193,146	\$25,187,300	15.95	\$6,402,018
2011	\$380,928,700	\$25,584,700	16.01	\$6,507,772
2012	\$383,125,760	\$24,904,100	16.60	\$6,773,295
2013	\$436,530,355	\$25,436,200	15.75	\$7,275,973

Town of Farmington Town Reports

**TABLE 11 – 2
REVENUE SOURCES
2009 – 2013**

YR	Property Tax	Excise Tax	Intergovernmental	Non-Major Funds	Misc.	Total
2009	\$6,112,707	\$789,526	\$938,800	\$434,013	\$269,040	\$8,544,086
2010	\$6,397,561	\$772,470	\$886,263	\$368,848	\$263,874	\$8,320,168
2011	\$6,499,746	\$766,044	\$882,343	\$598,457	\$253,801	\$9,000,351
2012	\$6,785,161	\$785,559	\$911,046	\$583,598	\$222,676	\$9,288,040
2013	\$7,242,981	\$818,080	\$881,740	\$169,132	\$150,151	\$9,978,676

Town of Farmington - Annual Town Reports

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

Several Town departments (Public Works, Fire Rescue, Police, Sewer) use reserve fund accounts to accrue for the procurement of items such as equipment and vehicular needs. Bonding is sparingly used for large capital projects such as Waste Water Treatment Plant upgrades, etc. Many capital improvements, such as road reconstruction, are funded annually by Town voters acting on Town Meeting Warrant Articles.

The Town has benefited from many CDBG funded projects over the years:

Two Community Enterprise (CE) grants were used in recent years for further improvements to the downtown infrastructure:

- The first CE grant of \$150,000 in FY 2006 was for the Church Street project. The Town changed Church Street to one-way, and improved pedestrian accessibility and safety with new sidewalks, curbing, and lighting. Additional vehicle parking was provided, driver visibility improved, and the street was also rebuilt.

- In FY 2011, the second CE grant, in the amount of \$150,000, funded a downtown project which was prompted by recent construction, increased traffic, and retail and professional business growth in the Front Street area. The emphasis of the project was to improve drainage, install sidewalks and curbing, and improve vehicle traffic flow.

Two Public Facilities (PF) grants were used in recent years for further improvements to the downtown infrastructure:

- The first PF grant of \$100,000 in FY 2007 funded improvements and renovations to the historic North Church, including foundation and floor repair, and this facility is now open as a public venue for performances, events, and gatherings.
- In FY 2011, the second PF grant in the amount of \$40,000 was used to improve downtown's Meetinghouse Park. All walkways within the park were reconstructed, steps were rebuilt, new railings were installed, an accessibility ramp and crosswalk were built, and new benches placed.

In FY 2010, a Housing Assistance (HA) grant of \$315,000 was used to renovate seventeen mobile homes at the "82 High St." affordable housing community for LMI families. Roofing, insulation, heating, windows, doors, flooring, electrical, siding, and interior painting were among the components replaced and/or repaired.

In FY 2012, a Public Infrastructure (PI) grant of \$500,000 was used for sewer, water, drainage, and road construction at the new state-of-the-art 32 unit affordable housing project for the elderly at the "Willow Springs" property.

Describe the community's tax base, its degree of stability and any anticipated changes during the planning period. Include local and State valuations and local mil rates for the last five years:

Due to the fact that the University of Maine at Farmington, Franklin Memorial Hospital, and a substantial segment of RSU 9 facilities are located here, over one third of the property in town is tax-exempt. Due to its being a service center, Farmington is fortunate to have a substantial commercial property tax-base. Both the tax-exempt institutional and taxable commercial property components are stable, as is the taxable residential segment. No notable changes are expected in the next five years, and steady but slow growth is predicted in the additions to taxable residential and commercial property in the next five years.

Identify any significant tax-exempt properties:

Significant tax-exempt properties:

- The Franklin Memorial Hospital campus, buildings and facilities
- The University of Maine at Farmington campus, buildings, and facilities
- RSU 9 campuses, buildings, and facilities

Town owned tax-exempt properties:

- Town Office/Fire Station
- Public Works Facility
- Police Station
- Farmington Falls Fire Station
- West Farmington Fire Station
- Transfer Station
- Waste Water Treatment Facility
- Community Center
- Hippach Field
- Walton Mill Pond Park
- Philbrick Park
- Meetinghouse Park
- VIS Park
- Bjorn Park
- Fairbanks School Facility

County owned tax-exempt properties:

- Franklin County Courthouse
- Franklin County Jail
- Franklin County Animal Shelter

State of Maine owned tax-exempt properties:

- Maine District Court
- State of Maine Rail Trail
- State of Maine Park & Ride

Other tax-exempt properties:

- Bonney Woods
- Clifford Woods
- Community Concepts
- Farmington Grange #12
- Farmington Historical Society
- Farmington Home for the Aged
- Farmington Public Library
- Farmington Village Corp
- Flint Woods
- Franklin County Agricultural Society (Fairgrounds)
- Franklin County's Children's Task Force
- Leap, Inc.
- Medical Care Development, Inc.
- Mt. Blue Housing Inc.
- Nordica Memorial Association, Inc.
- No. Chesterville Grange #20

- Safe Voices
- Tri-County Mental Health
- Work First, Inc.

Farmington's churches are also tax-exempt and some of them include:

- Church of Latter Day Saints
- Fairbanks Presbyterian Church
- Farmington Baptist Church
- Farmington Church of Christ
- Farmington Congregation of Jehovah
- Farmington United Methodist Church
- First Congregation Church of Christ
- Henderson Memorial Baptist Church
- Living Waters Assembly of God
- Maine Baptist Church
- Maine Seventh Day Adventists
- Mt. Blue Assembly of God
- Nazarene Church
- New Hope Baptist Church
- St. Joseph's Catholic Church
- Trinity United Methodist Church
- Union Baptist Church

Cemeteries:

- Belcher
- Blake Memorial
- Porter – Smith – North Farmington
- Butterfield
- Center Meetinghouse – Court House
- Fairview
- Gay
- Gower
- Holley
- John Austin
- Knowlton
- Lowell
- Mosher Hill
- Perham
- Pratt – Case
- Red Schoolhouse – Briggs
- Riverside
- Russells Mills
- Sewall
- Sweetser Family Burying Ground
- Eastler Family Cemetery

- Webster
- Wendall Davis

Calculate current revenue dedicated to tax incentive programs (e.g. tax increment finance district, tree growth, farmland, and open space).

Total valuation of land classified in Tree Growth in FY 2013:	\$1,752,000
Total valuation of land classified in Farmland in FY 2013:	\$ 963,400
Total valuation of land classified in Open Space in FY 2013:	\$ 5,600
Total value of Tax Increment Finance District in FY 2013:	\$2,755,100

Identify “LD 1” limits for the previous five years. Describe any occasions where “LD 1” limits were surpassed, including the purpose and amount.

“LD 1” Limits:

2009: \$2,280,313 2010: \$2,714,598 2011: \$2,701,048 2012: \$2,655,435 2013: \$2,819,507

Amounts Raised:

2009: \$2,208,235 2010: \$2,549,809 2011: \$2,578,342 2012: \$2,731,031 2013: \$2,978,975

“LD 1” Underrides/(Overrides):

2009: \$72,077 2010: \$164,788 2011: \$122,705 2012: (\$75,596) 2013: (\$159,468)

Policies

The Town follows the minimum policies required to address State goals which are:

To finance existing and future facilities and services in a cost effective manner; and

To explore grants available to assist in the funding of capital investments within the community; and

To reduce Maine’s tax burden by staying within LD 1 spending limitations when possible.

Strategies

The Town follows the minimum strategies required to address State goals which are:

Implement the capital improvement program annually or biennially; and

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

Consider the need of increasing the reserve fund to put the Town in a better financial position.

The above strategic tasks are the responsibility of the Board of Selectmen and the Town Manager on an ongoing basis as part of their administrative and managerial duties.

Capital Investment Plan

The Town maintains a comprehensive plan than includes a capital investment plan that:

Identifies and summarizes all anticipated capital investment needs within the planning period, including estimated costs and timing, and identifies which are municipal growth-related capital investments; and

Establishes general funding priorities among the community capital investments; and

Identifies potential funding sources and funding mechanisms; and

Considers operating costs and ways to conserve energy.

Capital Improvements Plan – 2014

Department

Municipal Building	Seal parking lots	\$ 6,000	O
Administration			
Public Works	Begin Morrison Hill Road Reconstruction	\$ 173,000	GW
		\$ 41,000	
	Overlays - Voter Hill, Front Street	\$ 92,000	W
	Work on all gravel roads	\$ 10,000	O
	Road Maintenance - Titcomb Hill Rd. and Porter Hill Rd.	\$ 20,000	O
	Replace culvert on Bailey Hill	\$ 12,000	O
	Shop Maintenance - install generator	\$ 8,000	R
	Replace plow truck	\$ 82,000	R
	Replace sidewalk tractor thru Lease-Purchase (1 st of 6 payments)	\$ 21,025	R
Fire Rescue	Upgrade 1998 Hurst Cutter on rescue tool	\$ 6,500	O
	Grant match for tanker	\$ 6,250	R
Police	Police Cruiser	\$ 33,000	O
Parks/Recreation & Community Center	<u>Hippach Field:</u> Basketball court crack repair and sealer	\$ 2,275	O
		\$ 2,275	R
	Supplemental pump and filter system for wading pool	\$ 2,440	R
Wastewater	Clean interceptor sewer (18") from Front St. to DHHS Bldg. (This is an hourly rate based on 3 hrs. More time will mean greater cost).	\$ 6,525	O
Sources:			
Grants (includes LORAP): G		\$ 173,000	
Operational Budget: O		\$ 96,300	
Bonding/Borrowing: B		\$ 0	
Reserve Funds: R		\$ 121,990	
Unassigned Fund Bal: U		\$ 0	
Taxes – Warrant Article: W		\$ 133,000	
TOTALS		\$ 524,290	

Capital Improvements Plan – 2015

Department

Municipal Building	ADA auto door openers	\$ 8,000	R
Administration			
Public Works	Complete Morrison Hill road reconstruction, start Porter Hill Road	\$ 172,000 \$ 134,000	GW
	Road maintenance: Mohawk, Seminole, Shawnee Drive	\$ 10,000	O
	Gravel Road Work	\$ 10,000	O
	Replace culverts, ditching, repair storm basins, patch	\$ 40,000	O
	Rebuild Perham Street sidewalk	\$ 20,000	O
	Build new sidewalk – Hill Street and Main Street (grant match)	\$ 20,000	R
	Shop Repairs – door maintenance and replace 2 windows	\$ 5,000	R
	Replace plow truck and plows	\$ 120,000	R
	New sidewalk tractor Lease-Purchase (2nd of 6 payments)	\$ 20,630	R
Fire Rescue	Replace 20 air packs and 20 spare bottles	\$ 100,450 \$ 100,450	W G
Police	Police cruiser	\$ 33,000	O
	Replace carpet	\$ 5,000	R
Parks/Recreation & Community Center	Purchase used pickup	\$ 8,000	O
	<u>Hippach Field:</u> Repair/restore masonry piers (1 st of 3 approp.)	\$ 3,000 \$ 3,000	O R
	Repaint grandstand	\$ 2,500	O
	<u>Community Center:</u> Plumbing and drain work	\$ 2,500	O
	Refinish floor – seating area	\$ 3,500	O
	Finish repainting gym walls	\$ 3,000	O
	Install floor tile in rear stairwells and recreation department office	\$ 1,600	O
Wastewater	Clean interceptor sewer (18") from DHHS Bldg. to Plant (This is an hourly rate based on 3 hrs. More time will mean greater cost).	\$ 6,525	O

Capital Improvements Plan – 2015 – Continued

Department

Sources:			
Grants (includes LORAP): G		\$ 272,450	
Operational Budget: O		\$ 143,625	
Bonding/Borrowing: B		\$ 0	
Reserve Funds: R		\$ 181,630	
Unassigned Fund Bal: U		\$ 0	
Taxes – Warrant Article: W		\$ 234,450	
TOTALS		\$ 832,155	

Capital Improvements Plan – 2016

Department

Municipal Building	ADA Architectural Study	\$ 7,500	O
Administration			
Public Works	Complete Porter Hill Road reconstruction, start Titcomb Hill Road	\$ 172,000 \$ 101,000	GW
	Overlay Prescott, Mohawk, Seminole, Shawnee Drives	\$ 60,000	W
	Gravel Road Work	\$ 10,000	O
	Replace culverts, ditching, repair storm drain work, patch	\$ 40,000	O
	Rebuild Front Street sidewalk	\$ 20,000	O
	Shop repairs – door maintenance	\$ 6,000	R
	Replace plow truck and plows	\$ 120,000	R
	New sidewalk Tractor Lease-Purchase (3rd of 6 payments)	\$ 20,630	R
Fire Rescue	---	\$ 0	
Police	Police Cruiser	\$ 34,000	O
	Detective Car	\$ 34,000	O
Parks/Recreation & Community Center	<u>Hippach Field:</u> Repair/restore masonry piers (2 nd of 3 approp.)	\$ 3,000 \$ 3,000	O R
	<u>Community Center:</u> Repave curbing at church side of parking lot	\$ 1,750	O
	Refinish floor – side sections of seating area	\$ 4,500	O
	Locker room renovations (1 st of 3 approp.)	\$ 5,000	O
Wastewater	Replace sludge press (equipment plus engineered installation costs)	\$ 400,000 \$ 600,000	R B
Sources:			
Grants (includes LORAP): G		\$ 172,000	
Operational Budget: O		\$ 159,750	
Bonding/Borrowing: B		\$ 600,000	
Reserve Funds: R		\$ 549,630	
Unassigned Fund Bal: U		\$ 0	
Taxes – Warrant Article: W		\$ 161,000	
TOTALS		\$ 1,642,380	

Capital Improvements Plan – 2017

Department

Municipal Building	Upgrade air handling system	\$ 35,000	W
Administration			
Public Works	Complete Titcomb Hill Road construction	\$ 172,000	GW
		\$ 112,000	
	Road Maintenance – pave Osborn Road or section of Webster Road	\$ 30,000	W
	Gravel road work	\$ 10,000	O
	Replace culverts, ditching, patching	\$ 40,000	O
	Sidewalk repairs - TBD	\$ 20,000	O
	Shop repairs – install new boiler	\$ 20,000	R
	Equipment replacement – new loader	\$ 120,000	R
	New sidewalk tractor Lease-Purchase (4 th of 6 Payments)	\$ 20,630	R
Fire Rescue	---	\$ 0	
Police	Police Cruiser	\$ 34,000	O
Parks/Recreation & Community Center	<u>Hippach Field:</u> Repair/Restore Masonry Piers (3 rd of 3 approp.)	\$ 3,000 \$ 3,000	O R
	<u>Community Center:</u> Patch and seal the parking lot and finish the rest of curbing around the lot	\$ 3,000	O
	Locker room renovations (2 nd of 3 approp.)	\$ 5,000	O
	Elevator/Lift to meet ADA (1 st of 2 approp.)	\$ 12,500	O
Wastewater	Install mechanical bar rack/grit removal before influent pumps	TBD	
Sources:			
Grants (includes LORAP):	G	\$ 172,000	
Operational Budget:	O	\$ 127,500	
Bonding/Borrowing:	B	\$ 0	
Reserve Funds:	R	\$ 163,630	
Unassigned Fund Bal:	U	\$ 0	
Taxes – Warrant Article:	W	\$ 177,000	
TOTALS		\$ 640,130	

Capital Improvements Plan – 2018

Department

Municipal Building	Provide ADA access to Downstairs Meeting Room	\$ 50,000	W
Administration	Replace network server	\$ 10,000	O
Public Works	Road repairs - TBD	\$ 172,000	GW
		\$ 138,000	
	Road maintenance – TBD	\$ 40,000	O
	Gravel road work	\$ 10,000	O
	Ditching	\$ 12,000	O
	Sidewalk repairs - TBD	\$ 20,000	O
	Replace equipment (to be determined)	\$ 120,000	R
	New sidewalk tractor Lease-Purchase (5th of 6 payments)	\$ 20,630	R
Fire Rescue	Replace 2004 SUV (communications vehicle)	\$ 10,000	R
		\$ 40,000	G
Police	Police Cruiser	\$ 35,000	O
	Computer Server	\$ 10,000	O
Parks/Recreation & Community Center	<u>Community Center:</u> Locker room renovations (3 rd of 3 approp.) Elevator/Lift to meet ADA (2 nd of 2 approp.)	\$ 5,000 \$ 12,500	O O
	<u>Waltons Mill Pond Park:</u> Repairs to Dam	\$ 30,000	U
Wastewater	Integrate more of the plant processes into SCADA system. Purchase 1 or 2 tablet computers for use with GIS (if operational)	\$ 15,000	O
Sources:			
Grants (includes LORAP):		\$ 212,000	G
Operational Budget:		\$ 169,500	O
Bonding/Borrowing:		\$ 0	B
Reserve Funds:		\$ 150,630	R
Unassigned Fund Bal:		\$ 30,000	U
Taxes – Warrant Article:		\$ 188,000	W
TOTALS		\$ 750,130	

SECTION 12. EXISTING LAND USE

Goal

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

Analyses and Key Issues

How is most recent development occurring: lot by lot; in subdivisions; or in planned developments? How is recent development consistent with the community's vision?

Recent residential development has been equally split between individual lot-by-lot type and within existing subdivisions. Subdivisions approved in recent years have been ten lots or less. The only recent planned residential development project is Brookside Village located at the Willow Springs site. The Town adopted a Subdivision Ordinance in 2003, and this was amended in 2005. Most subdivisions are served by Town water and sewer, and there are a few of ten lots or less that are not so served. Recent commercial service and retail business development has primarily occurred downtown and on the Wilton Road, with some small similar growth on the Farmington Falls Road.

Following is a list of approved subdivisions, including subdivision modifications (noted as "rev."), with their date and number of lots (or number of units if so noted):

TABLE 12 – 1
SUBDIVISIONS 1950 – 2014

Date	Name	# Lots	# Dev.	Map / Lot
1950	Franklin County Savings Bank	28	22	U18 (Belcher Rd., Highland Ave., Forest Ct.)
1956	Fairbanks Park (rev. 1977)	45	38	U25 (see Barlen Street)
1963	Gilbert (Davis Road)	18	16	U4 (see Summit & Cook Aves.)
1969	Mountain View Estates (rev. 1976 & 2001)	36	26	R12 / 46 – 49, 51, 52, 70 to 80
1969	Temple Stream Heights	11	7	U30 (see Valley View Dr.)
1972	Voter Hill Estates (rev. 2003 & 2010)	71	22	R19 / 1A, 1B, 1C, 2 to 68
1973	Sherwood Apartments – Units	15	15	U7 / 4A
1973	M. C. Smith Apts. – Units	10	10	U20 / 32
1973	Voter Hill	5	3	R9 / 8, 8B-1, 8B-2, 8C, 8D
1974	Sunset View Estates (Adams Cir.)	22	21	U24 / 7-1 to 7-22
1975	Johnson Heights	9	9	U13 / 136, 136B,C,D 137A to 137D
1975	Everett Vining	5	5	R14 / 10
1975	Huff	5	5	U2 / 1, 1-1, 1-3, 1-4, 1-5
1976	Arthur McCleary	4	4	U27 / 5A to 5D

Date	Name	# Lots	# Dev.	Map / Lot
1976	Durrell (Rt. 27)	4	4	R16 / 44D to 44G
1976	Lander	4	4	U17 / 9, 9A, 9B R11 / 38
1976	Perham Heights (Woodfield Dr.)	15	11	U17 / 9C to 9Q
1976	Mountain View (York)	6	6	U4 / 14 to 18, 41
1976	Gary Bouffard	3	2	U38 / 5, 5A, 5B
1977	Stinchfield	3	2	R5 / 18B, 18C, 18D
1977	Vining Enterprises	16	16	U28 / 7-1 to 7-16
1977	Arthur Harris (Federal Row)	5	4	R17 / 39A to 39E
1977	Green Acre Apts. – Units	12	12	R11 / 29C
1977	Farmington Court – Units	24	24	U16 / 132A
1978	Mt. Blue Estates (rev. 1996)	13	13	U5 / 7-1 to 7-13
1978	Hazel Thompson – Units	40	40	R11 / 4C
1978	Sunrise Village (rev. 1986)	57	28	T1
1978	McCleary (rev. 1981)	4	4	U27 / 5A to 5D
1978	Richards	4	4	U28 / 2, 2A, 2B U23 / 49
1978	Leavitt (Bailey Hill)	2	2	R11 / 34A, 34F
1979	Farrington	3	0	R3 / 51A, 51B, 51C
1979	Gardner-Drake Block	3	2	U31 / 62, 64
1980	Ethel Walton – Units	39	39	R11 / 4D
1980	Berner	4	4	R10 / 40B to 40E
1980	Bannock Mountain Trust	4	2	R9 / 13-1 to 13-4
1980	Hatfield	3	3	R1 / 5, 5A, 5B
1982	Birch Hill Estates – Units (rev. 1986 & 1988)	36	3	R11 / 38-A1, 38-A2, 38-A3
1982	Healthy Ways	3	2	U38 / 4A, 4B, 4C
1983	Sunny Hill (Begin-Old Hospital)	10	10	U21 / 1-1 to 1-10
1983	North Street Assoc. – Units	24	24	U16 / 66
1983	Wilson Stream Fields (rev. 1995 & 1998)	7	2	R4 / 20, 21-1 to 21-6, 20G
1984	Stankowicz	4	4	R16 / 40A to 40D
1984	Reed (Bailey Hill)	3	3	R11 / 34C, 34D, 34E
1985	Chiappinelli	4	3	U37 / 18A, 19A, 19B, 20
1986	Granite Heights (rev. 2004, 2011, 2013)	57	36	R20 / 1 to 57
1986	Gordon (rev. 2006 & 2008)	7	6	R18 / 8, 8A to 8F
1986	Franklin Manor II – Units	12	12	U16 / 60
1987	Deer Crossing – Units	24	24	R11 / 4
1987	The Birches (rev. 1989)	9	5	R7 / 4, 4-2A, 4B, 4C, 4-2 to 4-6
1987	Twin Birches Trailer Park	9	9	U30 / 51-1 to 51-9
1987	Brackett – Units (rev. 1990 – lots)	9	9	R14 / 9
1988	Ward (Dowell Mill)	3	3	U20 / 13, 13A, 13C
1988	Cascade Leisure Park (rev. 1992)	76	40	U9 / 1A, 1 to 75
1988	Mosher Hill Vistas	6	3	R17 / 60 to 65
1988	Applewood Estates	5	5	R8 / 14, 16 to 19
1988	Hilltop Estates (rev. 1996)	5	4	R4 / 24-1, 24-1A, 24-2, 24-3, 24-4
1988	Vacation Estates	11	8	R13 / 20-1 to 20-11
1988	Lealagi, Inc. (rev. 2005)	9	7	R05/ 30-1 to 30-10
1988	Michael and Donna Brackett	2	1	R14 / 4, 4A
1988	Washcorp (Kuklinski)	2	2	U38 / 4, 4D
1988	Green Acres Estates (rev. 1989)	23	20	R4 / 1-1 to 1-23

Date	Name	# Lots	# Dev.	Map / Lot
1989	Fairbanks Heights (Unique Designs)	11	6	U24 / 2-1 to 2-11
1989	Voter Hill (Lamkin)	14	4	R9 / 8-1 to 8-14
1989	Paul Distefano (Meadowbrook)	15	0	R15 / 6
1989	Cowen Hill Woods (Kidd)	4	2	R16 / 32A to 32D
1989	Swihart & Dilendick (Greenview)	2	2	R16 / 40F, 40G
1989	Davenport (Bailey Hill)	2	2	R11 / 34, 34E
1989	Belczynski – Units	12	12	U19 / 11
1990	Glenview Terrace – Units	24	16	U16 / 66B
1990	May-Dec (Bean)	3	2	U32 / 7, 7A, 7B
1990	Greta Zerbst	3	2	R5 / 25, 25-2, 25-3
1990	William Tuck Estates	10	0	R14 / 26, 26G to 26O
1990	Moose Lane (Breton)	3	3	R3 / 36A, 36B, 36C
1990	Honey House – Units (Cox)	8	8	U2 / 23
1990	Partridge Road – Units	5	5	U22 / 1
1990	Perham Street – Units	14	14	U16 / 96
1990	Perham Hill Estates (Shepard)	2	2	R7 / 4-2, 4-2A
1991	Simcock (Holley Farms)	4	2	R13 / 1C, 1D, 20, 20C
1991	Wal-Mart	3	1	U37 / 20, 20A, 20B
1992	Keith Howard (rev. 2005)	4	3	R16 / 41, 41A, 41B
1992	Wilson Stream (Kuklinski)	6	5	R3 / 58-1 to 58-4, 58-5A, 58-5B
1992	Western Maine Land Trust	8	7	R15 / 22-1 to 22-6, 22A, 22B
1992	Farmington Construction (rev.1999 & 2009)	8	6	U15 / 58-1 to 58-6, 58-3A, 58-3B
1992	Harold Jones (rev. 1996)	5	1	U36 / 6, 6A, 6B, 6C, 6F
1993	Helmut Bitterauf	4	3	U38 / 4C, 4C-1, 4C-2, 4E
1993	Cascade Brook (John Eubanks)	3	2	R11 / 29, 29E, 29F
1993	Leavitt Hill (Lambert – rev. 1996)	4	1	R18 / 13-1 to 13-4
1993	Mar-Wick Farm Estates	5	5	R5 / 20, 21-1, 21-1A, 21-1B, 21-2
1994	Deer View (John Budek)	2	2	R3 / 17A, 17B
1994	Catherine Baldwin	4	2	R17 / 38-1 to 38-4
1995	Narrow Gauge (Moore – rev. 1997)	4	3	U15 / 58D-1 to 58D-4
1995	Everett Vining	7	0	R10 / 79C-1 to 79C-7
1995	Pine Tree Terrace (rev. 1996)	21	17	R14 / 6-1 to 6-21
1995	John Doughty	2	1	U31 / 40
1995	Pinewood Terrace (30 bed facility)	1	1	U9 / 9
1997	Richard Gray	5	4	R11 / 15-1 to 15-5
1997	James Lannon (rev. 2006 & 2007)	2	1	R9 / 8B-1, 8B-2
1999	Kashke Terraces (Durrell)	14	0	U23 / 11-1 to 11-14
1999	Robert & Kathleen Kerr – Units	14	4	R11 / 15A
1999	Jim and Sue Grant – Units	4	4	U15 / 58-2
2002	Dunkin Donuts	2	2	U37 / 17, 17A
2003	Melcher (rev. 2004)	3	2	R11 / 34, 34E
2003	Maxham	2	2	R13 / 6A, 6B
2004	West Grand View Estates	10	5	R7 / 11, 11-1 to 11-10
2004	East Grand View Estates	11	3	R7 / 10, 10-1 to 10-10
2004	Farmington Heights Apts. – Units	12	12	U7 / 2A
2004	Knowlton Corner Acres (Frank)	3	2	R3 / 8, 8-1, 8-2
2004	Knowlton Estates (Greenwood)	5	3	R3 / 6-1 to 6-5

Date	Name	# Lots	# Dev.	Map / Lot
2004	English Garden Estates – Units	8	0	R3 / 4
2004	Brookwood Estates (Berry)	5	0	R1 / 2-1 to 2-5
2005	Davis Road Estates (rev. 2007)	4	2	U4 / 40-1, 40-2, 40-1A, 40-4
2005	MacNeil	2	1	R5 / 17A, 17D
2006	Cushing Subdivision	2	1	R11 / 25-1, 25-2
2007	Titcomb Hill Properties (Otley)	3	0	R4 / 10-1, 10-2, 10-3
2007	Farmington Heights	9	2	R8 / 8A-1 to 8A-9
2007	Willow Springs – Units (39 Bldgs.)	57	0	U20 / 13
2007	Bradford C. Luker	7	3	R12 / 33-1 to 33-7
2007	Coastal Enterprises, Inc. – Units	23	0	U34 / 6-1, 6-2, 6-3
2007	No View Estates (Frank)	4	1	R3 / 50-1 to 50-5
2007	Vining Land Development	14	1	U11 / 54-1 to 54-14
2010	Sandra L. Griffin	2	1	R5 / 3-1, 3-2
2011	Three Rivers Orthopedics, LLC	3	2	R4 / 11-1, 11-2, 11-3
2012	Hardy Brook (Daku)	7	0	R4 / 22-1 to 22-7
2013	Brookside Village – Units	32	32	U20 / 13

Source: Town Records, 2014

If the community considers itself rural, urban, or suburban, what are the characteristics that contribute to that sense? How does it fit in the regional context?

Farmington is a mix of urban, suburban and rural. Its urban areas are downtown and along the Wilton Road, with suburban areas between these and the outlying rural areas. Active farm and forest areas help preserve the rural character of what is a very dynamic service center community.

Is recent development occurring predominantly within or adjacent to traditional settlements or expanding into rural areas?

Much recent residential development has been within older, existing subdivisions. This has resulted in the final build out stage in these developments. Scattered single home development throughout town by those desiring a rural environment continues as it has in the past. This outlying residential construction has not fragmented or significantly impacted the farm and forest segment of the town. Recent commercial service and retail business development has primarily occurred within the established urban areas of town.

How effective are current land use regulations and other non-regulatory measures in directing growth to appropriate areas and protecting critical resources? How might they be improved?

Since the adoption of town-wide zoning in 1999, Farmington has been successful in effectively managing and directing its growth to appropriate areas and protecting critical resources.

In addition to utilizing the Zoning Ordinance and its performance standards, the Town uses the Site Review Ordinance, the Subdivision Ordinance, and Soil Erosion Control & Storm Water Management Ordinance to manage and direct growth. The Floodplain Management and

Shoreland Zoning Ordinances are also used to protect critical resources such as waterways and wetlands.

How do current regulations promote or inhibit development in keeping with the community's traditional village or neighborhood character?

The Zoning and Sign Ordinances contain façade and sign design requirements intended to maintain the town's historic character. In 2007, the Town added Open Space Residential Development performance standards to its Zoning Ordinance as a way to allow increased density coupled with a balance of designated open space. This was adopted so future growth in suburban areas adjacent to the town's core could retain traditional village neighborhood character.

Given current regulations, development trends, and population projections, how many new residential units and how much commercial, institutional, and/or industrial development will occur in the planning period? Where will this development go?

Following are the number of stick-built single-family homes constructed in town for the years 2005 through 2013:

2005	2006	2007	2008	2009	2010	2011	2012	2013
27	16	13	7	6	9	2	7	4

Source: Town Records, 2014

The average over this period was 10 new houses per year, which is the maximum anticipated annually over the next five years. When the impact of the recent recession has fully abated, it is predicted that the number could recover to a range of 10-15 new stick-built homes annually. This level of residential growth is easily accommodated by the availability of vacant approved subdivision lots and single rural lots, without creating any burden on the Town's existing public facility infrastructure. In the next five years, there will be some recovery in commercial/industrial development, primarily on the Wilton Road. It is also anticipated there will be some additional elderly/low-income housing unit development in this period, and some modest build-out at the Willow Springs elderly condo site.

What is the community's administrative capacity to manage its land use regulation program, including planning board and code enforcement officer?

A full-time CEO, a full-time CEO Assistant, and a half-time Planning Assistant administer the Town's land-use ordinances in conjunction with a seven-member (with two alternates) Planning Board, a five-member (with two alternates) Appeals Board, and a five-member Zoning Board.

Are environmentally suitable areas within or adjacent to the growth area(s) identified for the location of mobile home parks?

Mobile home parks are allowed in all areas of town except for the three village districts. Site Review criteria would be applied by the Planning Board in reviewing a proposal to locate same where permissible.

Conditions and Trends

Minimum data required to address State goals:

An existing land use map, with land use classifications:

Refer to Town Zoning Map

Summary of current lot dimensional standards:

Refer to Town Zoning Ordinance

Description or map identifying the location of lots and primary structures created within the last ten years; including residential, institutional, commercial, and industrial development:

Refer to Code Office Project Registration Logs 2004-2013

Map depicting the constraints to development identified in the plan:

Refer to Zoning Map, Shoreland Zoning Map, Floodplain Map, and Wellhead Protection Map

Identify locations in the community where mobile homes parks are allowed:

Refer to Zoning Ordinance Table of Uses and Zoning Map

Provide a brief description of existing land use regulations and other tools utilized to manage land use:

The Town utilizes the following Ordinances to regulate land use within its boundaries:

- Automobile Graveyard, Automobile Recycling Business, and Junkyard
- Biosolids and Other Residuals
- Floodplain Management
- Sexually Oriented Business
- Shoreland Zoning
- Sign
- Site Review
- Soil Erosion Control & Storm Water Management
- Subdivision
- Wellhead Protection
- Wireless Telecommunications Facility
- Mass Gathering
- Zoning

Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least (10) years into the future: Based on a ten year average of 15 new houses per year, with an average lot size of 50,000 SF, and the likelihood of two new large commercial developments along the Wilton Road

within the next ten years, it is estimated that 175 acres will be utilized for residential development and 125 acres for commercial/industrial development, for a total of 300 acres. Also refer to Future land Use Policies and Strategies.

Certification of the Town of Farmington Comprehensive Plan

The Town of Farmington Board of Selectmen certifies that this Comprehensive Plan was prepared to comply with the Growth Management Act (30 M.R.S. §4312 et seq.), and that it includes all of the applicable required elements under the Maine Comprehensive Plan Criteria Rule (07-105 CMR 208).