Town of Lamoine
2019 Comprehensive Plan

Lamoine Town Meeting – March 20, 2019

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1. Introduction

The Decision to Develop a New Comprehensive Plan

The last Lamoine Comprehensive Plan was approved by the Town and the State in 1996. Comprehensive Plans do not expire – they are the Plan of the Town until repealed or replaced. What does expire, however, is the State of Maine's finding that a town's Comprehensive Plan is consistent with the Maine Growth Management Act (Title 30-A, Maine Revised Statutes, §§4311-4349-A). The amendments of that Act in 2008 provide that the finding of consistency expires twelve years after a Comprehensive Plan takes effect.

Generally speaking, a Town will not qualify for State grant funding unless the Town's Comprehensive Plan is found consistent with the Growth Management Act. In addition, Lamoine ordinances may be more vulnerable in any Court review because they are not consistent with a Plan which has been found to be consistent with the Growth Management Act. Finally, 1996 was over 20 years ago, and it is important for the town to revisit a Comprehensive Plan to make sure that it meets the town's needs today. Just as one example: The 1996 Plan had a "Communications" section which did not list internet access. The first smart phone came on the market in 2008, and internet access in town was one of the most-discussed topics in the development of this plan.

In 2013, the Town Select Board appointed a committee to consider whether a new Comprehensive Plan was needed and, if so, to present a timeline and a budget for the project. This Committee presented its report in October of 2013, recommending that the Town move forward on a new Comprehensive Plan (Appendix A1). At

Town Meeting in 2014, the Town approved the appointment of a Comprehensive Plan Committee and a budget for the project of $15,000.

How the Comprehensive Plan was Developed

The Select Board thereafter appointed a Lamoine Comprehensive Plan Committee (LCPC), which met for the first time in September of 2014. The original members were Andrea Ames, Robert Christie, Kathryn Gaianguest, Brett Jones, Bonnie Marckoon, Richard McMullen, Valerie Sprague and Fred Stocking. Michael Jordan and Wanda Whitener came on later as Bonnie Marckoon and Brett Jones left the LCPC.

The LCPC met at first monthly and spent its first several meetings understanding the law and process of a Comprehensive Plan, reviewing the 1996 Plan, the survey done by the Long Range Planning Committee in 2005 and The Lamoine Open Space Report and Inventory produced by the Lamoine Conservation Commission in 2013, and data provided by the State and other entities. Our work was generally organized around the required State categories: Historical and Archaeological Resources, Fresh Water Resources, Natural Resources, Agriculture and Forestry, Marine Resources, Population and Demographics, Economy, Housing, Recreation, Public Facilities, Fiscal Capacity and Capital Investment, Existing Land Use and Future Land Use Plan.

The State provides a Data Set with information, or links to information, on these categories every two years. Data relied on in a Comprehensive Plan should be, if possible, no more than three years old.

Public Participation in the Development of the Lamoine Comprehensive Plan

All meetings of the LCPC were properly noticed and open to the public. Most were broadcast over community TV, either contemporaneously or later or both. Minutes were kept of all meetings, posted and available for public review.

In the Fall of 2015, the LCPC designed and circulated a survey to identify the concerns of Lamoine citizens. This survey incorporated a number of questions asked in surveys of the Town's residents in 1992 and 2005, for comparison purposes.

Considerable care was taken to try to eliminate barriers to responding to the survey. It was primarily an online survey, but written copies were available at the town hall and, by request, by delivery to a person's home. Written surveys were then entered into the online survey data for compilation. Each postal patron received a printed

notice about the survey and how to respond it. 206 of 760 were returned, a return of 27.1%. (See Appendices A2 and A3 for responses to the survey.)

Findings of the survey were then presented at a Community Meeting in March of 2016. (See Appendix A3 for the PowerPoint presentation at this meeting.) After the presentation, those attending divided into small groups for discussion of what was important to them. Responses from all the groups were written down and compiled (Appendix A4).

Also during the Fall of 2015 and early 2016, the LCPC met with 15 Town Boards and Committees, and several other community groups focused on a particular activity in Lamoine. LCPC then drafted an approved report of each meeting (See Appendices A5–A19 for the individual reports.) It was during these meetings and the Community Meeting in March 2016 when it became apparent that there was a strong community desire for a community center in Town.

The LCPC took this community input and began to work on drafting and researching individual sections on the required categories. In addition to the State Data provided, detailed resource maps from Beginning with Habitat, a state partnership with statewide nonprofits, were very helpful. Town Administrator Stu Marckoon was an invaluable resource for town-specific information.

Initial drafts of the various sections were by LCPC members, with the exception of two sections initially written by the Hancock County Planning Commission (HCPC), funded by federal grants received by HCPC. By the fall of 2016, the LCPC was far enough along to advertise for a consultant to help us finish the project. Rick Taintor, just retired as the City Planner for Portsmouth New Hampshire, started work in May 2017.

Over the next few months, the LCPC worked hard at articulating Goals, Policies and Strategies to form the Implementation Plan of the Comprehensive Plan. Goals being defined as broad objectives for the community; Policies as general paths to reach the goals, and Strategies as relatively specific action to be taken. Each Policy and Strategy has an entity designated as responsible for executing the strategy.

In November 2017, the Implementation Plan was circulated and reviewed with those attending an Open House for that purpose. The format for the Open House had the Implementation Plan on large sheets taped to the walls, along with explanatory maps and a proposed Vision Statement. Those attending (approximately 35) were encouraged to give a traffic signal grade to each proposal: green, yellow or red. Comments were encouraged and large stickies were provided for that purpose.

Once again, all information was copied and incorporated into a summary (Appendix A20).

In response to the relatively small number of people who came to the Open House, the LCPC put the same information into survey form and kept the survey open until the end of the year. Respondents were encouraged to provide written comments, which were compiled (Appendices A21–A23).

The LCPC then met several times to go over this feedback and revised the Implementation Plan in various ways, completing this process in March 2018. In May 2018, the consultant provided the LCPC with a draft of the whole Comprehensive Plan, which includes a Vision Statement and sections discussing each of the state-required topics, as well as the Implementation Plan and supporting materials. This draft was then reviewed and revised in a series of meetings over the summer of 2018. Updating data where appropriate and drafting of certain administrative segments of the Plan continued until September 2018 when the Plan was completed and scheduled for public hearing.

This Comprehensive Plan has several principal parts. First there is the Vision Statement, which incorporates the consensus vision of those providing input into the Comprehensive Plan. The Vision Statement is a very broad picture of the Town and its functioning. Following the Vision Statement, there are analysis sections covering the state required topics. The analysis sections set out the LCPC's understanding of a particular area, such as the housing situation in Lamoine. In the analysis sections the data from all available sources is discussed and the basic issues confronting the town are defined. These sections provide the basis for the Implementation Plan provisions on that topic.

Following the analysis sections is the Implementation Plan, in which the goals and specific strategies for achieving those goals are set out, and what entity might take the lead in implementing them. The Implementation Plan is laid out in a consistent table format.

Finally, the Appendix sections contains many more maps, tables and exhibits than can easily be placed in the text. The Appendix is a separate document, the contents of which are set out in the Table of Contents, and citations to items in the Appendix appear throughout the Comprehensive Plan.

The Purpose and Function of the Comprehensive Plan

The Comprehensive Plan is not an ordinance or law. It is a guide for the Select Board, the Planning Board, and other town committees in their decision-making. It is intended to provide continuity in town policy. Ordinances passed by the town should be consistent with this Plan. The Comprehensive Plan may also be used to seek funding from state and federal grant programs.

Planning is an on-going process. The Lamoine Comprehensive Plan Committee recommends that the Plan be reviewed each year by the Select Board and the Planning Board to assess implementation of the Plan.

There are challenges ahead for Lamoine, as there always are. Some seem quite predictable: Lamoine's population, like Maine's population generally, is growing older and older adults will have different needs to be met by the town and its public-spirited citizens. Some of these issues are explored in the Housing analysis (see pp. 57), the Recreation analysis (see pp. 48) and the Public Facilities analysis (see pp. 73). The effects of climate change on Lamoine's extensive shoreline will emerge on an unknown timetable. Economic and technological change may make small coastal towns more attractive places to live, as work becomes disconnected from particular physical locations. Other economic or technological changes may have a negative effect on the town. Pressures from the tourist traffic in the region and nearby employers such as the Jackson Lab may affect Lamoine in ways we cannot foresee.

There is every likelihood that Lamoine will meet these challenges successfully. Lamoine is an exceptionally active town. More than sixty individuals are currently listed on the town website as members of a town board or committee. Lamoine citizens often cite the "small town atmosphere" when asked what attracted them to, or keeps them in, Lamoine. This "small town atmosphere" is the collection of contacts with other people who understand the town and care about it..

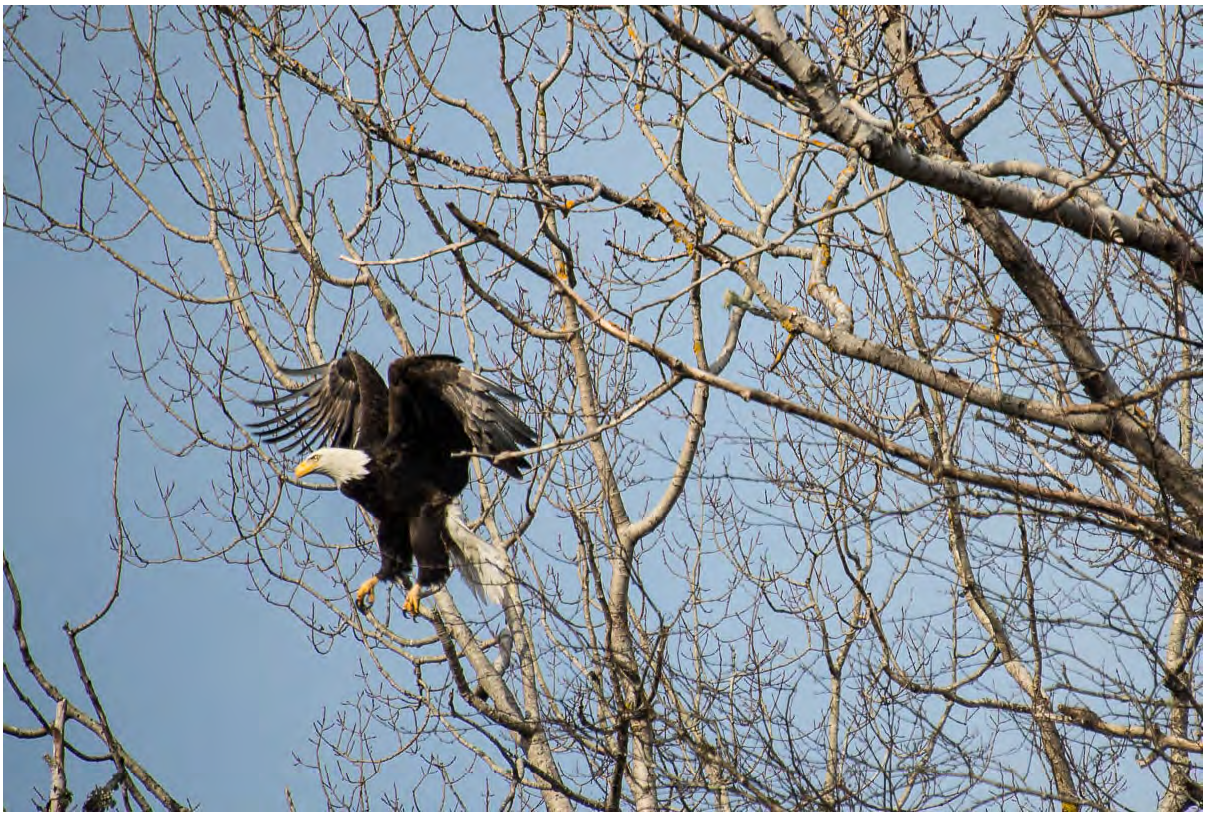
The members of the Lamoine Comprehensive Plan Committee are proud to have been able to set out some of the issues ahead for the Town and suggest ways that the Town might move forward to meet them.

2. Our Vision

Lamoine will continue to be prized by its citizens for its rural landscape, natural beauty and its small-town character. Its citizens will continue to participate in a wide range of community activities, from Town boards and committees to the Volunteer Fire Department, including the many groups enhancing the community by sharing particular interests, from Town history to snowmobile riding to arts events. The Town will sponsor special events such as the Lamoine 150 anniversary events to bring the townspeople together so that a sense of Lamoine flourishes. The Town will develop a Community Center to provide increased space and opportunity for community activities.

Lamoine will continue to develop its own character, defined by its citizens, its history, geography and natural resources, while recognizing that Ellsworth, Mount Desert Island and the Bangor area provide many services that do not need to be duplicated in Lamoine. Lamoine will continue to work with nearby municipalities to share resources and hold down costs. Lamoine will work with the State of Maine to assure that through traffic does not change the character of the Town.

Lamoine will maintain its own school to provide a locale for community activities and to avoid transporting our young children elsewhere for their education.



Lamoine will maintain high school choice for secondary students. The Lamoine Consolidated School will continue to excel in preparing students for their lives ahead. Together with in-town programs for pre-school children, the school will become a magnet attracting families with young children to Lamoine.

Lamoine will continue to facilitate the flourishing of small and home-based businesses as its economic base, recognizing that industrial development is not compatible with its rural character. The current limitations on the growth of gravel pits will be continued. Worked-out pits will be restored for other uses or open space. Increasingly business is done from homes, home offices and small facilities and this activity will continue as the Town finds ways to spread quality internet service to all parts of Lamoine. The Town will support small business development by making sure that its ordinances accommodate small-scale, low-impact businesses in residential settings. The Town will develop and maintain an online listing of products and services available in Lamoine and will encourage buying local. The Town will be friendly to local agriculture and supportive of efforts to return parts of Lamoine to its farming heritage.

Lamoine will continue to be recognized as a place defined by its rural character and natural beauty such as open fields and woodlots, ocean shorefront, scenic vistas, scenic road corridors, and an abundance of wildlife and flora. People in all parts of Lamoine, in established neighborhoods and newer subdivisions, will have convenient access to open space, including the ocean. The parks will be maintained as a significant component of Lamoine's open space. The Town will encourage conservation efforts, including those by regional conservation partners, that promote wildlife habitat, and wildlife corridors through the town.

The Town will plan for the effects of climate change as they become clear over time, including extreme storms, sea level rise and the disruption of road and communications systems to vulnerable locations of residences and businesses.

Additional homes and roads will be built as the community grows. New residential development will be sited along the shore and existing roads and incorporate meaningful pieces of open space. Connections between open space areas will be a priority in siting new development. These connections will be for both wildlife in the form of travel corridors and interconnected habitat, and for pedestrians in the form of off-road trails. Some larger natural areas will be preserved to protect habitats of area-sensitive species and provide opportunities for traditional outdoor pursuits, such as hunting, snowmobiling, and hiking.

Lamoine recognizes that its population is aging and will plan for facilities and services for older adults.

3. Community Assessment

This section of the Comprehensive Plan presents current data and trends on the following topical areas:

- History and Archaeology
- Population and Demographics
- Natural Resources
- Fresh Water Resources
- Marine Resources
- Agriculture and Forest Resources
- Recreation and Culture
- Business and the Economy
- Housing
- Transportation
- Public Facilities and Services
- Fiscal Capacity and Capital Planning
- Existing Land Use

The Community Assessment provides the factual basis for understanding where the town is now and where it is going. The same topical categories reappear later in the Plan under the Future Land Use Plan (Chapter 5), Goals and Policies (Chapter 6), and the Implementation Program (Chapter 7).

History and Archaeology

Historic sites and archaeological resources provide evidence of Lamoine's past. They are essential links to the Town's history and prehistory, and are important for understanding how Lamoine has developed over time.

A Short History of Lamoine

Lamoine's first inhabitants were the Wabanaki who lived in the area year-round. There is still evidence of Indian shell heaps along the shore, although there has been substantial erosion. Lamoine's first permanent European settlers arrived in the 1760s. After their arrival, the Native Americans began migrating inland during the winter months.

Lamoine was originally called East Trenton and was included within a much larger township which covered an area from Card's Brook in Ellsworth to Hancock (then a part of Sullivan). In 1870, Lamoine separated from Trenton and was incorporated as a town. It was named after an early resident, Andre LeMoyne. The Marlboro section of the town remained a part of Hancock until 1933.

The attraction for both the Native Americans and the early settlers was the coastline and natural resources. Lamoine's many coves and inlets made for ideal harbors. Fish and clams were plentiful. Tide mills provided energy. During the first half of the

1800s, Lamoine was a major shipbuilding area. There were over sixty vessels built here, the peak years of production being reached before the Civil War, in the 1840s.

Higgins Point, where the State Park is now, was one of the earliest sites for ship-building. Most of the larger shipyards and fishing wharves were located along the Jordan River but ships were built all around the shores of Lamoine: Raccoon Cove, Berry's Cove and even at the site of the present cemetery at Lamoine Corner. The vessels built were primarily two-masted schooners, used for fishing and hauling freight along the coast, and to and from the Caribbean. Other businesses developed to support the shipping industry as well: logging, blacksmithing, carpentry, a lumber mill, and general stores. Residents supported themselves by a combination of fishing and farming.

Fishing was the major industry in Lamoine until the end of the 1800s. Schooners sailed to the Grand Banks during the summer months, usually with a crew of three to six men, and stayed until their holds were filled with salted fish. The cod and herring were brought back to be dried along the Jordan River, then shipped to the Boston market. Lamoine's fisheries were second only in importance to those of Lubec during these years. During Civil War many men netted pogies (porgies) from camps on islands in Frenchmen's Bay. The price of the oil processed from these fish increased greatly due to the war and for a number of years the oil and guano was a good source of income. It was also safer than coasting at that time.

The Civil War disrupted the economy of the area. Shipbuilding continued until the early 1900s but never again reached the peak production of the 1840s. After the War, there was an economic boom during which time the fishing industry flourished, but, as the railroads took over most of the haulage of freight, the coastal shipping trade declined.

There never was any one town center in Lamoine, but rather a collection of village areas. These corresponded to the original shipbuilding and fishing centers. At Lamoine Corner, where the Grange Hall and Baptist Church are now, there was the largest cluster of buildings, including a two-storied Grange Hall with a store on its ground floor, a post office, the church, and the Town Hall. Other village areas can be identified by their post offices: East Lamoine, North Lamoine, Marlboro, and Lamoine Beach. These areas lost their post offices when Rural Free Delivery came to Lamoine in 1904. Lamoine had six schools, and even its own high school for a few years in the late 1800s. The school population declined in the 1930s and then rose again, and in 1949 the current Lamoine Consolidated School opened.

Most travel in early Lamoine was by boat, and roads were incidental, originally secondary tracks between houses and villages. Most were approximately where they

are now. The biggest exception was the north end of Route 184 which went via what is now the MacQuinn Road to Ellsworth by way of Washington Junction. The main road to Ellsworth was the current Buttermilk Road.

The population reached a peak in 1880 with over 800 people, but it began to decline thereafter, reaching a low point in the 1920s and 1930s. As shipping and fishing disappeared, the Lamoine economy suffered. Many residents in the late 1880s migrated to Massachusetts for employment in the textile mills or as carpenters or went West. There were some attempts to promote Lamoine as a summer resort, hoping to raise property values and provide seasonal employment to the residents, but the developers met with no success. Plans to bring the railroad to Lamoine were also unsuccessful.

Hopes for the town's economy were raised when the U.S. Navy chose Lamoine as a coaling station for its ships, located at the site of the current State Park. The station was completed in 1902 but was only in operation for a short while. Oil was already replacing coal as the major fuel used by the Navy. During World War I, the station was used for the storage of nitrates, used in making explosives. After that, much of the Station was dismantled for scrap. In the 1930s the University of Maine acquired some of the buildings for a biological laboratory. It became a State Park in the 1950s.

Around the turn of the century, ice was an important product, being harvested at Blunt's Pond and shipped to Boston. There was also a large sardine cannery located at Lamoine Beach at this time and another smaller one at the mouth of the Skillings River at Marlboro. Neither seem to have been in operation very long. There were also two hotels in Lamoine around this time. One was Shore Acres, at Lamoine Beach; the other was the Gault Hotel, located where the State Park is now. Between the wars, many Lamoine families supported themselves with some farming and with seasonal work in neighboring resort towns, particularly Bar Harbor.

World War II brought a major change to the landscape of Lamoine as gravel pits were dug to provide gravel to build the airport in Trenton. It was not the first time that gravel had been dug and sold in Lamoine: in the 1800s there was a gravel operation near Berry's Cove and another along the Jordan River that shipped gravel by boat. Today gravel operations have replaced fishing as Lamoine's major natural resource industry.

After WW II when men returning from serving their country and men that had been working in Maine's shipyards were no longer needed, Lamoine needed jobs. Many families, both husbands and wives, found themselves in the business of clamming. Men dug and women and men shucked the clams, often in their own home, then sold them to Lamoine clam dealers. Some women shucked clams at the dealers in a

building built for that purpose. The business continued into the 1950s and later. Clamming provided for many Lamoine families during that time until other work became available, and digging clams still goes on. Meanwhile some men were lobstering and still do. A few built weirs to catch herring during the 1940s as some had done in the 1800s.

The coast remained Lamoine's greatest asset but now it was because of its scenic beauty. The population of summer residents grew, particularly after World War II. Many former residents who had had to move elsewhere to find employment continued to maintain summer homes here. From about 1950, on the year-round population again began to increase as people found work in the rapidly growing towns of Ellsworth and Bar Harbor, and there continue to be numerous small businesses in the Town of Lamoine itself.

Historic and Archaeological Resources in Lamoine

The Lamoine Historical Society aims to collect and preserve items of historical interest and, insofar as possible without damage to the item, to make them available to aid the public in research on Lamoine's history.

The Lamoine Historical Society owns the old church at 362 Lamoine Beach Road, near Coyne Field and the East Lamoine Cemetery. This church is listed on the National Register of Historic Places as "First Baptist Church" (but is not listed at all on the State Data compilation of such buildings in Lamoine). Most of the objects, as opposed to documents, which LHS owns are stored there. It is also used for occasional events. The Historical Society has moved it to a new foundation and repaired the roof, but it does not have running water or any climate control, which limits its uses.

In addition, the Lamoine Historical Society maintains an archive of documents, maps, photographs and other materials, currently stored in donated basement space, with more than 30 named collections, organized by donor or subject matter. Finding Aids (organized lists of collection contents) have been written for 12 of these. Developing finding aids for the remaining collections is an on-going project.

Included in the collection is the "House Book" of Arthur Reynolds, a compilation of information and stories about Lamoine houses, and three notebooks of photographs of Lamoine houses by Lamoine pastor Neal Bousfield. Both date from the 1930s. There are also two books on Lamoine, dating from the 1880s: *Lamoine, A Place of Summer Sojourning*, and *Fountain Laval*. Both include photographs and text and were published as promotional material for planned developments in Lamoine. More

recently, Lamoine resident Sylvanus (Junior) Tracy has written *Downeast Baseball: My Twenty Years Playing Ball in Lamoine*.

The Lamoine Historical Society meets only in the good weather months, and generally presents four well-attended programs on Lamoine History each summer. It works with the Lamoine School when requested. The group is highly motivated to find more appropriate permanent storage and display space for its documents and collections. Other ambitions include making collections more accessible, converting a cassette tape tour of historic buildings in Lamoine into CD format, and siting plaques for historic sites and buildings in Lamoine.

Archaeological Sites

The Maine Historic Preservation Commission (MHPC) lists seven prehistoric archaeological sites, all shell middens in the coastal zone. Most of the shoreline in Lamoine is considered sensitive for Native American archaeology.

The MHPC also has identified seven historic archaeological sites. Two are wrecks of ships, two are a mill and dike on Mud Creek, one is the coaling station at the Lamoine State Park. The others are "St. Sauveur's Mission," dating from the summer of 1613, and "Madame Leval's Colony," a settlement from around 1790, the precise locations of which are apparently unknown (some sources locate St. Sauveur's Mission on MDI).

The MHPC recommends that future archaeological survey focus on the identification of potentially significant resources associated with the town's agricultural, residential and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 17th and 18th centuries.

Historic Buildings and Structures

There are currently two structures in Lamoine on the National Register of Historic Places. One is the old church, owned by the Lamoine Historical Society which is often omitted from lists of Lamoine places because it is catalogued under "East Lamoine," which is not and never has been a town.

The other is Shore Acres on the Lamoine Beach Road, near Lamoine Beach. It dates from at least 1887 and has elements of both the Federal and Greek Revival styles. It was the community's only hotel during the 1880s. In the 1890s, a visitor to the nearby Gault House, James A. Herne, wrote an immensely popular play set in the area called *Shore Acres*, and at some point the current structure became known by that name.

Protection of Historic and Archaeological Resources

Lamoine regulates Land Use through the Lamoine Building and Land Use Ordinance ("BLUO"), including its Subdivision provisions, the Lamoine Shoreland Zoning Ordinance, and the Lamoine Site Plan Review Ordinance. These ordinances contain numerous provisions relating to protection of historic and archaeological resources.

The Lamoine Building and Land Use Ordinance:

- prohibits developments requiring a permit from having "an adverse effect" on "geographic or historic sites" (Section 7.B. Application Procedure, 4.l. Review Criteria);
- requires subdivision developers to protect features deemed to be "significant public resources" from "damage and depreciation" and may require the developer to provide public access to such features (Section 12, Subdivisions, C.4. General Requirements, and Section 15, Commercial and Industrial Uses, C.3. General Requirements);
- grants the Planning Board the power to require greater minimum lot sizes "to protect natural resources or geographic and historic features" (Section 12, Subdivisions, H.3. Lot Size and Density);
- requires that subdivision open space lots be "adequate … with respect to the scenic, geographic and historic attributes to be preserved" (Section 12, Subdivisions, K.1. Open Space, Geographic and Historic Features Standards); and
- may require "the preservation of scenic or natural beauty, geographic or historic sites…" (Section 12, Subdivisions, K.3. Open Space, Geographic and Historic Features).

The Lamoine Shoreland Zoning Ordinance:

- permits placement of "sites of historic or archaeological significance" to be included in a Resource Protection District (Section 13, Establishment of Districts, E. Resource Protection Districts); and
- requires that "[a]ny proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the permitting authority shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment…" (Section 15, Land Use Standards, S. Archaeological Sites)

The Lamoine Site Plan Review Ordinance:

> provides that "… historic buildings and sites, existing and potential archaeological sites and unique natural features will be maintained and preserved to the maximum extent" (Section J. General Review Standards, 1. Preserve and Enhance the Landscape).

The Lamoine Gravel Ordinance:

> provides that "... historic buildings and sites, existing and potential archaeological sites … shall be maintained and preserved to the maximum extent practicable" (Section 8. Performance Standards, K. Landscape Preservation). Such sites must be noted as existing conditions on any application (Section 7. Administration, C. Application, 2. Existing Conditions {8}).

These ordinance provisions are generally adequate to protect the historic and archaeological resources of the Town.

NOTE: References are to the Shoreland Zoning Ordinance approved in 2011. There is a revised Shoreland Zoning Ordinance currently being considered. See Appendix C6.

Population and Demographics

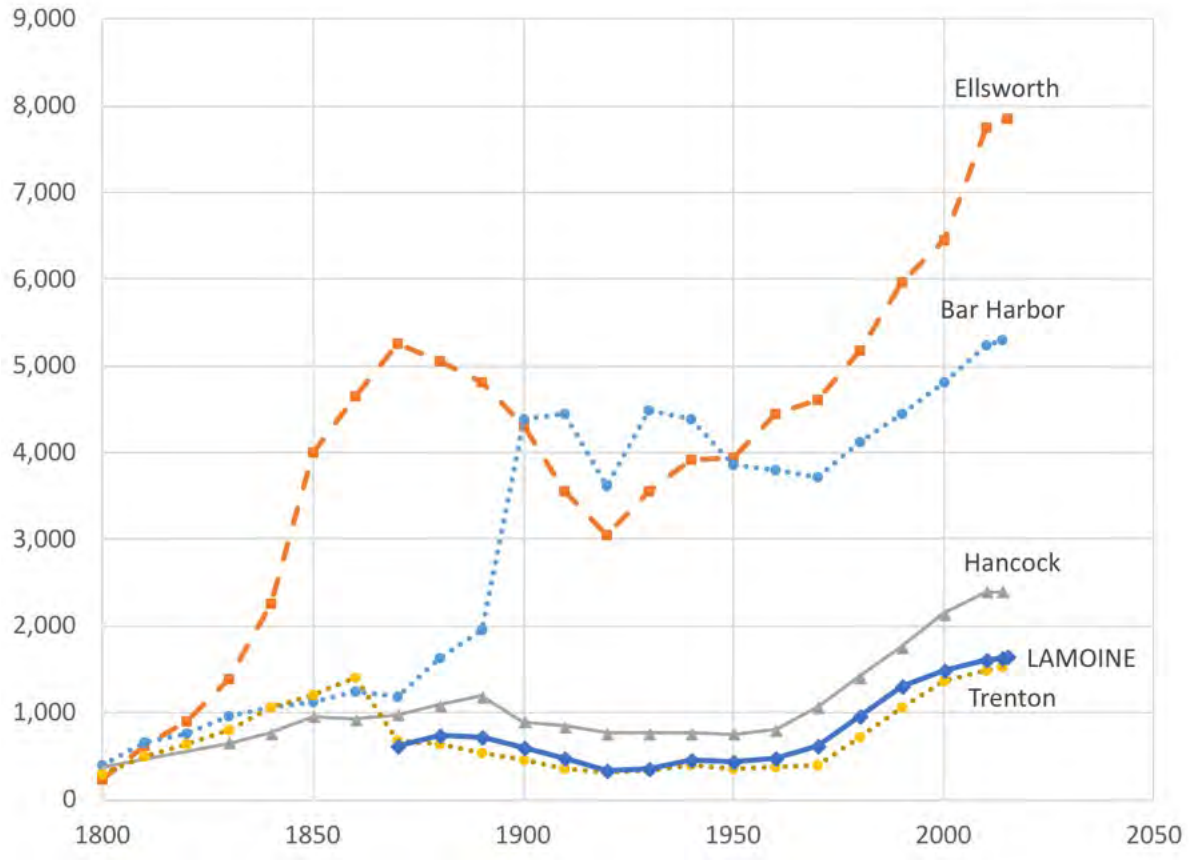
Lamoine's population is projected to remain stable for several years, though there are some indications it may grow in excess of projections. It is older than the population of Hancock County or the State of Maine generally and growing older each decade as the percentage of older people increases and the percentage of younger people decreases.

Historic Population Growth

Figure 1 shows population growth since 1800 for Lamoine and surrounding towns. Lamoine's population figures start in 1870 when it was set aside from Trenton and incorporated as a town (Trenton's population line shows a corresponding drop in that year).

Lamoine's population grew rapidly in the 1970s and 1980s: the town's population increased by about 55% from 1970 to 1980, and by about 38% from 1980 to 1990. The numerical increases in this period averaged 348 people per decade and resulted in the town's population more than doubling over the 20-year span.

Figure 1: Population Growth 1800–2010, Lamoine and Surrounding Towns

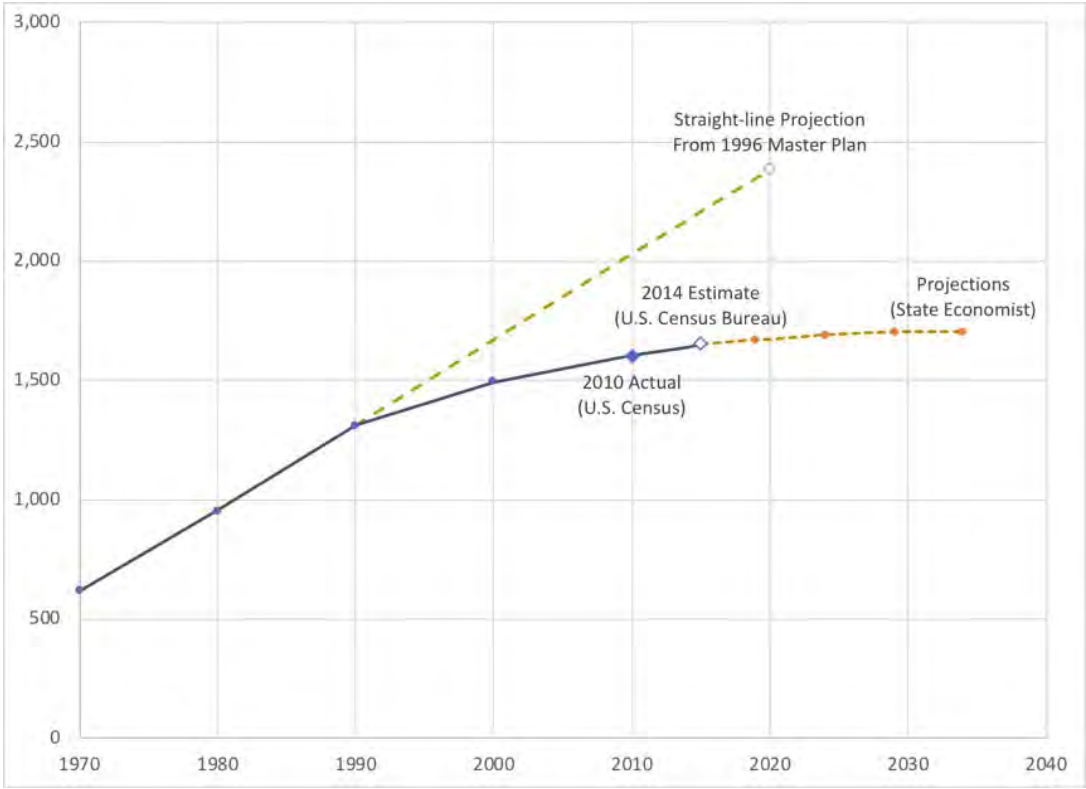


During the next two decades Lamoine's growth slowed markedly. The town's population rose from 1,311 in 1990 to 1,495 in 2000, an increase of 14%. From 2000 to 2010 the population increased 7% to 1,602. The numerical increases in this period averaged about 146 people per decade, or just about half the pace of growth in the previous two decades.

Current and Projected Population

Figure 2 shows Lamoine's population growth since 1970, and projected growth to 2034 based on 2014 U.S. Census Bureau estimates. The predicted population growth shown by the line that steadily rises to 3,000 is taken from the 1996 Lamoine Comprehensive Plan. However, Lamoine has not had the rising influx of people that was expected in 1996.

Figure 2: Lamoine Population Growth 1970–2014, and Projections to 2034



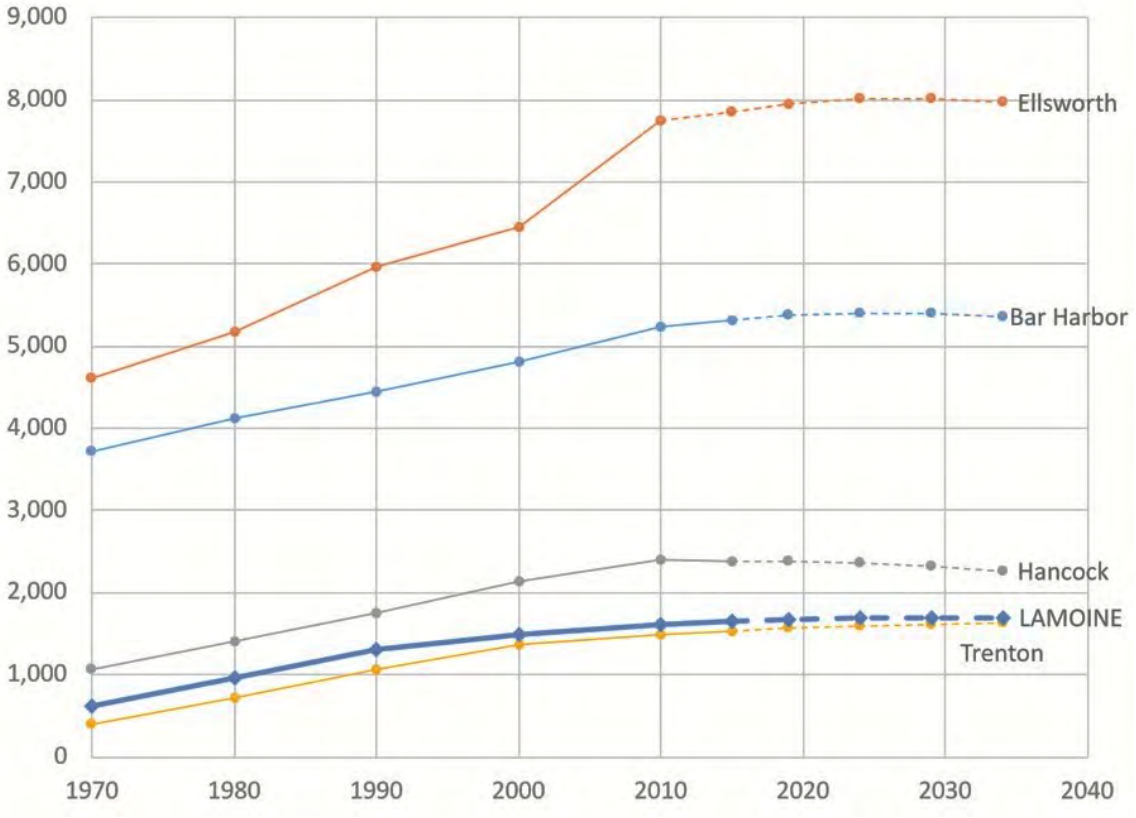
According to estimates by the US Census' American Community Survey and projections, the population of Lamoine has slowed even further since the 2010 Census, and it is expected to increase even more slowly in the future. The town's 2015 population was estimated to be 1,674, and projections by the Maine State Economist indicate that the Town's population will level off to around 1,700 residents in the 2024-2034 period.

Figure 3 shows recent (1970-2016) and projected (2019-2034) population growth in Lamoine and surrounding communities. The chart indicates slow growth or decline for all five towns over the coming two decades.

However, changes in the regional economy can have unforeseen impacts on projections such as these. For example, improved conditions in the economy and housing market have led to a residential building boom in Ellsworth in 2018, and that town is expecting to see even more demand and growth as a result of planned employment expansion at Bar Harbor's Jackson Laboratory. Some of this demand will likely affect the housing markets in neighboring communities such as Lamoine, and could potentially lead to greater population growth than predicted before the Jackson Labs expansion project was announced. As noted in the Housing section, there is a steady flow of building permits for new dwellings in Lamoine, which could translate into

an increase in population if household sizes stabilize. Similarly, future population growth in Lamoine may come from other new businesses moving into nearby towns.

Figure 3: Population Growth 1970-2016 and Projections to 2034, Lamoine and Surrounding Towns



Source: U.S. Census; projections based on 2014 U.S. Census estimates

Seasonal residents are a small percentage of the town population – approximately 11%.

Age Distribution

Along with its slowing growth rate, Lamoine has had a decreasing number of younger people and an increasing number of 65 and older residents. Table 1 and Figure 4 compare the age distribution of Lamoine's population in 2010 with those of Hancock County and the State of Maine. The Lamoine age profile indicates that the community is generally comparable to the county and state. Both Lamoine and the County have slightly older age profiles than the state as a whole, with higher percentages of residents 60 years and older and lower percentages of residents under 18 years of age. Compared to Hancock County as a whole, Lamoine has a

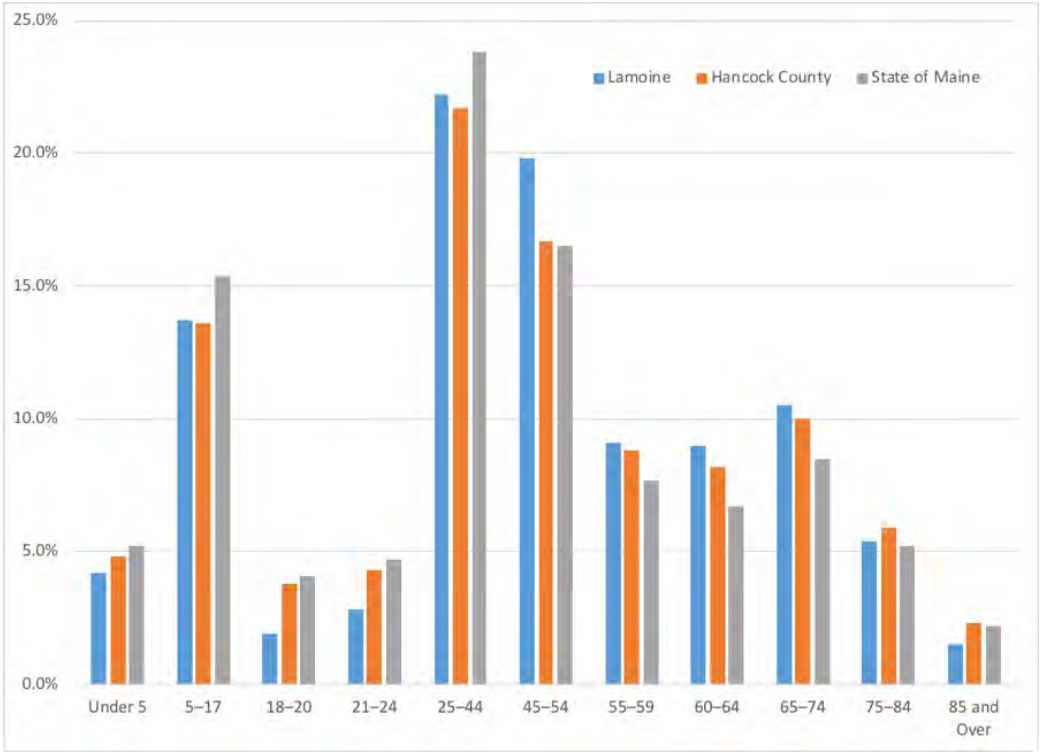
smaller percentage of residents aged 18 to 24 and a larger percentage of residents aged 45 to 54.

Table 1: Age Distribution, 2010

Age	Lamoine Residents		Hancock County	State of Maine
	Number	Percent		
Under 5	67	4.2%	4.8%	5.2%
5–17	219	13.7%	13.6%	15.4%
18–20	31	1.9%	3.8%	4.1%
21–24	45	2.8%	4.3%	4.7%
25–44	355	22.2%	21.7%	23.8%
45–54	317	19.8%	16.7%	16.5%
55–59	145	9.1%	8.8%	7.7%
60–64	144	9.0%	8.2%	6.7%
65–74	169	10.5%	10.0%	8.5%
75–84	86	5.4%	5.9%	5.2%
85 and Over	24	1.5%	2.3%	2.2%
Total	**1,602**	**100.0%**	**100.0%**	**100.0%**

Source: 2010 Census

Figure 4: Age Distribution, 2010



Source: 2010 Census

As reported in the Lamoine Community Survey of 2015 (LCS Survey), seasonal residents were not distinct from the general population in age.

Age Changes

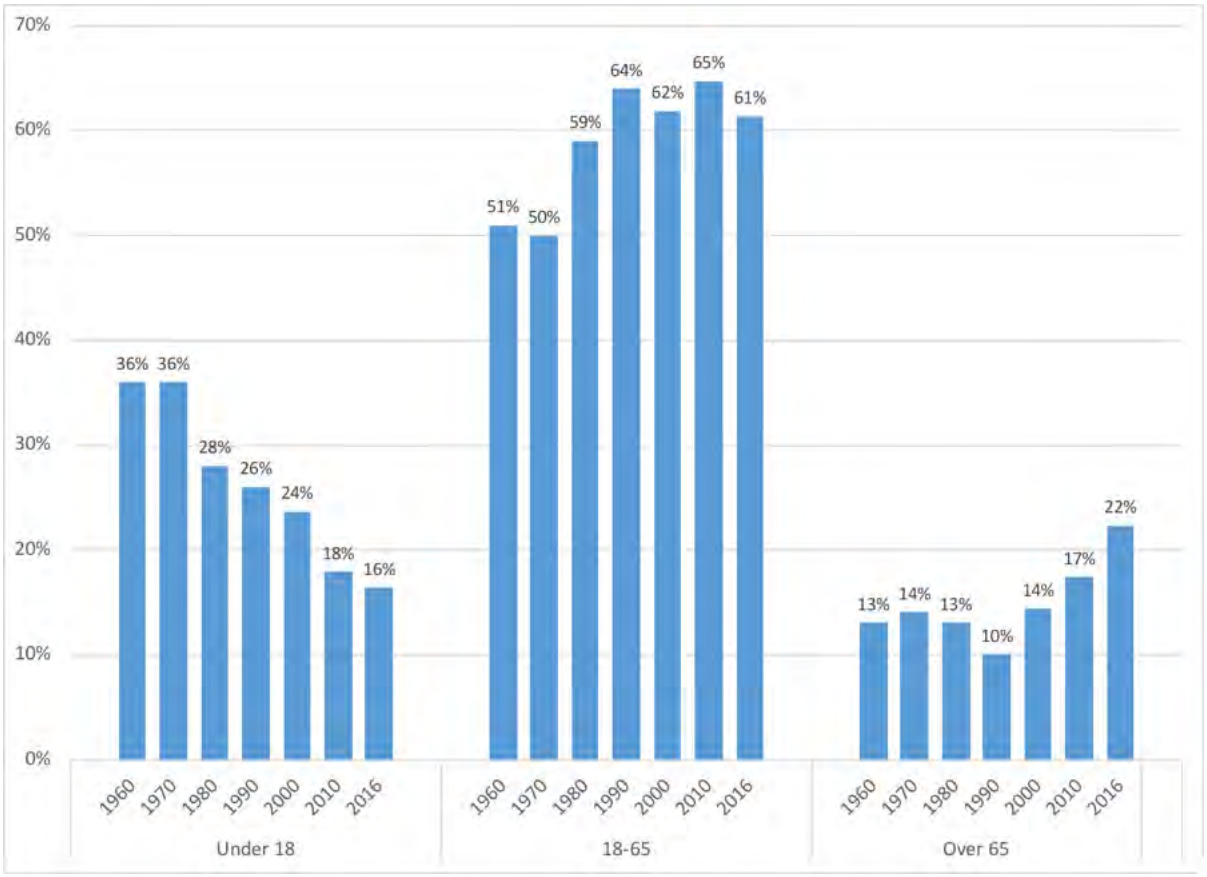
Figure 5 presents the changes in Lamoine's age profile from 1990 through 2015. The percentage of adults in their prime household formation and working years – the 18 to 65 age group – has been fairly stable since 1980, ranging between 59 and 65 percent of the total population. However, this apparent stability masks significant changes in both the younger and older populations:

- The percent of residents under 18 years old has declined steadily for the last 50 years. This might indicate a need to be conservative in school planning, although as noted in the Public Facilities chapter, it is anticipated that K-12 resident enrollment in Lamoine's schools will rise from about 170 to about 200 students over the next 10 years.

- Meanwhile, the percentage of adults 65 years old and older has been on the increase since 1990. This trend will most likely continue as the population now in their late 50s and 60s age, and indicates the increasing importance of services for this population, including social services, transportation, health services, meal services (community, meals-on wheels, etc.), social events, and so on.

Our community has little infrastructure to accommodate the needs of the older population. In the past, extended families, relatives, and neighbors have given support to the aging members directly and indirectly. When there has been no family support, our town officers have handled emergencies on an ad hoc basis. Ongoing problems were, and are, referred to the appropriate state agencies. If the state agencies do not pick up the problem, our part-time government is placed in an awkward situation.

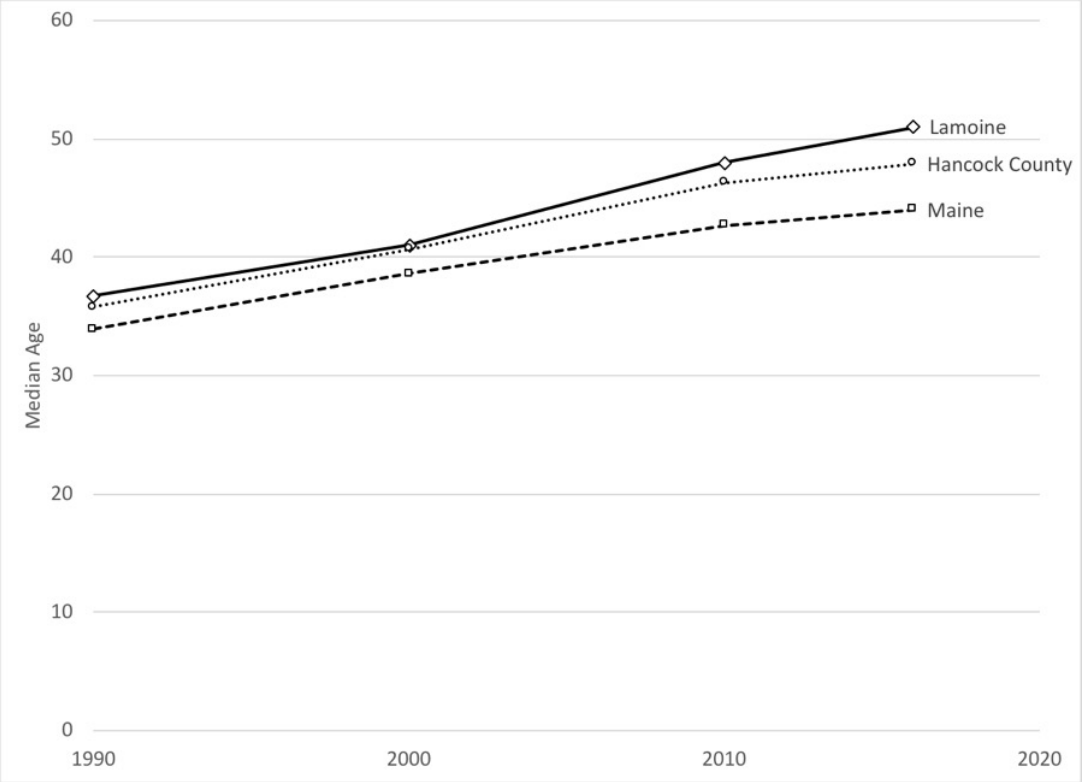
Figure 5: Age Distribution Changes, 1960–2016



Sources: 1996 Comprehensive Plan, 2010 Census, ACS 2015

As Figure 5 suggests, and as is the case regionally and nationally, Lamoine's population is aging. Figure 6 shows the changes in median age since 1990 for Lamoine, Hancock County and the State of Maine. Between 1990 and 2010 the town's median age increased by 11.2 years, from 36.7 to 48. Over the same period, Hancock County's median age increased by 10.5 years to 46.3, and the State's median age increased by 8.8 years to 42.7. Lamoine's estimated median age in 2016 was 51 years, indicating a continuation of the trend.

Figure 6: Median Age, Lamoine, Hancock County, and State of Maine



Household Characteristics

Table 2 summarizes the household types in Lamoine. About two-thirds of the households in town are family households, of which the great majority are two-parent families. Only 7 percent of the town's households are single people living alone.

Table 2: Lamoine Household Composition, 2015

Total Households	737		
Family Households		497	
Married couple families			426
Single Parent female			39
Single parent male			32
Non-Family Households		240	
Living alone			52
Living alone, over 65			17

Source: 2015 American Community Survey

Lamoine has a significant number of single parent households with a need for child care services (about 10 percent of the total households in the town), as well as two-

parent working households with the same need. The community should encourage child care facilities with a reasonable cost.

Table 3 presents trends in family and household sizes in Lamoine from 1990 to 2010 with comparisons to the county and the state. As is the case regionally and nationally, the average family and household sizes in Lamoine decreased between 1990 and 2010, corresponding to the decline in the under-18 population and the increase in the number of older residents. Lamoine's average family and household sizes are similar to Hancock County as a whole, but smaller than the average for the state.

Table 3: Household and Family Size, 1990–2010

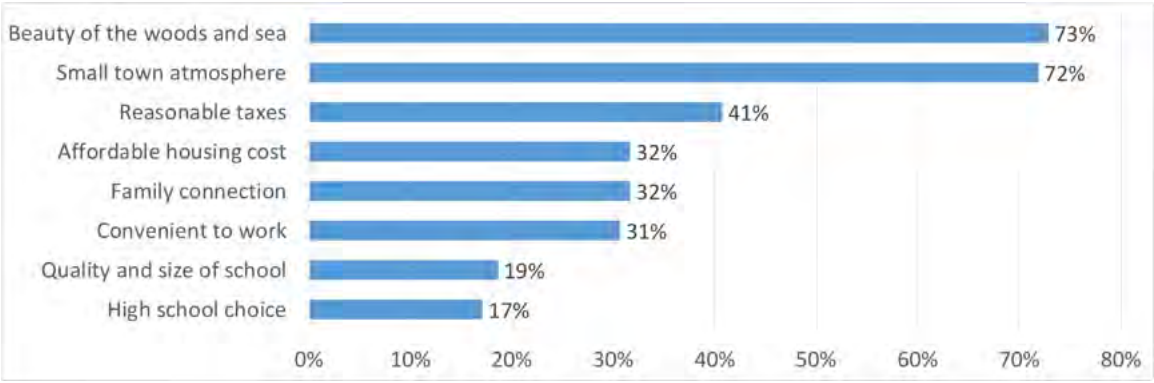
Persons per household	**1990**	**2000**	**2010**
Lamoine	2.62	2.47	2.25
Hancock County	2.48	2.31	2.20
State of Maine	2.56	2.39	2.33
Persons per family	**1990**	**2000**	**2010**
Lamoine	2.97	2.86	2.68
Hancock County	2.94	2.81	2.71
State of Maine	3.03	2.90	2.83

Source: U.S. Census

Reasons for Living in Lamoine

Figure 7 presents the primary reasons why current residents have chosen to live in Lamoine, based on responses to the 2015 Lamoine Community Survey. The most significant factors drawing residents are the Town's rural and coastal beauty and its small-town atmosphere, affordable housing and reasonable taxes. As shown in the Survey, 41.3% of respondents have lived in Lamoine more than 20 years forming a stable, but aging, community base.

Figure 7: Primary Reasons for Moving to or Staying in Lamoine



Source: 2015 Lamoine Community Survey

Natural Resources

The citizens of Lamoine have committed resources and much voluntary time addressing the preservation of their natural surroundings. They have designated the natural beauty of the Lamoine peninsula and its many natural resources as a high priority for future preservation. Continued conservation of critical natural resources needs to be supported through government and community actions which: (a) maintain a variety of habitats supporting plants and wildlife; (b) assure the diversity of natural communities; (c) preserve ample tracts of land (e.g., unbroken blocks) for healthy wildlife populations; and (d) link both land and sea habitats through designated land areas (e.g. travel corridors).

Introduction

Important natural resources in Lamoine consist of 6 habitat blocks and 12 habitat crossing connectors as seen on Beginning with Habitat maps in Appendices B2 through B6.

According to the Maine Department of Inland Fisheries and Wildlife (MIFW), "Maintaining a network of these large rural open spaces protects future opportu-

nities for forestry, agriculture, and outdoor recreation." According to the Maine Natural Areas map, there are six conservation easement properties: three parks totaling over 80 acres (Lamoine Beach Park, Marlboro Beach Park, and Lamoine State Park); three private parcels in conservation easement totaling 209 acres (Hartline Easement, Coleman Mixed Woods, and Simons. There are also four properties with a total of 175 acres in Open Space tax status.

There are numerous trails across private lands which are used for snowmobiling, hiking and other recreational uses. Lamoine has critical natural resources including wildlife habitats, deer wintering areas, scenic vistas, vernal pools, wetlands, and shorelands. Rare plants in Lamoine include American Sea-blite, Rare and Exemplary Natural Communities include Black Spruce Woodland and Brackish Tidal Marsh. As part of Lamoine's ongoing commitment to natural resource planning and protection, there needs to be an updated inventory of critical natural resources in the Town.

Animal Habitat

Lamoine's natural features include a bald eagle's essential habitat area located in Raccoon Cove, Kilkenny Cove, and on the Jordan River. Bald eagles are not considered endangered, but are listed as a species of special concern. They are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Other important bird species include waterfowl and wading birds. Much of Lamoine's shore frontage is intertidal and shallow subtidal habitat for shorebirds and waterfowl. The upper portions of the Skillings and Jordan Rivers and all of Raccoon Cove have the highest possible rating with respect to habitat suitability for multiple species of shorebirds and waterfowl which are in decline or are identified as threatened or endangered. Rare birds in the Frenchmen Bay and Skillings River areas include the arctic tern, bald eagle, and upland sandpiper. The upland sandpiper is considered to be endangered, and according to the Maine Department of Inland Fisheries and Wildlife (MDIFW), require large fields, with open shortgrass areas such as blueberry barrens, meadows, pastures, hayfields, and fallow agricultural fields. (See Appendix B3.)

Great Blue Herons are also part of the shoreland habitat in Lamoine.

Along with many birds, Lamoine also has a deer population which is dispersed over the whole peninsula. Only one deer wintering area is designated by MDIFW, located south of Walker Road and west of Route 204 (see Appendix B3: High Value Plant and Animal Habitats), but there have been reports of over 30 deer crossing

Martins Cove in the winter of 2015-16, which indicates that there is now more than one area.

Bear visitations to Lamoiners have become a regular summer event in several areas, and there have been annual sightings of moose. On occasion a bobcat is spotted.

Small animals include rabbits, fishers, raccoons, skunks, coyotes, fox, squirrels, woodchucks, beavers, weasels, and chipmunks. Lamoine also has a large population of turkeys.

Wetlands and Vernal Pools

Wetlands and vernal pools are recognized in Lamoine's ordinances and in the Open Space Report as important to the peninsula's environment, providing diverse benefits such as flood flow control, sediment retention, plant and animal habitat, finfish habitat, and/or shellfish habitat. Many of the 40 wetlands serve more than one of these functions. The most common types of wetlands are inland from the shore and dispersed throughout the community (see Appendix B5: Wetlands Characterization). As depicted on the map, the largest wetland is located between the Mill Road and Lamoine Beach Road. Conservation of freshwater wetlands and stream buffers in coastal watersheds are considered a key component in marine resource conservation by the Maine Department of Inland Fisheries and Wildlife.

Vernal pools located in Maine are underrepresented in the National Wetlands Inventory (NWI) data maps because of their seasonal nature. The Department of Inland Fisheries and Wildlife advises using local knowledge and other data sources when evaluating wetlands, and should be considered relative to the watershed when assessing wetland resources. There are vernal pools located in Lamoine and are subject to setbacks.

Plants

Lamoine has two plants that are ranked as being rare (Maine Department of Conservation Natural Areas Program). The Canada burnet (*Sanguisorba canadensis*) is considered critically imperiled because of its extreme rarity and has a ranking of S1, which is the highest ranking of scarcity. Another plant, American sea-blite (*Suaeda calceoliformis*), has a ranking of S2 because of its vulnerability to further decline and its rarity. It is usually found near the upper intertidal limit and has also been found in salt marshes or sandy or gravelly shores. See Appendix B3: High Value Plant & Animal Habitats.

Scenic Areas and Scenic Views

Several scenic areas and scenic views in Lamoine are designated in the State of Maine Downeast Coastal Inventory. The four scenic sites are:

- Marlboro Beach (public, protected) (views of Raccoon Cove and Frenchman Bay)
- Lamoine Beach (public, protected) (views of Frenchman bay)
- Bloomfield Park (public, protected) (views of Blunts Pond and surrounding area)
- Mud Creek/Pinkham's Flats (views from road over private lands of Mud Creek tidal estuary)

Other sites with notable shoreline views:

- Lamoine State Park and Lamoine Town Harbor (public) (protected) (views of Jordan River estuary, Frenchman Bay, Mount Desert Island)
- Intersection of Route 184 and Asa's Lane (views from road across private land of Mount Desert Narrows)
- Route 204 entering North Lamoine (view from road across private land of Jordan River tidal estuary)
- Marlboro Beach Road (views across private land, of Frenchman Bay, Mount Desert Island, and Dorr Mountain)
- Views from the water—exploration of many coves, inlets, and shores.

The Open Space Report and Inventory of the Lamoine Conservation Commission (March 2013) addresses the protection of all these views:

> "Four of the above scenic areas (Lamoine State Park, Marlboro Beach, Lamoine Beach Park and Bloomfield Park) are protected by town or state ownership. The remaining four can be viewed from a public roadway. In the future these views could be impacted by development. Due to the high value of the remaining scenic areas, it is impractical to assume that the Town will purchase any of these sites outright. There may, however, be opportunities, particularly in partnership with the State or private conservation organizations, to protect some access points through purchase or donation of land or scenic easements. A small picnic area near the Mud Creek bridge, for instance might be considered.

> ….As land development continues, it is important to know which views are most valuable and to develop strategies to protect them or access to them." (p. 14)

As of Summer 2018, the Mud Creek bridge area is a new park development area with the Town considering seeking public ownership in order to protect and preserve it for public use.

The fields along Mud Creek Road and the area surrounding Mud Creek have been identified by the State's Beginning with Habitat Program as Lamoine's unique wildlife area. Various trails in Lamoine are also part of Lamoine's scenic areas, including Simons Trail, Coleman Mixed Woods, and Bloomfield Park.

Another part of Lamoine's natural landscape is Cousin's Hill which is a natural and geologically relevant area, with 360-degree scenic views of Lamoine and surrounding areas. This hill is identified on the National Science Foundation and University of Maine's map and guide of "Maine's Ice Age Trail—Down East", as one of the rare remaining wave-cut bluffs. It is a significant historic geological place, in accordance with our 1996 Comprehensive Plan.

Fresh Water Resources

Lamoine has several fresh water streams flowing to the sea, one Great Pond, and a few private ponds used for fire protection. There is no municipal water supply. Drinking water is provided primarily through individual wells and one small consumer-cooperative water company. All water is drawn either from fractured bedrock or a formally defined sand and gravel aquifer. Continued preservation and conservation of adequate and safe fresh water for the Town will require combined efforts and participation of citizens, town committees and officials, and those who mine the gravel pits.

Introduction

Lamoine is fortunate to have fresh water resources that currently meet the needs of its citizens. The town, however, does not have a town-wide water supply that can be protected by a single buffer. Most drinking water (the area around Lamoine Corner served by Cold Spring Water being the exception) is from individual wells at each home or place of business. These wells draw water from the Lamoine sand and gravel aquifer or, commonly, cracks in the granite bedrock beneath it. The town

must protect the aquifer from contamination or institute a public water system throughout the town, at what can only be assumed would be prohibitive expense.

Streams in Lamoine have been of exceptional purity in recent history, but have the potential to carry pollutants to the fertile intertidal area around town and to the ocean. The interconnectedness and interdependence of Lamoine's coastal ecosystems (including marine estuaries and fishery resources, streams and ponds, wetlands, and watersheds) have been discussed in the Marine Resources section. The potential impact of climate change on all these resources of fresh and salt water will need to be an important area of assessment and adaptation as we plan toward the future.

In this chapter we will focus on the underground and inland water bodies not fully discussed in the other sections.

Streams

Lamoine has five primary streams, and several other flowing water resources which provide riparian habitats, especially the four flowing into the upper Jordan River estuary. See Appendix B2: Water Resources & Riparian Habitats.

Three streams are named: Spring Brook, Archer's Brook and Martins Brook. Two are unnamed. Three of these streams—Spring Brook, Martins Brook, and an unnamed stream—originate in the town of Hancock. Two streams originate in Lamoine—Archer's Brook from large wetlands and the other unnamed one near Needle's Eye Road. All of these streams flow into the marine estuaries of the Lamoine peninsula.

Three streams flowing into the Mud Creek estuary—Spring and Archer's Brook and one unnamed—are more notable in their wetland functions providing ecological benefits such as flood and storm-water runoff control, erosion control and sediment retention. In addition, they contribute individually in varying degrees to the stream bed and estuary ecosystem nurturing a range of animal and plant habitat (including emergent vegetations, forested and forested/shrub-scrub, and shrub-scrub). See Appendix B5: Wetlands Characterization.

Freshwater Bodies

Lamoine has only one freshwater body—Blunts Pond, a Great Pond of about 35 acres. The adjacent Bloomfield Park provides public picnic and bathroom facilities, supporting recreational water activities of swimming, small boating, and fishing. It is managed by the Lamoine Parks Commission, which is currently reviewing

possibilities for researching the recharge source(s) of the pond, analysis of the small area of thick aquatic plants, and for monitoring the water quality.

Household Water

As Lamoine's 2013 Open Space Report and Inventory states: "Most, if not all, of Lamoine is over 'water-bearing' fractured bedrock. This water-bearing bedrock is in most places under 'overburden' consisting of a variety of deposited material, mostly of glacial origin. The most prominent of these deposits is the sand and gravel aquifer" wending from north to south along the more western side of Lamoine. (See Appendix B9: Mini-Handbook of Lamoine's Groundwater Hydrology: Dr. Willem Brutsaert, published by the Lamoine Conservation Commission, 2009.)

There is no municipal water infrastructure in Lamoine. Therefore, fresh water from beneath the town is the only source of drinking water, coming from either "water-bearing" fractured bedrock or the aquifer. Almost all household and commercial sources of water are from individual wells. One public/private water company (Cold Spring Water Company) provides water for 49 homes and five organizations (the school, fire department, church, grange, and cemetery) in the center of Town.

Most individual household wells are from bedrock with greater than 20 feet of overburden, therefore placing these households in the "low risk" category for contaminants. Currently, both the quantity and quality of water are considered excellent. However, the quantity of potable water is dependent on recharging by rainfall. In the past few years, some shoreline households have experienced salt intrusion during drought-like conditions. There is an additional increasing concern that the rise in sea level will also create seasonal shifts in especially the chloride content of individual wells near the shore.

The quality of most of Lamoine's water is dependent on protecting the aquifer from pollution and from depletion of the overburden through gravel and sand extraction, the largest industry in Lamoine. Lamoine's gravel ordinance is therefore a significant control of water quality. It currently restricts gravel extraction to 5 feet above the water table (the state standard), and specifies protections from gravel industry-related pollutants. It requires regular monitoring and annual reporting of water levels and water quality from the gravel companies. Lamoine's Building and Land Use Ordinance was amended in 2010 to include provisions designed to protect the aquifer and the Town's drinking water. Included in these provisions are controls of particularly hazardous activities, and restrictions on commercial extraction of water that would exceed the recharge capacity of the town's groundwater.

Cold Spring Water Company conducts regular water testing and reports to the State as part of the mandated monitoring system for its classification as a community, spring-fed system in three high risk categories. Contamination, in rare instances of identification, has been immediately corrected.

Additional monitoring of individual wells is conducted through a unique, school-based, program, GET WET!, established by the Lamoine Conservation Commission (in cooperation with The George Mitchell Center for Environmental and Watershed Research, University of Maine). This program, which has subsequently been adopted by several Maine and other state communities, provides an ongoing collection of data since 2005 about groundwater over and near the aquifer. It is designed to raise awareness among students and the general public about the importance of monitoring our sources of potable water, along with providing important data which could offer an early warning of any significant changes in groundwater quality.

Lamoine citizens have long considered protection of drinking water and the aquifer among the higher priorities of the town. In a community survey conducted in 2006, 84% of the respondents said they were very concerned or concerned about the future quality and quantity of their drinking water. In a fall, 2015 community survey (conducted by the Comprehensive Plan Committee), there was strong support for the use of public funds to protect future quality and quantity of drinking water in Lamoine: 73% yes, 27% no. The Lamoine Conservation Commission promotes the GET WET program and has assisted the town in identifying and evaluating ways to address water quality issues. It has recommended best practices and least environmental impact solutions for safe road clearing and maintenance, land development, and responses to the potential impact of extreme storms and other environmental changes. These and other approaches are reflected in the policies and strategies for protecting Lamoine's fresh water resources in the coming years. See Appendix B1: Lamoine Watersheds, 2014.

Marine Resources

Lamoine's jagged multi-faceted shoreline, jutting out into Frenchman Bay and skirted by two rivers, offers a wealth of diverse recreational, residential, and commercial uses, and presents constant challenges for planning, management and conservation. Lamoine will continue to protect and manage its marine fisheries and other resources, and to develop strategies for addressing unfolding challenges of climate change. In doing this, the Town will work with other communities, organizations in the Frenchman Bay region, and government agencies.

Introduction

The Town of Lamoine is a peninsula sharing the waterways of Frenchman Bay with many towns and other peninsulas. One of the hallmarks of this shared geological area is the emergence of collaborative efforts to manage and preserve an ecological and environmental balance, while supporting multiple uses of the shores and waters. This collaboration is especially evident in Lamoine citizens' participation in related Town committees (Conservation Commission Shoreland Access Subcommittee, Parks Committee, Frenchman Bay Regional Shellfish Committee).

Lamoine residents also regularly engage through membership and other participation with broader regional efforts in maintaining and enhancing marine resources of the area. (These groups, to name a few, include Frenchman Bay Partners, Frenchman Bay Conservancy, various marine water quality monitoring endeavors, and Maine Coast Heritage Trust.)

When looking at a map of Lamoine, some describe it as an elephant's head, others as an eagle. Both images describe the jagged and multi-faceted shoreline offering small and larger coves and estuaries—some on the open sea and some along both the Jordan and Skillings rivers. Thus, the wide variations in shoreline and subsequent variations of tides and sea levels, provide both a wealth of diversified recreational, residential, and commercial uses, and constant challenges for planning, management and conservation.

Lamoine's Shoreline

Lamoine's Shoreland Zoning Ordinance (currently under review) designates 5 state-mandated districts: limited residential, limited commercial, commercial fisheries/ maritime activities, stream protection, and resource protection (see Appendix C3: Shoreland Zoning Map). There are three commercial fisheries and maritime activities areas, one limited commercial activities area, two protected streams, and four areas in resource protection. The remaining shoreline, categorized as limited residential, includes approximately 18 miles of developed shore frontage (i.e., lots with building value on tax records), and approximately 9 miles of undeveloped shore frontage (lots with no building value).

Almost the entire shoreline is designated as "significant wildlife habitat" for shorebird, tidal, and waterfowl habitats. This designation is made by the Maine Department of Inland Fisheries and Wildlife (MDIFW), as directed by the Maine Endangered Species Act and subsequent rules set up by the MDIFW. Therefore, any planning or revisions of shoreland ordinances, and any projects to be developed partly or wholly within these areas must be evaluated by the MDIFW before state and/or Lamoine permits can be approved, and change or development can take place.

The 1996 Lamoine Comprehensive Plan addressed marine resources as follows:

a. Maintain marine access through Lamoine Beach and Marlboro Beach access sites and through cooperation with the state to preserve access at Lamoine State Park, with pursuit of additional sites as may become available; seek state and federal funding to assist in ramp maintenance and construction.

b. Appoint a Marine Resources Committee which should "broach the possibility of separating clamming and worming areas with the Department of Marine Resources, and would explore the "steps necessary to restore clamming and the feasibility of protecting mussels."

Since the writing of that plan, Lamoine has continued to enhance and develop its many marine resources, striving to balance the multiple interests of conservation, land ownership, fishing, recreation and tourism.

Public Access

Two Town parks at Lamoine Beach and Marlboro Beach provide recreation opportunities and general public access to the shore for the launching of small recreational craft. Canoes and kayaks can also be hand-carried to private property launch points along the shore with owner permission. An additional park on Mud Creek road is being considered at this writing. Marlboro Beach has been expanded through collaboration with the Town and Frenchman Bay Conservancy to purchase additional shoreland offered by a landowner at a much lower-than-market price.

The primary public boat launch is at the Lamoine State Park, which provides a deeper water harbor for commercial fishing boats as well as larger recreational boats. The State of Maine manages access to the harbor and related grounds and facilities. Lamoine, as overseer of boat moorings, has a Harbor Ordinance which guides the management of 62 moorings, including assignment, supervision, placement, and fees. Lamoine supports both a Harbor Master and Deputy Harbor Master, who oversee compliance with mooring rules and assist boaters who may have mechanical or other issues. The harbor depth is sufficient for all current uses and there are no identified needs for servicing larger craft, which would require dredging. The Town and State have a positive working relationship, exemplified most recently in the State undertaking major improvements in the boat ramp and moorings following Lamoine's proposal. The Town is currently working with Park officials to improve availability of car and trailer parking for fishermen.

Harvesting from the Sea and Intertidal Areas

The intertidal zone surrounding Lamoine stretches from a high tide of above 13 feet to a low tide of below -2.0 feet. These twice-daily tidal changes provide vast areas for commercial fisheries: lobstering during high tides; and harvesting from large mud flats rich in clams, blood and sand worms, and mussels.

Lamoine has become an increasingly high-demand harvesting area, particularly in softshell clams and worms. The number of Lamoine wormers has remained steadily

between 6 and 9 since 2009. However, Lamoine's expanses of mudflats draw many wormers from outside the town, leading to parking and shore access issues for harvesters and landowners. Because worming licenses are issued by the State, Lamoine has limited ability to manage worming activities. The Town shellfish ordinance includes mussels and allows the Town to provide comments for mussel harvester practices that may be included in the mussel harvester permit issued by the Department of Marine Resources.

In contrast, Lamoine is integrally involved in softshell clam management. In 2010, Lamoine adopted the Frenchman Bay Regional Shellfish Conservation Ordinance, joining with six other communities in the Frenchman Bay estuary, to establish parallel licensing agreements for commercial and recreational harvesting designed to keep harvesting at a sustainable level. This cooperative approach to management and conservation of local marine resources is specifically authorized by State law (Title 12, Chapter 623, Section 6671). A 7-town consortium emerged to plan and implement conservation and sustainable harvesting of shellfish, guided by the Frenchman Bay Regional Shellfish (FBRS) Conservation Committee and Frenchman Bay Regional Shellfish Municipal Joint Board. The FBRS Conservation Committee, consisting of all commercial harvesters, meets monthly during off-harvesting season to assess harvesting and environmental conditions and make recommendations for management to the Municipal Joint Board.

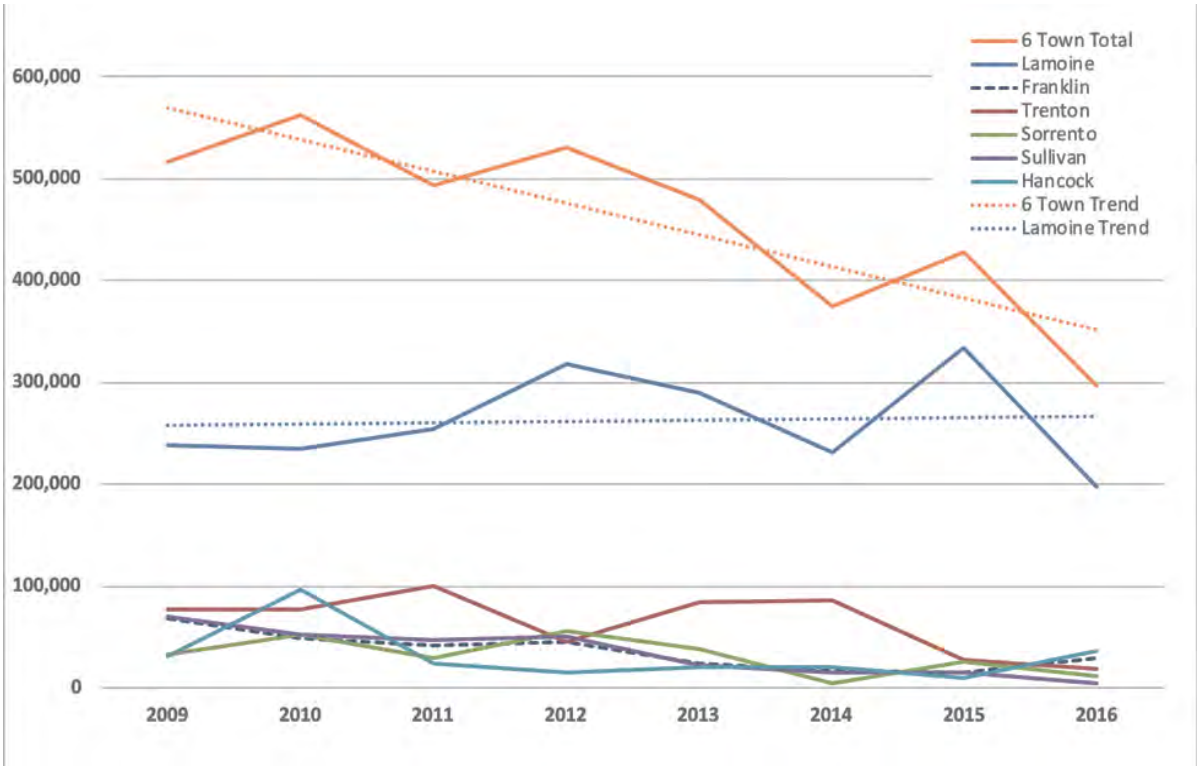
Data comparing softshell clam harvesting in Lamoine with 5 other municipalities in Frenchman Bay shows harvesting in Lamoine increasing rapidly from 2009 to 2016. Table 4 and Figure 8 indicate that there is an overall decline in the clam landings in the six municipalities taken as a whole. However, Lamoine landings have held up well. In fact, for the entire period, more than half (57%) of all clam landings have been from Lamoine. Lamoine's percentage of the whole increased significantly in 2015, and although decreased in 2016, is still higher than years before. Whether the general decline in the resource in Lamoine will continue is something that will have to be watched as data comes in. Based on current data, it appears that there have been clams available for harvest in Lamoine's intertidal area and that harvesters have been able to access the flats.

Table 4: Softshell Clam Landings, 2009–2016

	2009	2010	2011	2012	2013	2014	2015	2016	Difference 2009-2016
Lamoine	**237,576**	**235,697**	**253,978**	**318,661**	**290,533**	**230,594**	**334,592**	**197,648**	**-39,928**
Franklin	68,745	48,366	42,027	45,508	24,148	17,508	15,108	30,000	**-38,745**
Trenton	77,174	77,293	99,324	45,714	83,460	86,707	26,974	19,189	**-57,985**
Sorrento	33,462	52,452	29,038	55,205	37,841	4,798	26,044	11,204	**-22,258**
Sullivan	69,546	52,947	46,582	50,131	22,977	15,308	15,943	3,808	**-65,738**
Hancock	30,431	96,118	23,232	15,424	19,907	19,584	9,785	35,876	**5,445**
5 Towns	**279,358**	**327,176**	**240,203**	**211,982**	**188,333**	**143,905**	**93,854**	**100,077**	**-179,281**
6 Town Total	**516,934**	**562,873**	**494,181**	**530,643**	**478,866**	**374,499**	**428,446**	**297,725**	**-219,209**
Lamoine % of total	46.0%	41.9%	51.4%	60.1%	60.7%	61.6%	78.1%	66.4%	

Source: Maine Department of Marine Resources Softshell Clam Landings Data File

Figure 8: Softshell Clam Landings, 2009–2016



Source: Maine Department of Marine Resources Softshell Clam Landings Data File

Closures of flats due to pollution are a major impediment to the practice and marketing of shellfish. Therefore, pollution source/location, remedies for closures, and enforcement at the municipal level are critical for ongoing maintenance of harvesting. Through collaboration of the Maine Department of Marine Resources,

the University of Maine, and Mount Desert Island Biological Laboratory, efforts are being made to continually identify point/non-point sources of pollution and initiate remedial actions. The town works in conjunction with the DMR to investigate the source of pollution and works to rectify it.

Table 5 lists the total number of Lamoine residents engaged in marine-related activities between 2009 and 2016. As this table shows, lobster fishing is the most popular type of sea harvesting for residents, with an increase in 2016 to 23 licenses for non-commercial fishing (5 pots or less), and 22 overall commercial lobster licenses. The 14 commercial shellfish licenses indicate a very slight increase in 2016. Other fishing categories have very few participants over the years.

Table 5: Lamoine Fishing Licenses, 2009–2016

License	2009	2010	2011	2012	2013	2014	2015	2016
Commercial fishing/ crew	1	1	1	4	5	6	5	2
Commercial fishing/ single	5	4	3	3	2	2	0	*
Commercial shellfish	15	13	10	10	11	10	11	13
Commercial shellfish +70	0	1	1	2	1	1	1	1
Demo lobster	1	1	1	1	1	1	1	*
Lobster/crab non-commercial	18	11	14	13	14	15	14	23
Lobster meat permit	0	1	1	1	0	1	1	*
Lobster/crab – Class I	7	7	7	6	3	6	4	5
Lobster/crab – Class II	9	9	10	12	11	5	4	6
Lobster/crab – Class III	3	3	5	6	9	11	12	10
Lobster/crab – Student	7	7	5	4	1	0	0	1
Marine worm digging	8	8	8	6	6	8	9	*
Retail seafood	2	3	2	5	2	4	4	2
Scallop w/tender	0	1	1	2	2	1	2	2
Sea urchin w/tender	0	2	1	2	2	1	1	2
Wholesale – no lobster	1	1	1	1	0	1	1	*
Totals	**76**	**73**	**71**	**78**	**70**	**73**	**70**	*

Source: Maine Department of Marine Resources. * Data not provided.

Data on total reported lobster landings in Lamoine and Lamoine Beach (Table 6) show a fluctuating decline between 2013 and 2015, with an increase in 2016 that still leaves the harvest level below 2012. However, the average number of pounds per harvester increased between 2012 and 2015 from 15,771 per fisherman to 18,658 per fisherman, followed by a considerable decline in 2016 to 12,509 average per fisherman.

Table 7 presents similar data for lobster harvesters residing in Lamoine, regardless of the location of the catch. The table indicates an increase in both the total pounds and income value for a steady number of harvesters over the 10-year period 2007-2016. A notable exception is 2014, when lobster harvests declined throughout most of the fishery.

Table 6: Lamoine Lobster Landings

Year	Total Pounds	Total Value	Number of Harvesters	Pounds per Harvester
2009	138,124	$453,879	30	4,604
2010	180,629	$665,459	19	9,507
2012	268,107	$771,738	17	15,771
2013	135,415	$400,982	9	15,046
2014	166,735	$656,798	9	18,526
2015	149,267	$666,123	8	18,658
2016	175,135	$777,272	14	12,510

Includes only landings that were reported as landed in Lamoine and Lamoine Beach.
Pulled from dealer reported data (confidential data omitted).
Source: Department of Marine Resources

Table 7: Lamoine Lobster Harvesters Landings

Year	Total Pounds	Total Value	Number of Harvesters	Pounds per Harvester
2007	206,758	$941,866	16	12,922
2008	207,919	$766,790	16	12,995
2009	264,906	$876,922	16	16,557
2010	383,374	$1,409,872	18	21,299
2012	445,376	$1,543,452	16	27,836
2013	515,198	$1,496,203	17	30,306
2014	587,258	$1,661,031	16	36,704
2015	440,679	$1,687,483	16	27,542
2016	601,935	$2,383,080	17	35,408

Includes all landings that were reported for harvesters listing Lamoine as residence on their license.
Pulled from dealer reported data (confidential data omitted).
Source: Department of Marine Resources

It is anticipated that both lobstering and clamming will continue to be the most productive fisheries important to the economy of Lamoine and the area in the next 10 years. As clamming is an occupation continually influenced by closures of clamming areas, there is a need for continued support for pollution detection and

management. Monitoring of the number of harvesting licenses, and the careful management of other marine harvesting activities—especially worming, mussel farming and dragging—will be important to sustainable fisheries into the future. Additional challenges presented by sea and climate changes are discussed below.

Eelgrass Conservation

Eelgrass, a long marine grass with ribbon-like leaves, grows in undersea meadows with important functions for maintaining the ecology of the Frenchman Bay marine environment. It provides a habitat for many marine organisms, helps to stabilize sediments, and is an important element in supporting a broad range of species contributing to a healthy habitat for the many commercial resources in Frenchman Bay.

From 1996 to 2006 data from the Maine Department of Marine Resources indicated a sharp decrease in eelgrass in all parts of Frenchman Bay around Lamoine. According to Frenchman Bay Partners website, "In 2010, 35 acres of eelgrass were lost from the Jordan River along Lamoine's shores. By the spring of 2013 it was evident that there was an additional significant loss of eelgrass in the bay. There has been a great deal of effort by the Mount Desert Island Biological Laboratory and Frenchman Bay Partners, and volunteers including Lamoine citizens, to restore the eelgrass that has been lost. Possible reasons for that loss include changing water temperatures and number of extreme storms, green crabs, and mussel dragging. The MDI lab and the Frenchman Bay Partners engage in continuous exploration of ways to replant and protect this marine resource. Among other steps, they have established voluntary "no harvesting zones" with local area mussel draggers in efforts to help with the restoration. They also work on water quality, focusing on eelgrass' need for sunlight in order to carry out photosynthesis. They will continue to replant and restore eelgrass in Lamoine along Berry Cove and the Jordan River.

Rockweed and Sea Vegetable Harvesting

There are no clear data on the amount of sea vegetable harvesting that has taken place in the past in the surrounding tidal/land areas of Lamoine. However, with the increase in popularity and uses of sea vegetables, a controversy has arisen around whether rockweeds (the most common seaweeds on Maine's coast) belong in a fishery classification or are "terrestrial plants" linked in the intertidal area to the land of shore property owners. A case pending in Maine Supreme Judicial Court addresses whether shore landowners have all rights to decisions regarding harvesting of rockweed associated with their property. Lamoine may be addressing the broader discussion of directions of shoreland activities, and potential conflicts over fishery rights and rockweeds rights.

The Future of Water-Dependent Uses in Lamoine

Three areas of change can be considered in planning for Lamoine as a seaside community: ecological/environmental, economic, and social.

Climate change patterns are contributing to rising sea-levels with the potential of eroding coastline, flood zones moving inland, and anticipated storm surges. Rapid ocean temperature rise is leading to an increase or introduction of green crabs and milky ribbon worms, both predators of clam and mussel populations. Shifts in lobster populations are needing constant study to understand the changes and impact on the ecological balance of sea life. Changes in climate patterns, including an increase in frequency and intensity of rainfall, affects the shoreland landscape, loss of shoreline and traditional access points to the shoreline, and runoff contributing to changes in mudflat ecology (see Appendix D7A-C: Predicted Roadway Vulnerability).

These changes can have an economic impact on the residents of Lamoine, contributing to a decline—or shift—in shellfish and lobster harvesting and related impact on market value; increased need for management of town parks; need for increased flood and water intrusion management; loss of property for shoreland owners and increased costs in flood insurance; need for more emergency services.

Among the social areas to address are: the need for educating Lamoine residents about the potential impacts of climate and sea-level changes; continued support of co-management amongst and between various fishing persons and groups; ways to approach issues of shore access, shore management, and preparations for shoreland changes throughout the community; assessment and development of ways that the Town can plan and prepare for a changing landscape and ecology.

Agricultural and Forest Resources

Agriculture and forest preservation has long been a high priority in Lamoine. Agriculture has transitioned from diversified family farms to smaller scale food production, including specialized and "backyard" farming. Local food security will be an important part of Lamoine's focus, guided by sustainable food production and the development of community marketing options. The conscientious use, conservation and preservation of Lamoine's forest resources, are necessary to maintain the nature and beauty of Lamoine. Support of both agriculture and forest resources contributes to mitigating the potential effects of climate change on the entire Lamoine peninsula.

Introduction

The Lamoine zoning map, developed from recommendations of the 1996 Comprehensive Plan, shows the majority of the Town being designated as Rural/Agricultural. This Comprehensive Plan continues that approach. The Open Space Report and Inventory addresses "The Forest Environment" specifically (p.5) and makes reference to the rural nature of much of Lamoine and its importance throughout the report.

In the most recent 2015 survey, 68% would support the use of public funds for protection of open spaces and environmental protection of land. In the 2016 Community Meeting participants were asked: "If you could have your three most heartfelt wishes met for the Town of Lamoine, what would they be?" Respondents were overwhelmingly in favor of preserving natural resources, maintaining open space and forests, and supporting local agricultural development. This is consistent with the state goal for community planning: "To safeguard the State's agricultural and forest resources from development which threatens those resources."

Agricultural Resources

In the past century, agriculture in Lamoine has shifted from predominantly small family farms which sustained the family and provided some additional products for market. Currently there are several farms under 20 acres, and three properties which are leased for larger-scale vegetable production and hay harvesting. The USDA defines a small farm as selling at least $1,000 in sales and less than $250,000 in farm products; so the current farms in Lamoine would be considered small farms. There are presently 436.6 acres in the farmland taxation classification and 93.9 acres in working or open farmland (9.5% of Lamoine's 11,000 acres.)

These small farms offer a range of products and services, including: crops for livestock, goats' milk products and goats; horse boarding and training, maple syrup, blueberries and cranberries. Vegetables are grown and sold at farm stands, farmer's markets, and for restaurant use.

Both the 1996 Lamoine Comprehensive Plan and the 2013 Open Space Report and Inventory, stress the importance of determining the potential for various options of land use, considering the stated goals of maintaining a balance between housing and other development, and the preservation of land for agriculture, forestry, and recreational use. The final recommendation in the 1996 Comprehensive Plan was to "encourage landowners to develop and expand sustainable usage of suitable land for agriculture and forestry harvest."

The demand for locally grown food is expressed by Lamoine citizens (both in the 2015 survey and at the 2016 community meeting). There is support for the development of backyard farming, and roadside and common area selling of garden products. There has been one certified organic, CSA farm in Lamoine. In addition to serving Town residents, the farmer has had further marketing resources in farmers' markets and stores in the communities of Ellsworth and Mount Desert Island. The proximity of these markets may encourage further agricultural development.

There is a stated need for the Town to engage in the promotion and support of small farm development and local food production.

Forestry

An aerial view of Lamoine provides the striking realization that around 85% of its land mass (9,664 acres of approximately 11,000 acres) is forestland. Evergreens dominate almost half of forested acres, with the other half supporting mixed forests shared with some deciduous woods and forested wetlands. (Open Space Report, 2013). Common tree species include eastern white pine, balsam fir, red spruce, white spruce, eastern hemlock, and red maple (U.S. Department of Agriculture data).

The total number of acres registered in the State's Tree Growth program has not changed significantly in the last 10 years, with approximately 3% of the total forested land, 307.4 acres, registered in 2015. Lamoine records for 2015 show 9 registrations in this program. A total of 209 acres are also in conservation easements. Within that 209 acres, 141 acres are jointly enrolled in the Tree Growth program, leaving 68 acres listed solely in conservation easement (open space) status.

Timber harvesting in Lamoine varies from year to year but shows a slight decline in the past 10 years (Table 8) Looking at 5 year intervals, the average annual harvest from 2000 to 2004 was 294.4 acres, declining in the 2005–2009 period to 156.4 acres, and in 2010-14 to 145.6 acres. The total number of forested acres during the period 2001 to 2014 was 2,628, or about 27.2 of the forested acreage in Lamoine.

Table 8: Summary of Timber Harvest, Lamoine, 2000–2014

Year	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total harvest, acres	Land use change, acres	Number of active notifications
2000	226	128	0	354	3	20
2001	134	25	0	159	0	12
2002	150	0	0	150	0	14
2003	354	0	0	354	0	21
2004	255	200	0	455	19	22
2005	202	125	0	327	67	16
2006	149	0	0	149	134	10
2007	238	0	0	238	2	14
2008	36	0	0	36	29	11
2009	32	0	0	32	0	7
2010	217	0	0	217	0	12
2011	141	0	0	141	19	26
2012	157	0	0	157	0	13
2013	115	45	5	165	70	12
2014	48	0	0	48	10	7

Source: Data compiled from Confidential Year End Landowner Reports to Maine Forest Service.

Balancing preservation and conservation, and maintaining the nature and beauty of Lamoine are constant priority goals stated by Lamoiners throughout all studies and reports since the 1996 Comprehensive Plan. Lamoine's 2011 Shoreland Zoning Ordinance includes specific regulations for shoreline tree management beyond the State's guidelines for timber harvesting. Lamoine's 2013 Gravel Ordinance includes specific regulations for removal of vegetation that will maintain the natural forest and woodland environment. An Open Space Report and Inventory was presented by the Lamoine Conservation Commission in 2013, identifying areas for the Town's focus.

Recreation and Culture

Lamoine provides access to a wide range of recreational activities, both in the town and regionally. There are three public access trails, an extensive snowmobile trail, and three Town Parks, with a fourth being planned, which provide access to the ocean, Blunt's Pond and a tidal stream. There is a Town Parks Commission in charge of the parks, and a Town Recreation Committee which actively organizes recreational events.

The beautiful setting of Lamoine with woods and sea are important to the Town. Surveys of the Town in 1992, 2005 and 2015 consistently show this as one of the most important attributes of Lamoine.

Recreational Facilities

The recreation facilities for youth activities in Lamoine are primarily located at the Lamoine Consolidated School, which has ball fields, playground equipment and a multi-purpose gymnasium. The school is receptive to wide community use of its facilities. The school fields are in decent shape, but upgrading the gymnasium has been a town goal for many years. People in Lamoine also take advantage of the

facilities in neighboring towns, such as the YMCA, the Knowlton School playground and tennis courts in Ellsworth, and a golf course just over the line in Trenton.

Cultural Opportunities

Ellsworth and Mount Desert Island also provide cultural opportunities with performances of many types at the Grand Auditorium in Ellsworth, the Criterion Theatre and the Gates Auditorium of the College of the Atlantic in Bar Harbor. There are numerous small museums and art galleries in the surrounding area, and numerous lecture series at various venues throughout the county.

Recreational Programs

Organized recreational activities in the Town, not supervised by the school, are managed by a new Town Recreation Committee. The Recreation Committee has coordinated traditional activities such as youth soccer, adult basketball at the school gym and youth cheering teams. It has also sponsored Slow Ride Sundays in an attempt to encourage bicycling on town roads and enhance awareness of the need for automobile traffic to accommodate bicycle riders. Future goals of the Recreation Committee include finding events that encourage multi-generational recreation and to provide recreational opportunities for older adults.

Lamoine's many active older adults want outdoor recreational opportunities.

Trails

There are currently three trails for hikers in Lamoine, two on properties subject to Conservation Easements to Frenchman Bay Conservancy, and one at the Lamoine State Park. The Frenchman Bay Riders Snowmobile Club, with a membership of 40 to 70, maintains an extensive snowmobile trail (30 miles) through Lamoine and into Hancock and a clubhouse near Blunt's Pond. Kayakers access the ocean from Lamoine State Park, the Town's Lamoine Beach Park, Marlboro Beach on Raccoon Cove and from private properties. Regionally, Acadia National Park, the Maine Sunrise Trail (open to ATV use) and the trails developed by local land trusts and other groups get a lot of use. Frenchman Bay Conservancy has a brochure of short hikes available.

Parks

The Town maintains three parks, under the supervision of the Parks Committee: Bloomfield Park is a swimming hole park at Blunt's Pond, Lamoine Beach Park has a picnic area near the beach, and Marlboro Beach, newly expanded through

community initiatives to expand the town-owned portion. The State of Maine maintains Lamoine State Park, which has an extensive campground and is busy in the summer months. The State Park provides a boat ramp for water access and a playground as well as the hiking trail. It serves as the harbor for the Town. There is a fee for use of the State Park in the summer months.

Community Needs

In the Lamoine survey conducted in 2015, 90% of respondents supported further recreational opportunities for families with young children. 72% rated the current opportunities for recreation as either excellent or adequate. Suggestions for improvements included safer roads for biking and hiking, more recreational and social activities for older adults, free access for Lamoine residents to the State Park facilities, as well as calls for development of a community center and a linked trail system. The Community Meeting in 2016 generated a similar list: bikable roads and trails, trail development, a community center, and exercise groups for older adults; as well as other suggestions: tennis courts, a skating rink, a list of nearby hiking trails, and more community social events. See also Appendix E5: Resolution on the Importance of Children's Early Years.

Business and the Economy

Lamoine is primarily a residential community without large commercial or industrial employers other than gravel companies. Although many Lamoine residents commute to employment in Ellsworth and elsewhere, much of the economic activity in town is in small businesses and home occupations. Lamoine's natural beauty draws visitors and new residents to the town and is an economic asset.

Introduction

An understanding of the economy is essential to comprehensive planning. The availability of stable, well-paying jobs is necessary in retaining people of working age. It is important to identify economic trends to use in formulating economic development strategies.

Employment in Lamoine Businesses

When the last Comprehensive Plan was prepared in 1996, Lamoine was almost exclusively a residential community. Industrial activity was minor and consisted primarily of gravel pits and small marine-based operations. There were no formal stores, but there were some home-based businesses. It is difficult to find accurate data on businesses in a small town, but in the course of the public participation in the development of this plan, one community group submitted their informal research, showing more than 125 small businesses or self-employed workers (Appendix A9). There has been a general store and lunch counter in Lamoine for many years.

The number of Lamoine's small businesses is increasing. These additional businesses need to be added to this inventory for Town planning, and an up-to-date list of businesses is recommended to be available and maintained on the Town's website.

Employment of Lamoine Residents

A review of employment trends reveals some of the changes occurring in Lamoine's economy. While the total labor force increased by 15 percent between 2000 and 2014, there were some sectors with much higher increases (see Table 9). This information refers to where Lamoine residents work, not to the number of jobs in town.

Professional, Scientific, Management, and related services increased by about 189 percent (85 jobs), the largest percentage rate of increase. This sector accounted for 73 percent of the total labor force increase. The Financial, Insurance and Real Estate sector had the second highest rate of increase (96 percent, 23 jobs). Education, Health Care and, Social Services increased by 64 jobs (48 percent). Other sectors lost jobs. The largest numeric decreases were in manufacturing (26 jobs) and wholesale trade (20 jobs). (It should be noted that the 2014 data are based on a sample that is subject to greater error than the 2010 Census data.)

A comparison between Lamoine and county-wide trends (Table 10) reveals some of the differences in employment. First, the county labor force increased by 7.9 percent, a rate far less than the 15.7 percent rate for Lamoine. Manufacturing jobs decreased by 36 percent county-wide compared to nearly 13 percent for Lamoine. This information does not reflect the closing of the Verso Mill in Bucksport in 2014.

Table 9: Employment by Industry, Lamoine Residents, 2000-2014

Sector	2000	2014	Change 2000-2014	
			Number	Percent
Agriculture, forestry, & fisheries	20	22	+2	+10.0%
Construction	55	62	+7	+12.7%
Manufacturing	95	69	-26	-27.4%
Wholesale trade	33	13	-20	-60.6%
Retail trade	108	105	-3	-2.9%
Transportation, warehousing and utilities	29	26	-3	-10.3%
Information	18	10	-8	-44.4%
Finance, insurance & real estate	24	47	+23	+95.8%
Professional, scientific, management, administrative & waste management services	45	130	+85	+188.9%
Educational, health and social services	154	228	+74	+48.0%
Arts, entertainment, recreation, accommodation and food services	72	62	-10	-13.9%
Other services (except public administration)	70	67	-3	-4.3%
Public administration	26	25	-1	-3.8%
Total	**749**	**866**	**+117**	**+15.6%**

Source: U.S. Census (2000) American Community Survey (2010 -2014)

Table 10: Employment by Industry, Hancock County Residents, 2000–2014

Sector	2000	2014	Change 2000-2014	
			Number	Percent
Agriculture, forestry, & fisheries	1,315	1,614	299	22.7%
Construction	2,524	2,262	(262)	-10.4%
Manufacturing	2,369	1,511	(858)	-36.2%
Wholesale trade	575	420	(155)	-27%
Retail trade	3,057	3,506	449	14.7%
Transportation, warehousing and utilities	883	857	(26)	-3%
Information	644	491	(153)	-23.8%
Finance, insurance & real estate	1,191	1,148	(43)	-3.6%
Professional, scientific, management, administrative & waste management services	2,005	2,981	976	48.7%
Educational, health and social services	5,544	6,829	1,285	23.2%
Arts, entertainment, recreation, accommodation and food services	2,252	3,093	841	37.3%
Other services (except public administration)	1,672	1,449	(223)	-13.3%
Public administration	1,003	860	(143)	-14.3%
Total	**25,034**	**27,021**	**1,987**	**7.9%**

Source: U.S. Census (2000) American Community Survey (2010 -2014)

Self-employment rates in Lamoine increased from 11.2 percent in 2000 and to 16.2 percent in 2014. The county self-employment rate increased from 15.9 percent to 21.9 percent. One issue facing those who telecommute is uneven broadband service.

Lamoine had 64 percent of its population aged 18-64 in the labor force in 2014. This is close to the 63 percent rate for the county.

Place of Work of Lamoine Residents

Based on a 1991 survey of residents (reported in the 1996 Comprehensive Plan), about 84 percent of working Lamoine residents in 1991 were estimated to be working in Hancock County. The most common work destinations were Ellsworth (37%), Mount Desert Island (24%), and Lamoine (20%).

Table 11 shows more recent commuting patterns for Lamoine residents based on data from the 2012 American Community Survey (ACS). The most common destinations were Ellsworth and Bar Harbor, which jointly accounted for 63 percent of the total labor force (with similar percentages to the 1991 survey). However, only 8.9 percent of residents were estimated to be working in Lamoine in 2012, a significant differential from the percentage in the 1991 survey. However, it should be noted that the 1991 responses are from survey responses that may not have been completely representative of the population, and the 2012 figures are from sample data which are also subject to a certain amount of error.

Table 11: Commuting Destination Lamoine Residents (where Residents work)

Destination	Number	Percent
Lamoine	90	8.9%
Bar Harbor	215	23.5%
Ellsworth	366	40.0%
Hancock	40	4.3%
Trenton	55	6.0%
Other Hancock County	73	7.9%
Total County	879	95.6%
Out of County	37	4.2 %
Total	**916**	

Source: 2012 American Community Survey Estimates

The estimated 90 Lamoine residents working within Lamoine in 2012 included self-employed persons and employees of the Town and the State as well as employees of private businesses. In 2016, 83 out of 837 working Lamoine residents were estimated to be working at home (2016 American Community Survey). Combined with the

2012 estimates of work locations, this suggests very few Lamoine residents are actually working for private businesses in the town.

Employment and Unemployment Trends

Annual average employment trends are shown in Table 12. There is no major difference between town and county rates.

Table 12: Annual Average Employment Trends, 2012-2016, Lamoine & Hancock County

Year	County/ Lamoine	Employment	Unemployment	Unemployment Rate
2012	County	27,372	2,651	8.80%
	Lamoine	832	77	8.50%
2013	County	27,796	2,425	8.00%
	Lamoine	845	71	7.80%
2014	County	27,709	2,092	7.00%
	Lamoine	845	59	6.80%
2015	County	27,331	1,665	5.70%
	Lamoine	837	45	5.10%
2016	County	27,819	1,371	4.70%
	Lamoine	852	42	4.70%

Source: Maine Department of Labor

Priorities and Issues

There are no defined priorities. Citizens during public outreach meetings expressed support for businesses compatible with the town's natural resources. These included recreational trails and allowing small businesses in the Agricultural-Rural zone.

Lamoine State Park attracts visitors, who could patronize small businesses in other parts of town. For example, there has been an increase in short-term seasonal rentals.

There has been a notable increase in the number of home occupations. While there are no firm numbers, at least a portion of the increase in self-employment may be due to home occupations. They are an important source of income for residents.

Public facilities to support development are addressed in the Public Facilities and Services chapter. There is no municipal public water or sewer system. Internet service is uneven. This limits telecommuting and home occupations. The Town

understands that high-speed internet service is an important part of today's economy and is advocating for improvement throughout Lamoine. How to improve internet and broadband capacity is under study as this plan is being prepared.

There is a Site Plan Review Ordinance which sets standards for uses other than single and two family residential. There is a separate gravel extraction ordinance. It is amended periodically.

There are no incentives that encourage economic development. Based on the public outreach input, most residents want the town be a small business and home occupation friendly community. This means that if any incentives are enacted, they should be aimed at small businesses.

The primary way the town uses its assets is to keep the town rural. For more detail, see the various chapters that address the resources. These include Recreation, Natural, Agricultural and Forest, Marine, and Water Resources.

The area from Lamoine Corner to Mill Road is as close as Lamoine comes to a town center. The Lamoine Consolidated School, fire station, grange, a cemetery, and a church are in this area. There is also a small privately-owned water company. There is no clear mandate at this time to establish this area as a village center. The Town will be making a decision on some sort of community center in the coming years, and the siting of this facility (or cluster of functions) may clarify whether Lamoine should move towards a more formal village center.

Housing

Lamoine's housing stock consists primarily of single-family homes occupied by their owners. There are few apartments in town and rental housing is often seasonal, including weekly rentals. Homes for purchase are affordable by Hancock County standards, and there appear to be sufficient vacant buildable lots (within approved subdivisions or along existing public roads) to accommodate population growth considerably in excess of that projected by the State of Maine.

Introduction

Lamoine remains predominantly a residential community. This section will discuss the current state of housing in Lamoine and project the town's future housing needs. Areas of special concern relate to (1) the affordability of housing in Lamoine for families with young children, which impacts the school population, and (2) the housing implications of the aging of Lamoine's population.

Housing Growth and Characteristics: 1990 to Present

The 1996 Comprehensive Plan stated that the housing in Lamoine was 99% single-family housing. This is likely true today as well. There is only one four-unit apartment building in town and it was built prior to 1996.

According to the US Census, between 1990 and 2010 Lamoine's housing stock increased by 302 units (692 to 994, or 43.6%). This contrasts with a population increase of only 291 (1,311 to 1,602, or 22.2%). According to these data, Lamoine actually added more residential units than people during the 20-year period.

Between 2010 and 2015, 62 building permits were issued for new or replacement residences, while the State of Maine estimate is that Lamoine's population grew by only 21 individuals. While inaccuracy or change of methodology in counting may be responsible for the State's modest population estimates, it seems likely that there is also an underlying trend toward smaller household size. In 1990, the census figures worked out to 1.8 people per housing unit. The comparable figure in 2010 is 1.6. The State 2012 estimate for occupied housing units in Lamoine is 2.24 persons per household, slightly below the State average of 2.34.

As noted in the Demographics section, Lamoine's growth in population has slowed and is projected to remain modest, although there is some evidence to the contrary, primarily the steady flow of new residence building permits. The aging of the population (see Population and Demographics Profile, p. 23) may also partly explain the decrease in household size. Many of the new citizens of Lamoine move to the town in "young retirement" after their children have left home but while they are young and healthy enough to enjoy an active lifestyle on the Maine coast.

Housing density in Lamoine is modest, with 90 people and 56 houses on each square mile. Corresponding densities in Trenton and Hancock, Lamoine's small town neighbors, are comparable. Over 30% of Lamoine's population lives near the shore and almost all development is near one of the existing roads. As in 1996, most development initiatives are by subdivision proposals for single-family dwellings. The lack of town water or sewer utilities may be a significant factor in discouraging proposals for multi-unit developments, but it is unlikely that the town will move to town water or sewer systems during the life of this Plan. The fact that many of the existing subdivisions are on the shore may impact the affordability of housing in Lamoine.

Of the 994 housing units in Lamoine in 2010, 712 units were regularly occupied (2010 US Census). About 14 were vacant rental units and 13 were vacant homes which were for sale or had recently been sold and were not yet occupied. The

remaining units, approximately 230, were owned by seasonal residents (20%). As Lamoine has few classic lakeside camps, seasonal dwellings are generally fully-equipped homes which are empty for a portion of the year.

Lamoine, unlike nearby Bar Harbor, does not have a workforce housing concern, as there is no large employer in the town. There are reports of workforce housing plans for Ellsworth, however, which may impact development in Lamoine.

The Town office reports few code enforcement matters involving substandard housing stock. State data indicates all occupied dwellings have complete kitchen facilities and all but three have complete plumbing facilities. About 35% of Lamoine's housing stock has been built since 1989, and 15% of the town's housing was built prior to 1940.

Housing Affordability

The term "housing affordability" refers to the relationship between household incomes and housing costs, and is often measured by comparing median incomes to median house purchase prices or rents in a particular geographic area. Data from the Maine State Housing Authority (MSHA) in 2017 indicates that housing in Lamoine is about average in terms of affordability, and comparable to the affordability in most neighboring towns.

MSHA publishes an affordability index for towns and counties in the State. For 2017, Lamoine places third in affordability of all Hancock County towns. On a scale in which less than 1.0 is considered unaffordable, Lamoine gets a score of 0.94, contrasted with neighboring coastal towns such as Hancock (0.85), Surry (1.46) and Trenton (also 0.94).

As noted, housing affordability has two components: housing costs and household incomes. Data from 2017 shows a median home price in Lamoine of $235,000, which was higher than both the County ($210,000) and State ($197,000) medians. Town records show that 15 of 29 homes sold in 2017 (51.7%) were sold for less than $235,000. MSHA calculates that a house priced at the Lamoine median would be affordable to a household with an annual income of $63,485.

The State estimates that Lamoine residents have a median household income of about $59,933, substantially higher than Hancock County generally ($48,838) and higher than Maine as a whole ($53,190). These numbers are not correlated by age or family size, so they may be somewhat inflated by relatively affluent retirees.

MSHA estimates that 52.2% of Lamoine residents cannot afford a home priced at the median price for homes in town and that 63.3 percent of homes sold in Lamoine are not affordable for a household with the median household income for Lamoine. This is somewhat above the percentage for Hancock County as a whole (57.1 %), but about in the middle compared with other towns in the county. In Bar Harbor, 95.2% of homes sold are similarly unaffordable. At the other end of the scale are Orland (29.4%) and Surry (30.8%).

One conclusion from this analysis is that Lamoine is fairly close to balance in its housing market for its current residents: in 2017 almost half of the town's residents (47.8%) could afford to purchase a median-priced home. However, the analysis does not distinguish between different household types (e.g., young families vs. affluent retirees), and does not address the issue of affordability for young families wishing to move to Lamoine.

There is also a need for caution in relying on this analysis. The upswing in house sales since 2016 has made housing more expensive throughout Hancock County and Maine generally. However, it should be noted that in small towns like Lamoine there are few home sales in any given year, and as a result the affordability estimates are subject to wide swings depending on the prices of the particular homes sold in that year. Table 13 summarizes the components of the MSHA's housing affordability estimates for 2015 and 2017 and shows how the affordability index in Lamoine and other small towns can differ widely from the indices in the county and state.

In 2015, when both median income and median home prices were lower, 70% of homes sold in Lamoine (14 of 20) were determined to be affordable, and 67% of Lamoine households had sufficient income, by MSHA guidelines, to afford a median-priced home in the town. In Hancock County only Orland had a higher percentage in 2015. According to MSHA's 2017 data, however, eight of 28 towns and cities in Hancock County had more affordable homes. Whether Lamoine has become significantly less affordable relative to its neighbors cannot really be determined based on these data.

Table 13: Housing Affordability Estimates, 2015 and 2017

	2015	2017	% Change
Median Household Income			
Lamoine	$56,100	$59,933	7%
Hancock County	$44,600	$48,838	10%
Maine	$48,200	$53,190	10%
Median Home Price			
Lamoine	$149,000	$235,000	58%
Hancock County	$185,000	$210,000	14%
Maine	$169,000	$197,000	17%
Affordability Index			
Lamoine	1.44	0.94	-35%
Hancock	0.77	0.85	+10%
Trenton	0.81	0.94	+16%
Surry	0.93	1.46	+57%
Hancock County	0.98	0.85	-13%
Maine	1.03	0.93	-10%

Source: Maine State Housing Authority

Affordable Housing for Young Families with Children

The aging of Lamoine's population (described in detail in the Demographics section) is of concern to the town in several ways. There are concerns about the recent steady decline in the school population which, if it continued, might threaten the viability of the school. At the moment, the school's enrollment is moving up, but it remains a concern.

Identifying the causes of the decline in schoolchildren is not easy. Certainly, large families are much less common than they were 50 or 60 years ago. In addition, the lack of good-paying jobs in the area is often cited as a reason that children who grow up on the Maine coast don't settle and raise their families here. Finally, there is a widespread belief that because Lamoine is a coastal town, with relatively high property values and little rental housing, it is not affordable for a young family.

The Lamoine Consolidated School is working to achieve a level of excellence which will be attractive to families with children. A good school is a proven attraction for families with children. The fact that Lamoine students can attend the local high school of their choice is attractive to some families.

In the Lamoine Community Survey conducted in the fall of 2015, over 75% of respondents said that it was Somewhat Important, Important or Very Important that

Lamoine promote affordable housing for young families with children. About 25% responded that this is Very Important to them.

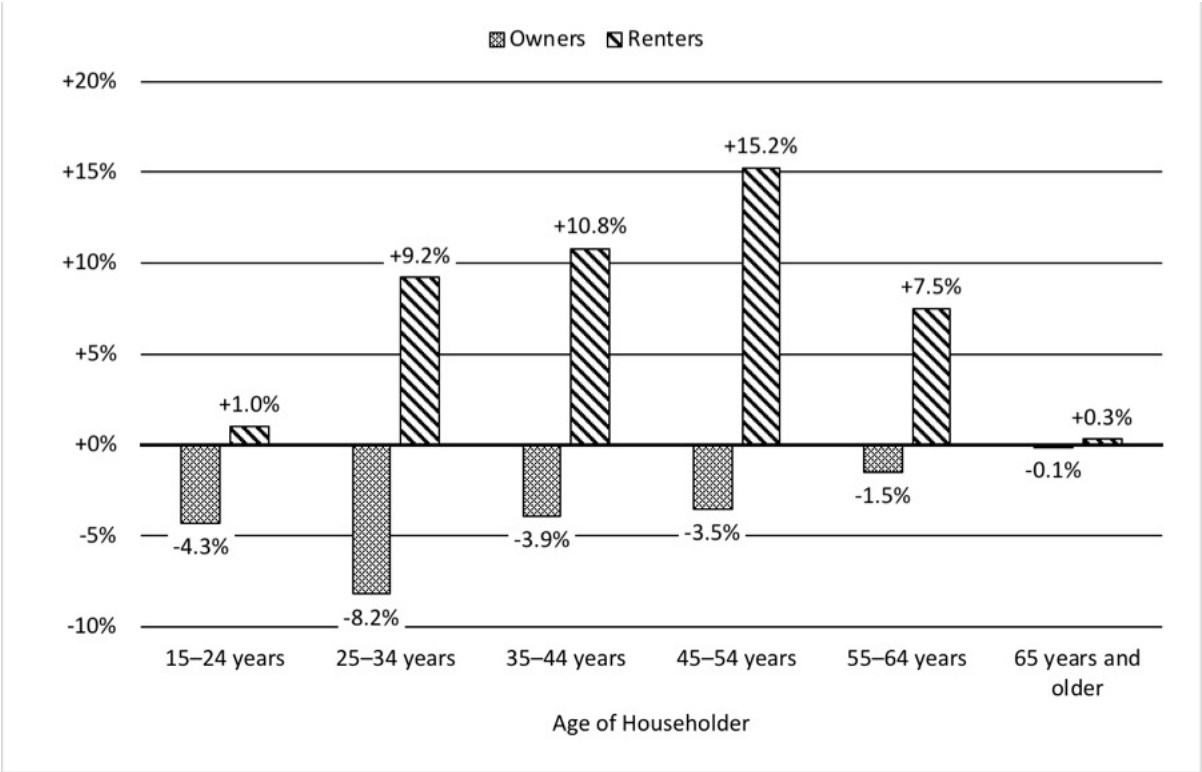
Rental Housing

According to the U.S. Census, in 2010 there were 114 renter-occupied housing units in Lamoine, representing 16 percent of the 712 total occupied units in the town. In addition, there were 14 vacant rental units, and a total of 230 vacant units "for seasonal, recreational or occasional use," some proportion of which would also be for rent. The Census estimates that in 2016 there were 142 renter-occupied units in Lamoine, and a rental vacancy rate of 4.7% (down from 10.9% in 2010). The increase in the number of renter-occupied units combined with the lower vacancy rate suggests increased demand and a tighter rental housing market in the town.

In the near term, the expected Jackson Lab expansion to Ellsworth in 2017 may make Lamoine attractive to employees working in that facility. That population may be looking, at least initially, for rental housing. The absence of town water and sewer make large rental developments unlikely, but there may be provisions in the Building and Land Use Code that could be modified to encourage development of rental housing.

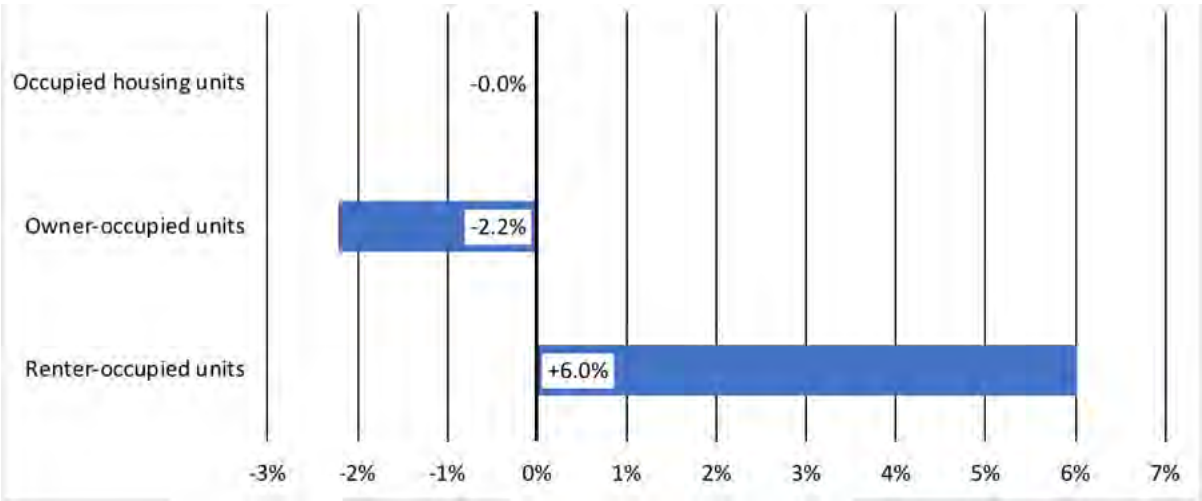
Lamoine should consider aligning its housing future with research indicating that Maine is experiencing a sharp turn towards rental housing since 2011. Maine State Housing Authority staff noted in 2014 that the change might be attributable to the 2008-2009 recession and accompanying foreclosures. Figure 9 presents data from the MSHA report showing significant shifts from owner to rental housing occupancy across all age groups except the youngest and oldest. Figure 10 presents the most recent available data, showing the continuing shift in tenure from owner-occupied to renter-occupied units for the period from 2010 to 2016.

Figure 9: Shift in Housing Tenure by Age of Householder, Maine, 2000-2010



Source: Richard Taylor, "The Shift to Renting", Maine State Housing Authority, September 2014.

Figure 10: Change in Housing Tenure, Maine, 2010-2016

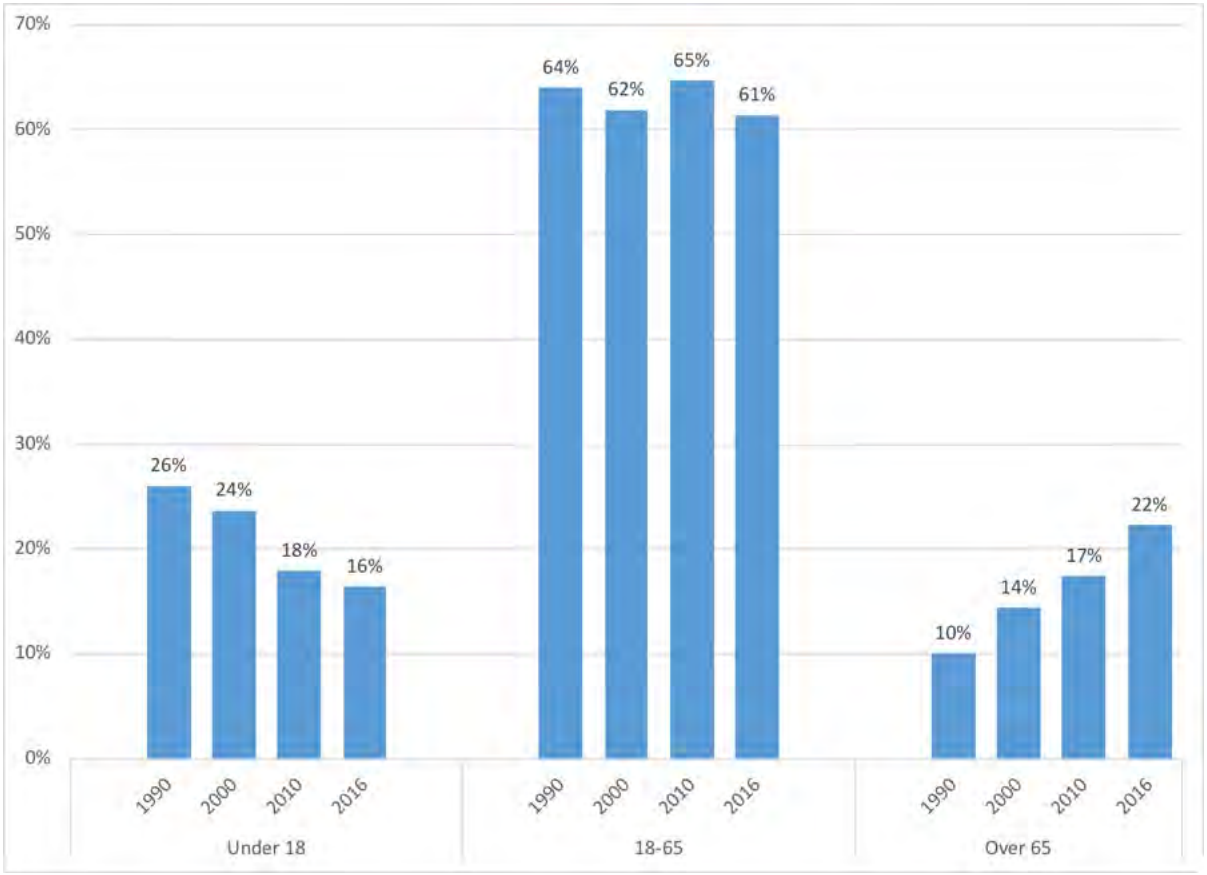


Source: US Census, American Community Survey, 2010 and 2016

Housing for Older Adults

It is relatively easy to demonstrate that Lamoine's population is aging, as Figure 11 shows. In the 20 years between 1990 and 2010, the census figures show that people over 60 rose from 20% of Lamoine's population to 26%. Estimates through 2016 put this figure at 30%.

Figure 11: Lamoine Population – Age Trend, 1990–2016



Survey results showed almost as much concern about affordable housing for older adults as for young families with children, with about 72% of respondents indicating it was at least Somewhat Important to them. 36% indicated assisted living was a special concern. In addition, most respondents see the need for significant services for older adults, including help with transportation, meals, health care and social contact.

As a housing issue, there has recently been an upsurge of units put into service for the older adults in Ellsworth. Ellsworth has a number of advantages for older adults, including shops and health care facilities and services. It may be that specifically older adult housing facilities will not be sited in Lamoine. There are no current plans to construct such facilities.

Lamoine should embrace the current movement to support "aging in place." This movement assumes that most older residents would prefer to remain in their homes for the greater part of their later years. Older adults may be more capable, as well as more comfortable, in familiar surroundings. Lamoine should facilitate certain aspects of the needs of older adults, such as establishing: (1) some sort of community center where regular "senior center" events or social time could be scheduled, (2) a town committee to regularly consider the needs of the aging population, and (3) coordination of some services on a town-wide basis as the need for such coordination becomes apparent.

In addition, the town should take a look at portions of its Building and Land Use Ordinance to see if they can be made more compatible with aging in place. The concept of a mother-in-law apartment might be expanded to allow a number of arrangements, including those involving non-family members, which would make it possible to provide the necessary support for older adults to remain in their homes.

Transportation

Lamoine's existing road network is adequate for motor vehicles but should be improved over time to enhance safety at a few key locations and to better accommodate walking and bicycling.

Introduction

A transportation system is one of the most important factors influencing a town's growth. This section discusses the major transportation issues facing Lamoine. Specifically, it assesses the current transportation system and infrastructure in

Lamoine and plans for the development of facilities and services to accommodate anticipated growth and economic development.

The transportation system in Lamoine relies on roads and personal automobiles. There is no direct bus service, ferry service, railroad service in Lamoine. The Trenton airport and the Island Explorer bus terminal are nearby. Long distance bus service is available in Ellsworth.

Roads

The transportation system of a town is often a major determinant of growth and the pattern of development. However, the existing system is only the product of past demands for personal mobility and the movement of goods, and may not provide adequately for present or future demands. Though the present highway network was not designed with the future in mind, a careful assessment of Lamoine's present system is vital if a proper evaluation of future demands is to be made for planning purposes.

The State Highway System defines which entity is responsible for maintenance of a public road. The three major administrative categories of public roads are state highways, state aid highways, and town ways. The state assumes complete responsibility for the year-round maintenance of state highways. State-aid roads, which connect local roads to state highways, are usually maintained by state in the summer and by the town in the winter. All other roads are town ways and are maintained by the town.

Town records show that out of a total 31.94 miles of road in Lamoine, 8.36 miles (26%) are state highways, 7.31 miles (23%) are state-aid roads, and 16.27 miles (51%) are town-maintained roads. Appendix D1: Lamoine Transportation Network shows the roads in Lamoine by jurisdiction, as well as other key elements of the transportation infrastructure.

In addition to the public roads, Lamoine has several private roads. Lamoine's policies and standards for the design, construction and maintenance of public and private roads (but not driveways) can be found in the municipal ordinances for Building and Land Use (Section 5, and Section 12, which deals with subdivisions), Control of Traffic, Mobile Home Parks (Section VIII), and Site Plan Review (Section J). These ordinances are available on the town's website. The Town has not accepted a subdivision road as a town road in many years.

Road condition information is important in planning for future growth in town. For example, a major subdivision may not be appropriate at a hazardous intersection.

Similarly, stricter standards for commercial development may be needed in areas with traffic congestion. This information can also be used to identify priorities for improvements. The MDOT has limited state highway improvement monies.

Two aspects of road conditions that are useful for transportation planning are traffic volumes and vehicle crash data. These are discussed in the following two sections.

Traffic Volumes and Flows

The most recently available estimates of average annual daily traffic volumes for Lamoine are presented in Appendices D2 and D3. Unsurprisingly, the highest volumes are on the roads feeding into the Route 184/Route 204 intersection. The predominant traffic flows in Lamoine are:

(1) to and from Ellsworth along Douglas Highway and Buttermilk Road (3,600 daily trips combined),
(2) to and from Mount Desert Island along Jordan River Road (3,300 daily trips), and
(3) to and from US Route 1 in Hancock along Pinkham's Flats and Mud Creek Road (2,300 daily trips).

Multiple year counts are available for Jordan River Road (Route 204) in Lamoine and Trenton, for Douglas Highway at the Ellsworth town line, and for Buttermilk Road in Ellsworth. From 2014 to 2017, traffic volumes on Jordan River Road and Buttermilk Road grew 17.7% and 17.3% respectively, for annual increases of 5.9% and 5.8%. These increases were not seen on Douglas Highway (Route 184). By comparison, traffic volumes on Route 1 in Hancock grew 8.3% over the same period, for an annual growth rate of 2.8%.

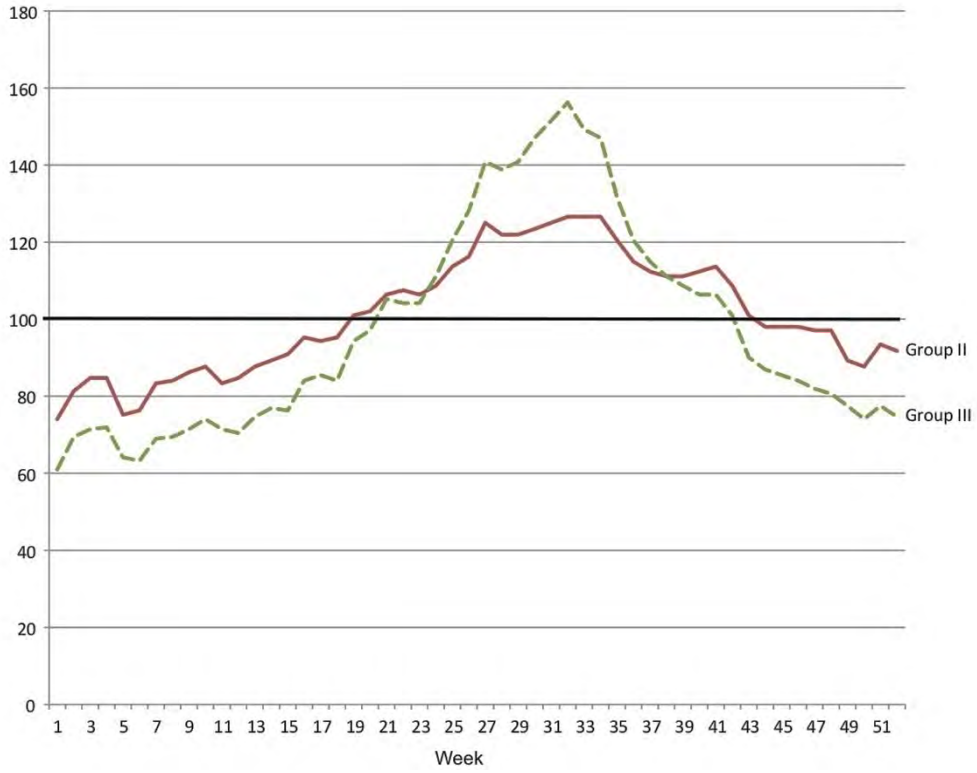
A major component of traffic originating in Lamoine is generated by the local gravel pit operations, running continuously from sunrise to sunset. Other main generators of vehicular traffic in Lamoine include Lamoine Consolidated School, the town office and adjacent store, Lamoine State Park and its campground, and Lamoine Beach Park.

In addition to locally-generated traffic, Lamoine sees significant "cut-through" traffic between Route 1 in Hancock and Route 3 in Trenton. Vehicles leave Route 1 in Hancock, turning onto the Mud Creek Road or the MacQuinn Road, and travel via Route 204 to Route 3 in Trenton. "Near misses" are a regular occurrence at the intersection of Routes 204 and 184, where visibility is limited and speeding is common.

Traffic volumes on this cut-through route are highest during commuting hours; presumably this serves as a quick route for commuters to Jackson Lab and other MDI employers, avoiding the congestion and bottlenecks of Ellsworth. (Some tourist traffic may be using this route as well.) Efforts to reduce commuter traffic congestion through carpooling initiatives may not be worth pursuing. Respondents to the 2015 comprehensive plan survey indicated an overwhelming lack of interest in ride-sharing.

The figures presented in Appendices D2 and D3 are estimates of average annual daily traffic, based on counts taken at particular times of the year. However, traffic volumes vary throughout the year, with higher than average volumes in the summer months and lower in the winter. Figure 12 shows the statewide annual variation for two types of roads: Group II (arterials) and Group III (recreational).

Figure 12: Annual Variation in Traffic Volumes, Statewide



Source: MaineDOT, "Weekly Group Mean Factors as percent of AADT Graph" – https://www1.maine.gov/mdot/traffic/docs/ytc/2017/Graph2017.pdf

All of Lamoine's roads for which traffic counts are available are classified as Group II, except for the State Park entrance road which is Group III. As the chart shows, peak summer traffic volumes are typically around 25% higher than average for arterials, and more than 50% above average for recreational roads. Given that

Lamoine's roads provide access both to beaches within the town and to regional recreational attractions such as Acadia National Park, it is reasonable to assume that the summer volumes on Routes 184 and 204 are between 25% and 50% above the estimated average annual daily volumes shown in Appendices D2 and D3.

Vehicle Crashes

Crash data provide a window into the safety of Lamoine's roads. Over the five-year period from 2013 through 2017, MaineDOT recorded 141 crashes in Lamoine (Appendix D4: Vehicle Crashes, 2013-2017[1]). Some key findings from the crash data include the following:

- Most accidents were at locations on the higher-volume roads. The locations with the greatest number of crashes included:
  - The area around the intersections of Douglas Highway (Route 184) with Jordan River Road and Pinkham's Flats Road (Route 204);
  - The intersection of Mud Creek Road near the bridge and at the intersection with Partridge Cove Road (Route 204);
  - Partridge Cove Road (Route 204) near Walker Road; and
  - Lamoine Corner, including the intersection of Douglas Highway, Lamoine Beach Road and Shore Road, and the intersection of Lamoine Beach Road and Mill Road.

- MaineDOT defines a "high crash location" as one with 8 crashes in a three-year period. The only high crash road segment in Lamoine was Partridge Cove Road (Route 204) between Mud Creek Road and Walker Road, with 14 crashes over the 5-year period.

- The great majority of crashes (79% in the 5-year period) were single-car incidents. In 44% of the cases the vehicle ran off the road, while 35% involved collisions with deer. Only 26 incidents (18% of the total) were two-vehicle crashes, and these tended to be concentrated at intersections.

[1] It should be noted that this map, based on MaineDOT's "Maine Crash Public Query Tool" (https://mdotapps.maine.gov/MaineCrashPublic/), groups incidents in general areas: for example, the "10" shown just south of the intersection of Douglas Highway and Jordan River Road includes 5 crashes at the intersection, 1 at the Douglas/Pinkham Flats intersection, and 4 on Douglas or Jordan River away from the intersection.

- Most crashes occurred in clear weather (64%) and with dry road surface (65%). Half of the crashes took place during daylight hours.

- 79% of the crashes resulted in property damage only; the other 21% reported possible or confirmed injuries. There were no fatal accidents in Lamoine during this time.

- 57% of the crashes occurred between November and March when traffic volumes are lower than average. This suggests that tourist or summer resident traffic is not a primary factor in crashes.

- In 67% of the cases, the posted speed limit was 45 miles per hour or greater. Since most crashes are single-vehicle incidents (running off the road or hitting a deer), often in daylight and/or clear conditions and with dry pavement, excessive speed may be a factor.

The subjective impressions of residents reinforce the findings from the crash data. Those impressions have been noted in survey results and comments, community meeting input, Town office reports and its own discussions. Those issues cited most were:

- Speeding on the most heavily traveled "commuter" roads: Mud Creek Road, Pinkham Flats and the Jordan River Road (Route 204). Many noted that they are unable to walk or ride bicycles due to the many speeders and the lack of sidewalks and/or bike lanes. Other roads mentioned in complaints to Town officials include Birchlawn Drive, Buttermilk Road, Walker Road and Shore Road (see October, 2016 Lamoine Quarterly).
- Sight lines on Route 204 are inadequate at the bend near Mud Creek Road.
- Many dangerous situations where Routes 184 and 204 come together. Traffic coming from Ellsworth on Route 184 is too fast to allow a safe left turn from Route 204 by the General Store. Similarly, traffic making a left turn from 204 by the Town Hall often pulls out into traffic.

In addition to these evaluations of traffic conditions, residents have highlighted the need for bike lanes and sidewalks generally.

Road Maintenance Needs

Several state-maintained roads in Lamoine have been recently repaired and resurfaced. State Route 204 has had ditching and other work done on it in 2018. There are no projects planned for Lamoine in the 2016-2017-2018 MaineDOT

workplan. The Town maintains a Capital Needs Schedule which includes road maintenance needs going forward 10 or 12 years (Appendix F1). Lamoine has most recently paved the upper Buttermilk Road and Needles Eye Road, MacQuinn Road and Raccoon Cove Road are the next major projects scheduled. The Town budgets currently budgets in the $90,000 to $120,000 range each year for road improvements and about $175,000 for annual maintenance, including snow removal.

Appendix A contains a listing of public roads in Lamoine with maintenance records, and Appendix D6 lists the official names and detailed descriptions of all public and private roads in the town.

Parking

There are few public parking areas in Lamoine. See Public Facilities and Services for a discussion of parking at the school and town hall.

Pedestrian and Bicycle Facilities

The community has expressed support for walking and biking lanes, hiking trails, and bicycle-pedestrian safety measures through survey responses and feedback at community meetings. There are no specific bicycle facilities in Lamoine other than a bike rack at Lamoine Beach Park. The Lamoine Recreation Committee has been promoting Slow Ride Sunday to encourage safe bike riding in Lamoine and safe accommodation of bicycles by drivers.

There are no sidewalks in Lamoine, but there is a variety of hiking trails and walking paths (see Appendices E1 and E4). The town would like to make roads safer and more accommodating for bicyclists and pedestrians, especially around the school in the Lamoine Corner area. There are a several on-road routes to Lamoine Corner that could be improved for safer bicycle and pedestrian access. The town is interested in incorporating bicycle and pedestrian ways, traffic calming features, and improved vehicular flow. Since many of the locations where bicycling and walking can be encouraged are on state controlled roads, the Town will need to coordinate with MaineDOT to pursue these objectives as part of future maintenance and upgrade projects.

Public Facilities and Services

Lamoine has a Town Meeting form of government. A five-person Select Board controls operations with an Administrative Assistant, several part-time employees and many volunteer members of a variety of Boards and Committees.

Introduction

Lamoine is a small, rural community, lacking in the necessity for public facilities and services associated with larger or more urban communities. As noted in the Population and Demographics Profile, Lamoine's growth in population has slowed and is projected by State sources to remain modest, although there is some evidence to the contrary, including relatively active new residence building permits over the last two years. The effects on Lamoine of the Jackson Laboratory expansion into Ellsworth are an unknown at this time (see Housing section, pp. 19-20). Population growth projections have a direct effect on the public facilities and services needs of the town.

This section will discuss the current state of public facilities and services in Lamoine and project the town's future needs. Areas of special concern relate to 1) retention of service providers, such as the town administrator and firefighters; 2) the need for

more or different public spaces, such as the school and a Community Center and 3) technology.

Lamoine Public Facilities and Services

The public facilities and services provided by Lamoine today include:

- Town Office
- Town staff, including town administrator
- Volunteer firefighting services and fire house, including four motor vehicles, a rescue boat and 27 volunteers
- Emergency response system (social media, firefighters connected by radio, local television)
- Lamoine Consolidated School (public, K-8)
- Solid waste management and recycling system (Lamoine Transfer Station)
- Planned storm water runoff (in Marlboro)
- Privately owned public water supply (consumer co-op, including Lamoine Consolidated School)
- Ambulance services (through contract with County Ambulance)
- Historical Society
- Three cemeteries
- Three town parks: Bloomfield Park, Lamoine Beach Park and Marlboro Beach (where expansion is pending), with a Mud Creek picnic area in the planning stages.
- Lamoine Beach Park (state owned)
- Harbor master and moorings
- Salt/sand shed and contract for road maintenance services, including plowing and sanding
- Town storage shed (the old "Anderson" garage)
- Town roads

Lamoine also partners with neighboring communities to share services, reduce costs, and/or improve services. These partnerships include:

- School administration, staff, and some activities (shared superintendent and superintendent's office, special education director, teacher evaluation team, and some sports and joint-trip activities)
- Firefighting (with Trenton, Hancock, and Ellsworth and all of Hancock County)

- Emergency management (with Hancock County Emergency Management Agency)
- Ambulance services (private corporation, with whom we contract)
- Police services provided by the Hancock County Sheriff's Office and the Maine State Police
- Waste management through a fifteen-year contract with the Penobscot Energy Recovery Company (PERC) and a new recycling contract with ECOMaine.
- Propane and oil bidding program (with Hancock, Sullivan and Gouldsboro) to negotiate lower prices for public facilities
- Joint salt purchase program (through the Hancock County Planning Commission)
- Library (Ellsworth Public Library)
- YMCA (Downeast Family YMCA in Ellsworth)
- Frenchman Bay Regional Shellfish Ordinance (for clammers in a 7-town region)
- Participation in the Mount Desert Island League of Towns (offers an annual government elected officials meeting, annual household hazardous waste disposal program, and other ad hoc shared programs)
- Member of the Maine Municipal Association and affiliate groups (offers some limited shared legal services, training, and legislative advocacy/lobbying)

Lamoine does not provide the following facilities and services:

- Storm water management facility
- Public sewer system (primarily single-family septic fields and subsurface waste water disposal systems, maintained by individual owners, pumped as needed by private contractors)
- Municipal water supply

Future Needs

Community Center

Throughout the Comprehensive Plan process, there has been a steady flow of feed-back from townspeople that Lamoine needs a community center. The movement towards a community center has been gaining momentum. The Town will shortly appoint a committee to explore the issue.

Although there is broad agreement that a community center is desirable, there is no firm consensus as to what facilities should be a part of such a Center. Among the many ideas for functions a community center should fulfill are:

- Space for events for older adults
- Better parking for Town events, Town Hall and the Fire Department
- More meeting space for community groups and programs
- A larger gymnasium
- A theater
- A children's library and day care space
- A library
- Increased office space for Town government
- Space to store an archive of items of town history and space for people to use it

The Town will need to go through a process of prioritization among these uses and an analysis of various designs and costs before deciding what sort of Community Center the Town wants and can afford.

Digitized Tax Maps

Currently, Lamoine's town maps, including our tax maps, are maintained by traditional, not digital, means. This makes the maps less precise and makes maintenance take longer.

As a result, the town should consider digitizing our tax maps. Given the large learning curve for current town staff, and lack of resource to maintain the maps, this might require additional staffing.

Administrative

Town Administrator

If the current Town Administrator were to retire or move on to a new position, Lamoine would be in the position of replacing 25 years of experience and familiarity with the workings of the town and all of its systems, many of which he developed. The loss of institutional memory would be significant.

As a result, a process is underway to develop and implement a succession plan for this role and to capture the duties, activities, and tasks performed by the Town Administrator to preserve institutional memory and ensure efficient operations in the event of a short-term absence, or a smooth transition in the event of a permanent personnel change in this role.

Town Office Parking

Actual projected growth by the state indicates that the Lamoine Town Office is adequate, as long as these growth projections hold. Parking, however, is inadequate for voting day and big-issue topics at meetings.

Public Safety

Police

Lamoine has no police force and depends on patrols and responses by the Hancock County Sheriff's Office and the Maine State Police for crime prevention. Despite occasional events, Lamoine is generally perceived as a safe place to live. Hancock County has one of the lower crime rates in Maine, based on 2015 data. In the community survey done in 2015, 201 of 202 respondents (99.5%) reported feeling safe in their homes. This is a remarkable result by any measure, and an important component of the quality of life in Lamoine. In the community meeting held in 2016, public safety concerns focused mostly on excessive speeds on the through roads. Unless conditions change, there is no need to add a constable or police force to Town government.

Emergency Management

Violent storms create a storm surge flood management risk for Lamoine. Recent work by University of Maine at Machias professor Dr. Tora Johnson has determined that there are areas of Lamoine where roads are vulnerable. Her work points to areas which could be cut off from the greater road network and people isolated for a period of time. Emergency management personnel need to be aware of this risk, able to recognize and track storms which present such a risk, and get notice to vulnerable populations that the risk exists and what they can do to stay safe. (See Appendix D7A-C: Predicted Roadway Vulnerability.)

Code Enforcement

The town employs a properly certified Code Enforcement Officer and Licensed Plumbing Inspector on a part-time basis. With 17 permitted gravel pits to inspect and an increase in home construction, increased hours for code enforcement may be needed.

Firefighting

<u>Facility</u>

At this time, the Lamoine fire house is adequate. If the facility moved as a result of a community center or other development, the town could plan to enlarge it.

Water sources

As conditions change, for example through seasonal and year-to-year variations in waterfall, the town should explore options for more permanent water sources, such as access to clean (not stagnant) retention ponds. For example, the town could explore installing a hydrant near Archer's Brook, acquiring water from tanks filled via the Cold Spring water system, or pursuing agreements with private property owners to install hydrants at the bottom of Asa's Lane hill (to acquire water from Blunt's pond) or at Latona Lane.

Volunteers

Firefighting is a rigorous task, both physically and emotionally. That, coupled with the volunteer nature of the Lamoine Volunteer Fire Department, requires a level of personal investment by the firefighters that cannot be sustained indefinitely. As firefighters opt to retire or are forced, due to age or physical infirmity, to retire, Lamoine will lose experience in the volunteer firefighting ranks. As a result, the town will develop and implement a recruitment and retention plan for volunteer firefighters.

Area Doctors

Although it is not a problem only for Lamoine, there are not enough doctors in the general Ellsworth/Mount Desert Island area, and the doctors here tend to rotate through the area quickly – sometimes for only a year – making it difficult for patients to develop a relationship conducive to excellent healthcare. This is of particular concern for Lamoine, given our significant population of older adults (see Population and Demographics Profile, p. 22). Unfortunately, the town has no practical way to control or address the situation.

High-Speed Internet Access

Through the Community Survey in 2015, the many meetings with town organizations, and the March 2016 community meeting, respondents and participants have indicated that they would like more and better (higher speed, more reliable, less expensive) choices for internet access, and that they would like those choices available in more locations – even very remote ones. The data provided by the State indicates that all parts of Lamoine have broadband service with advertised speeds that meet state standards. Clearly, however, the townspeople do not find this to be adequate. The Town has contracted for a survey of broadband access throughout the town to inform future actions.

Solid Waste Management

Over the past few years, the town has generated a relatively stable amount of non-recyclable solid waste, between 550 and 600 tons a year, at a relatively stable cost (for all Health & Sanitation budget items) of $92,000 to $96,000 annually (see Table 15, page 82). The town has signed a new fifteen-year contract with Penobscot Energy Recovery Company (PERC) for disposal of the town's non-recyclable solid waste. Costs for solid waste disposal are expected to increase from costs under the previous contact.

In a recent analysis of the Lamoine recycling program for the Board of Selectmen, the town administrator noted that the amount of recycling has dropped by almost 50% in the past six years in terms of tonnage, and the calculated cost per ton has more than doubled during that time. Therefore, it is not cost-effective in terms of pure dollars for the town to participate in the recycling program. There is, of course, an environmental impact to recycling, but there is no way to easily assign a cost to that.

As a result, Lamoine has recently entered into a three-year contract with Ecomaine for a single-stream/zero sort recycling program.

Public Facilities: Education

Current Conditions

The Lamoine Consolidated School was formerly part of RSU 24, but Lamoine voted in 2013 to withdraw from the RSU and re-establish its own School Committee. The Lamoine secondary students and their families regained the right to choose an accredited, non-religious-affiliated high school of their choice, and our School Committee returned to serving the interests of our families and school.

Lamoine has actively sought collaboration with neighboring school districts to hold down administrative costs. The school shares a superintendent with Hancock, provides bus service for our elementary and high school students, and pays tuition for our high school students to attend the high school of their choice. Certain administrative and financial costs are shared with Ellsworth.

In charting a course for the Lamoine School, the School Committee has identified two Central Purposes and five Core Principles. The Central Purposes are (1) Success for Every Child, leaving school well-prepared for a productive future; and (2) Surrounded by Community, Lamoine children become responsible community members, interacting with adults who nurture respect, cooperation and citizenship.

Five Core Principles inform decision-making for the school: (1) a Strong Work Ethic, (2) Kindling Sparks of Learning, (3) Diversified Learning Paths, (4) Parent-Educator Partnerships Maximize Learning, and (5) A Learning Center for All. These Central Purposes and Core Principles are described in more detail in Appendix E2.

The Lamoine Consolidated School, by dint of its size and through collaboration with Hancock and other neighboring schools, is able to offer a rich array of curricular and co-curricular options which further the excellence of the education given to our Lamoine students.

Future Needs

Current enrollment in the 2017-2018 school year is 122 in the Lamoine Consolidated School (elementary, K-8) and 52 in high school for a total of 174. This compares with 127 elementary and 42 in high school for a total of 169 in the 2016-2017 school year. (See Appendix E3: Lamoine Consolidated School Enrollment 2007- 2017.)

According to a professional enrollment projection study, the average enrollments over the next ten years are likely to sustain recent increases, with the K-8 enrollment holding at 120-135. High school enrollment is likely to grow from 50 to close to 80. Overall, K-12 resident enrollment will likely rise from about 170 to about 200.

A professional "Facilities Assessment Update" has been obtained to itemize a number of improvements needed in the school and identifies which are "potentially critical," which are "necessary, but not critical," and "recommended." In response to this assessment, the School Committee has submitted an application to the Maine Department of Education for Major Capital Improvements that would place the school on the "construction list" for state funding. The School Committee will continue to address the identified needs to ensure that the physical school is safe and meets the needs of the community.

Facilities for the care, education and support of birth to school-age children and their caregivers need to be developed, either in the school or in a community center. See Appendix E5: Resolution on the Importance of Children's Early Years.

Fiscal Capacity and Capital Investment Plan

Overview of Town Finances

The Town is in a very stable financial position. It has an undesignated fund balance which exceeds the $300,000 goal established many years ago by the Select Board and the Budget Committee. The Town is audited annually and the audit report is published in the Lamoine Town Report and online. The audit reports indicate that the Town's finances are properly managed.

Tax Base and Taxes

Lamoine's tax base is primarily residential with few commercial or industrial enterprises. As a consequence it is has a reasonably stable total valuation, less vulnerable to declines suffered in communities that rely on a single industry or employer. Residential property values suffered a modest decline around 2009 and the town's valuation has not increased significantly in five years through 2016. Table 14 below shows that the Town's valuation has increased on 1.7% over the last five years, falling below the pace of inflation shown by the Consumer Price Index for New England of 7.7%. The State's valuation for Lamoine over that five-year period shows a 3.9 % decline in valuation, but is still higher than the Town's valuation.

Table 14: Lamoine Valuation, 2012-2016

	Lamoine Valuation	State Valuation	Lamoine/State ratio
2012	$254,571,811	$273,750,000	0.93
2016	$259,013,500	$263,050,000	0.985
$ Change	+ $4,441,689	- $10,700,000	
% Change	+ 1.74%	- 3.91%	

Source: State Valuation from State Valuation chart, Lamoine Valuation figures from Lamoine Town Reports

Note: Consumer Price Index for New England Region is 7.716% from January 2012 to January 2017.

Revenue and Expenses

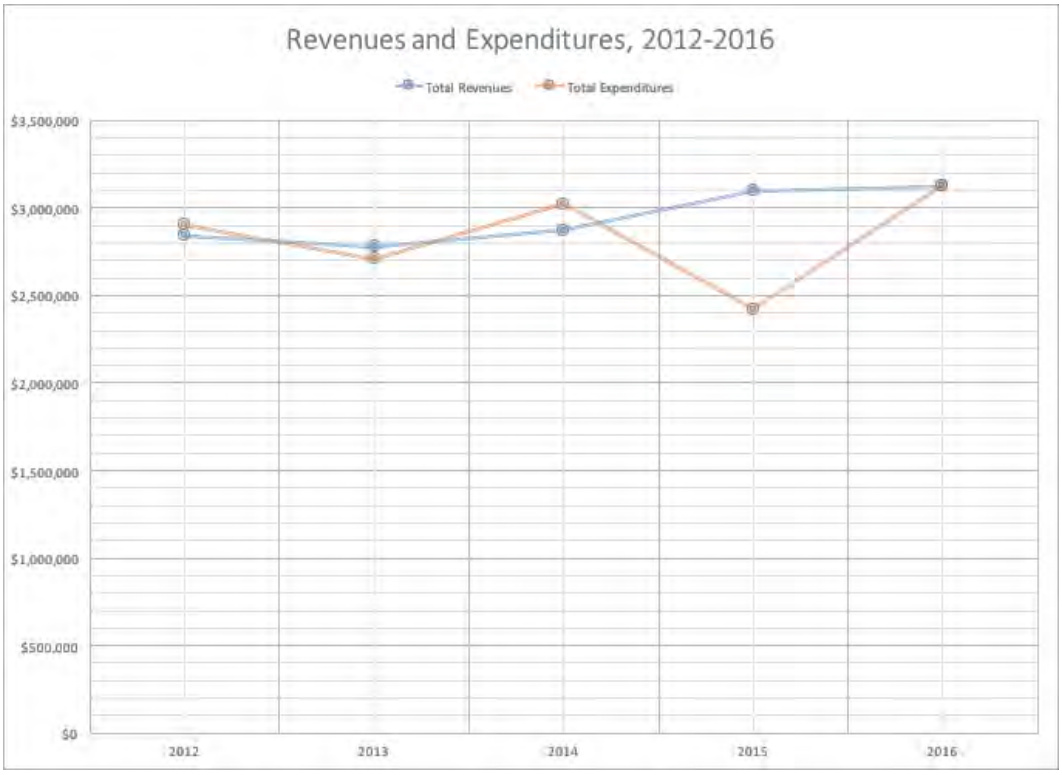
The Town's revenue and expenses remained relatively stable over the five-year period from 2012 to 2016, as shown in Table 15 and Figure 13. Over the period, revenues were up 10.1%, despite a 42.4% decline in State Revenue Sharing, and expenses matched the inflation rate, increasing by 7.7%.

Table 15: Revenues and Expenses, 2012–2016

Revenues	2012	2013	2014	2015	2016	Change 2012-2016	% Change 2012-2016
Tax Revenues	$ 2,424,233	$ 2,378,768	$ 2,421,090	$ 2,640,771	$ 2,647,325	$ 223,092	9.20%
Excise Taxes	$ 275,835	$ 285,737	$ 310,414	$ 312,437	$ 328,433	$ 52,598	19.07%
State Revenue Sharing	$ 62,715	$ 58,426	$ 37,709	$ 34,390	$ 36,112	$ (26,603)	-42.42%
Investment Earnings	$ 16,006	$ (2,525)	$ 16,848	$ 12,275	$ 24,727	$ 8,721	54.49%
Interest & Fees on Taxes	$ 10,705	$ 10,313	$ 10,163	$ 10,456	$ 11,236	$ 531	4.96%
Intergovernmental Revenues	$ 6,250	$ 6,700	$ 3,258	$ 6,997	$ 6,892	$ 642	10.27%
Other Revenues	$ 43,909	$ 41,827	$ 71,552	$ 81,781	$ 70,546	$ 26,637	60.66%
Total Revenues	$ 2,839,653	$ 2,779,246	$ 2,871,034	$ 3,099,107	$ 3,125,271	$ 285,618	10.06%
Expenses							
Administration & Planning	$ 173,058	$ 171,977	$ 176,542	$ 189,974	$ 183,577	$ 10,519	6.08%
Protection	$ 56,516	$ 52,088	$ 45,289	$ 54,881	$ 62,238	$ 5,722	10.12%
Health & Sanitation	$ 86,372	$ 94,535	$ 92,441	$ 96,678	$ 93,755	$ 7,383	8.55%
Highways & Bridges	$ 94,787	$ 90,296	$ 118,384	$ 117,820	$ 123,549	$ 28,762	30.34%
Education	$ 2,124,191	$ 2,099,253	$ 2,061,267	$ 1,742,797	$ 2,135,670	$ 11,479	0.54%
Unclassified	$ 23,000	$ 20,828	$ 31,777	$ 15,845	$ 17,542	$ (5,458)	-23.73%
Assessments & Debt Service	$ 112,733	$ 122,569	$ 150,227	$ 106,522	$ 103,122	$ (9,611)	-8.53%
Capital Outlays	$ 235,160	$ 57,339	$ 348,836	$ 96,464	$ 309,641	$ 74,481	31.67%
Debt Service (separate for 2016)					$ 100,792	N/A	N/A
Total Expenditures	$ 2,905,817	$ 2,708,885	$ 3,024,763	$ 2,420,981	$ 3,129,886	$ 224,069	7.71%
Mill Rate	9.5	9.3	9.3	$ 10.3	10.1	0.6	6.316%

Source: Audit Reports from Town Reports, 2012 to 2016

Figure 13: Revenues and Expenditures, 2012–2016



Over the 2012-2016 period the Town's mill rate increased from 9.5 to 10.1, an increase of 6.3%. The mill rate for 2017 is 10.7, up 12.6% over the last six years. Lamoine's mill rate is similar to that of neighboring towns of comparable size, as shown below in Table 16.

Table 16: Mill Rate, Lamoine and Surrounding Towns in 2017

Town	Mill Rate
Bar Harbor	10.96
Ellsworth	17.68
Hancock	10.4
Lamoine	10.7
Surry	7.2
Trenton	10.2

Source: Town websites and the Ellsworth American website
Note: various town mill rate figures may cover different fiscal years

Capital Improvements and Town Debt

The Town has modest debt obligations. Loans for a fire truck and rescue boat loans will be retired in the 2019 fiscal year, along with school renovation bonds. As of the end of June 2017, the total indebtedness of the town (short term loans and bonds) was $137,754, or less than 1/10th of 1% of 2016 Town valuation (see Table 17). This is well below applicable state rules for municipal debt which allow borrowing up to 7.5 % of valuation, which would be over $19,500,000.

Table 17: Lamoine Valuation, 2012-2016

	2012	2013	2014	2015	2016	2012-2016	2012- 2016
Local Valuation	$ 254,571,811	$ 256,451,600	$ 255,920,600	$ 256,628,300	$ 259,013,500	$ 4,441,689	1.7%
State Valuation	$ 273,750,000	$ 267,500,000	$ 261,850,000	$ 256,100,000	$ 263,050,000	$ (10,700,000)	-3.9%
Total Debt	$ 28,000	$ 196,000	$ 156,800	$ 410,631	$ 302,218.00	$ 274,218.00	979.4%
Debt as per cent of State Valuation	0.0102%	0.0733%	0.0599%	0.1603%	0.1149%		
7.5% of State Valuation (Debt Limit)	$ 20,531,250	$ 20,062,500	$ 19,638,750	$ 19,207,500	$ 19,728,750		
Available Borrowing Capacity	$ 20,503,250	$ 19,866,500	$ 19,481,950	$ 18,796,869	$ 19,426,532		

Source: Town Reports, 2012 to 2016

The Town has a Capital Needs Schedule, showing projected improvements needed and estimated costs for a 15-year period. The Schedule is updated periodically. The Schedule presently projects renovations to the Town Hall and may be revised in the coming months to reflect plans for a community center.

Fiscal Capacity for Comprehensive Plan Recommendations

Possible capital expenses arising from recommendations set out in the Comprehensive plan include a Community Center for the Town and bicycle lane and sidewalk construction. Any projection as to the costs of a Community Center are many

months away, as the community decides what needs to be in a Community Center and where it should be. These decisions may in turn have ramifications on School and Town Office needs. Clearly any Community Center and related changes will be funded by bonded indebtedness. The Town has sufficient bonded-debt capacity to take on needed debt if it chooses to do so, as shown on Table 17.

Existing Land Use

Lamoine is a balanced mix of residential, agricultural, forest, wildlife habitat and recreational uses. It is almost entirely surrounded by shoreline and has high scenic values. Much of the residential development is on or near the shoreline. Many residences also house small businesses or home occupations. Ellsworth, just a few minutes away, is the site of most access to goods and services for Lamoine residents. Lamoine does not have an existing village center with stores and a higher density of residential housing, although there is a cluster of civic buildings and residences around Lamoine Corner.

Introduction

Lamoine's land use pattern reflects the town's historical development with lots arrayed along main roads. As in many coastal communities, many residences and some subdivisions are concentrated near the shore.

Existing Zoning

Lamoine has two zoning ordinances that control land use and development: the Building and Land Use Ordinance, and the Shoreland Zoning Ordinance, as well as a number of ordinances that regulate specific uses of land.

Building and Land Use Ordinance

The Building and Land Use Ordinance was originally adopted in 1999 based on the recommendations in the town's 1996 Comprehensive Plan. The Ordinance divides the town into three zoning districts: the Residential zone, the Development zone, and the Rural and Agricultural zone (see Zoning Districts map in Appendix C1).

The Residential Zone includes both sides of Buttermilk Road from the Trenton Line to a line parallel to and 800 feet from Route 184. The purposes of this zone are to preserve an area of relatively low cost housing and encourage new residences of all kinds (single family dwellings, two-family dwellings, and multi-family dwellings, and mobile and manufactured homes.) and home occupations convenient to the job market in Ellsworth, and to prohibit new commercial and new strip development. Building and Land Use Ordinance (BLUO), Section 4E(1). This corridor is very close to the new Jackson Laboratory facility which is expected to significantly increase the Ellsworth work force.

The Development Zone includes 800 feet on both sides of Jordan River Road (Route 204) from the Trenton line to Douglas Highway (Route 184), and on both sides of Douglas Highway from about 0.4 mile north to about 0.6 mile south of Jordan River Road, and extends to the Shoreland zone along the ocean. Its purpose is to encourage an area of mixed residential, commercial and industrial uses. As such, the zone permits a wider range of uses through a permit from the Planning Board. (See Appendix C2: BLUO Table of Land Uses.)

The Rural and Agricultural Zone consists of all the remaining land in the town. Its purpose is to encourage a mixture of residential, agricultural and limited commercial uses.

Current lot standards per dwelling unit or principal structure are set in the BLUO and are the same in all zones, requiring a minimum lot size of 40,000 square feet and 200 feet of road frontage generally speaking and, if applicable, 200 feet of shore frontage. There is a 75-foot setback from the centerline of roads, and required side and rear setbacks of 25 feet. Residential lot areas may be reduced to 22,000 square feet if served by a public water and sewer system, and commercial and industrial uses must contain 40,000 square feet of land for every 5,000 square feet of building area.

Gravel extraction in the Rural and Agricultural Zone: A distinctive geological feature of Lamoine is large gravel deposits left as the glaciers receded over ten thousand years ago. Most of this gravel is along one of the last remaining eskers on the East coast, extending the length of one side of the Lamoine peninsula. The 1996 Comprehensive Plan authorized gravel extraction in the newly designated Rural and Agricultural Zone. Since then, large-scale extraction has continued.

The community has experienced friction regarding the existing large-scale gravel extraction. As shown in surveys of the town's population in 1992, 2005, and 2015, residents strongly emphasize the importance of Lamoine's rural small-town character and the natural resources of the forests and the sea. These surveys have also shown a growing discomfort with the level of gravel extraction activity. At the same time, gravel is a needed resource, mined by private companies.

Lamoine leaders and citizens have worked to create a balance between these needs for gravel, private owner rights, and preserving the natural beauty and small-town environment including protection of drinking water. The Town has enacted, and over the years revised, the Building and Land Use and Gravel ordinances. Although these changes have been disputed through lawsuits and alternative ordinance proposals, citizen votes have led to the current status: future expansion of gravel mining operations in the Rural and Agricultural Zone is now limited to those pit areas which were permitted as of March 2013. The existence of this protracted political process, leading to a generally-accepted result, is a primary reason why this proposed plan does not offer any changes in the Town's zoning definitions or districts.

The BLUO includes the town's subdivision regulation provisions. Amendments to the BLUO regarding cluster housing have been drafted but not yet adopted as of the date of the drafting of this Plan (see Appendix C5).

Shoreland Zoning Ordinance

Lamoine has developed a Shoreland Zoning Ordinance in compliance with State law. It was enacted in 1974 and has been amended many times. The purposes of the Shoreland Zoning Ordinance are:

> to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land

uses; to conserve shore cover and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas. (Section 1)

The Shoreland Zoning Ordinance applies to all areas within 250 feet of the high-water line of any great pond, river or saltwater body; within 250 feet of the upland edge of a coastal or freshwater wetland; and within 75 feet of the high-water line of a stream. The Ordinance also applies to all structures extending beyond the normal high-water line of a water body or within a wetland.

All told, the Ordinance applies to 25.6 miles of tidal, pond or stream frontage. The Shoreland Zoning districts comprise about 772 acres, or about 7 percent of the town's land area. According to town figures from 2016, about 30% of lots with dwelling units on them contain land in the Shoreland Zone.

The Ordinance divides the shoreland area into five zones: Limited Residential, Limited Commercial, Commercial Fisheries/Maritime Activities; Stream Protection, and Resource Protection (see Shoreland Zoning Districts map in Appendix C3).

The largest district is the Limited Residential zone, encompassing almost all of the tidal coastline as well as the shore of Blunts Pond. According to the Assessors database, the 408 parcels in the Limited Residential zone represent about 90 percent of the Town's shorefront, and 73 percent of the acreage of all parcels covered by the ordinance.

The Resource Protection zone protects the Mud Creek/Archer Brook marshes upstream of Mud Creek Road; the Jordan River just below Jordan River Road; Old Point; and a section of shoreline adjacent to Lamoine Beach Park. This zone contains 23 parcels accounting for less than two percent of the town's shorefront and about 3 percent of the area of parcels subject to the ordinance.

The Limited Commercial zone contains only one parcel and accommodates existing marine commercial uses at Seal Point.

The Stream Protection zone protects Spring Brook and the stream from Blunts Pond to Raccoon Cove (See Appendix C6 for proposed ordinance).

Finally, the Commercial Fisheries/Maritime Activities zone, with 3 parcels, accommodates the beaches at Lamoine State Park, Lamoine Beach Park, and Marlboro Beach.

Shoreland Zoning Ordinance amendments to bring Lamoine's ordinance into compliance with State requirements have been drafted (see Appendix C6) but are not yet adopted as of the drafting of this Plan.

Land Use Regulatory Ordinances

In addition to ordinances which divide the town into zones, land use in Lamoine is also regulated by a number of ordinances which regulate specific uses.

Site Plan Review Ordinance (originally enacted March 2001) applies to proposals to construct multi-family dwellings, or construct, expand or change the use of non-residential structures with a total floor area of more than 2,000 square feet; and proposals to clear vegetation from over 10,000 square feet or to cover more than 2,000 square feet with paving or other impervious surface ancillary to non-residential structures. In Lamoine, subdivision provisions are included in the BLUO.

Floodplain Management Ordinance (most recently amended May 2016) regulates construction on the floodplain within Lamoine, as defined by the Federal Floodplain Map, to assure that Lamoine property owners may obtain flood insurance available pursuant to the National Flood Insurance Act of 1968. The ordinance regulates development in the floodplain consistent with federal standards and provides the Town with a means of enforcing these standards.

Gravel Ordinance (most recently amended May 2018): The purpose of this Ordinance is to define and regulate the excavation, extraction, processing, storage and transportation of sand, gravel, crushed stone, soil and loam in the Town of Lamoine, such that said activities so defined and regulated protect the health, safety and welfare of the public; preserve and protect the quality and quantity of surface water and ground water, and the aquifer in which the ground water is contained, for current and future use of the residents of the Town; minimize adverse impacts on neighboring properties and the quality of life of the residents of the Town; minimize adverse impacts on wildlife, existing natural features and historic areas within the Town; and preserve the usefulness of the land and its capacity to be an asset to the Town and its residents.

Waste Disposal Ordinance (originally enacted March 1982): The purpose of this Ordinance is to protect the health, safety, and general community well-being and to protect the natural resources and beauty of the Town and its environs from the pollution accompanying the unregulated disposal and discharge of wastes

Travel Trailer, Motorized Home Park and Campground Ordinance (originally enacted March 2011): The purposes of this Ordinance are to protect the public

health, safety and general welfare of residents and transients in this Town, to prevent overcrowding and unsanitary conditions on real estate and to establish minimum requirements for the construction and operation of motorized home parks, travel trailer parks, or tenting campgrounds in the Town of Lamoine.

Parks Ordinance (March 2006) to assure that these parks are used for their intended recreational purposes and neither abused nor used in ways which create a nuisance to neighbors of the parks

These ordinances are administered by the volunteer Planning Board and a part-time Code Enforcement Officer.

The above discussion of town ordinances presents the broad outlines of Lamoine's zoning and land use regulations but does not address all the details applicable to every circumstance. There are many exceptions and additions to the standards summarized in this discussion, and reference should be made to the ordinances for their applicability to specific building types, uses and situations.

Existing Land Uses

Lamoine is primarily a residential community. The development pattern is defined by the existing main roads in the town. There are few residential subdivisions in the town, and these are mostly near the water.

Most commercial uses in Lamoine are home-based businesses or small-scale contractors. There are 17 gravel pits with current gravel permits, on lots encompassing approximately 778 acres. These 17 pits have a total permitted area of 322 acres for gravel extraction, sorting and transportation. Gravel pits are concentrated on the gravel ridge in the westerly part of town. There is land used in agriculture and forestry, as is more thoroughly set out in Section 3: Community Assessment—Agricultural and Forest Resources, pp. 44-47. Agricultural uses are present in all areas of the town. (See Appendix C1: Zoning Districts Map)

Areas of Conserved Lands in Lamoine are discussed in the Natural Resources portion of the Community Assessment, pp. 26-27, and shown on Appendix B7: Conserved Lands Map. The Town parks and Lamoine State Park are shown on Appendix E1: Public Facilities, Parks and Hiking Trails.

Development Potential

Recent development has been by lot, with only limited new subdivision development since the recession of 2008-2009. New building is predominantly on existing roads and near the shore.

As noted in the Populations and Demographics profile, the population of Lamoine is projected by the State Economist to grow very modestly to around 1700 residents over the period from the present to 2034 (see pp. 18-20). According to the Assessors' records for 2018, there are currently 54 approved subdivision lots without residences on them: 26 are shorefront lots and 28 are interior lots. These lots could accommodate the modest projected increase in population.

Future development potential in Lamoine is limited by a combination of soil conditions, the lack of a public water supply, and the townwide reliance on septic systems. Appendix C4 presents an analysis of estimated development potential in the town based on depth to water table, depth to bedrock and soil suitability for septic systems. As the map indicates, there are extensive areas of soils within the Town that are somewhat to very limiting for development. These areas do not present inflexible obstacles to development, because it is usually possible to find pockets that are suitable for building foundations and septic systems, or to overcome the limitations with more intensive construction techniques. Nevertheless, the map is an indication of the extent to which natural constraints would make any large-scale development problematic.

4. Future Land Use Plan

Lamoine's rural character will not change significantly in the foreseeable future. In order to preserve the extensive tracts of open land that provide wildlife habitat, resource protection, and opportunities for outdoor recreation and resource-based economic activities such as farming and forestry. the Town will guide new residential development to occur along existing roads and adjacent to existing developed areas. While a small village center may evolve around the public and civic buildings in Lamoine Corner, Lamoine has no need to develop a commercial center because of the proximity and convenience of the retail and service opportunities in nearby Ellsworth. As a result, Lamoine has no need to designate a growth area, but instead will refine its land use policies to build on the Town's character and protect its cherished natural, historic and scenic resources.

Introduction

Lamoine in the future will remain a primarily residential, rural small town. Residential growth will continue at a very modest pace, about 20 houses over the next 10 years, an increase of about 2 percent. These homes will primarily be built along existing roads or in small subdivisions of less than 12 lots each. The density of new residential development will be no greater than one dwelling per acre (the current maximum density in all of Lamoine's zoning districts), and will likely be significantly lower due to soil, slope and access constraints.

It is possible that the scenario described above could change if housing demand spilling over from Mount Desert Island makes the development of multifamily housing more financially feasible. In that case, however, the effect on land use in Lamoine would probably be to substitute multifamily dwellings for single-family dwellings, with smaller household sizes and less land consumption per dwelling unit. In any case, no significant change in the town's rural character is anticipated over the timeline of this Plan.

As a result, this Plan proposes to retain the existing division of the town into Residential, Development, and Rural and Agricultural zones, while making adjustments to these zones where appropriate to better support the vision, goals and policies set forth in Section 2: Our Vision (pp. 7-8) and Section 6: Goals and Policies (pp. 109-115).

Growth Areas

The State's Comprehensive Plan Review Criteria Rule requires communities to "identify a growth area or areas … to ensure that planned growth and development and related infrastructure are directed to areas most suitable for such growth and development" (07-105 Chapter 208, Sec. 4.3.A). However, the Rule also notes that "In some communities, conditions may make the identification of specific areas for residential, institutional, commercial, and/or industrial growth inappropriate." The conditions for proposing growth area exemptions are (1) severe physical limitations, (2) minimal or no growth, or (3) the lack of a village or densely populated area. This Plan proposes growth area exemptions based on minimal residential growth over the next 10 to 15 years, and no significant commercial, institutional or industrial growth over the same period.

Residential Growth Area Exemption

According to the 2010 Census, nearly one-quarter of Lamoine's dwelling units (230 out of 994, or 23.1%) were described as being "for seasonal, recreational or occasional use." In other words, Lamoine's dwelling units occupied year-round are only about three-quarters of the total housing stock. Assuming a continuation of the recent average housing growth of about 12 homes per year, this suggests that the increase in the number of households in town would be only about 9 households per year (the town added only 5 households per year from 2010 to 2015).

However, the State's population projections for Lamoine show a sharp decline in the population growth rate over the next 15 years (see Figure 2 in the Population and Demographics section). Based on these projections it is expected that housing growth will also slow significantly in the coming years. Table 18 presents actual population and housing figures for 2000 and 2010, estimated figures for 2015, and projections for 2020 through 2030.

As the table shows, the State projects that Lamoine's population will increase by only 32 residents over the 2015-2030 period. Holding the average household size at the 2015 level of 2.26 persons per household, this would mean that the total number of households (occupied dwelling units) would increase by only 16 over the same time period. Assuming that the ratio of occupied year-round dwelling units to seasonal units remains the same, the housing growth rate from 2015 through 2030 would be less than 2 new dwelling units per year, resulting in a cumulative housing stock growth of about 2 percent over the 15-year period.

Table 18: Estimated Growth in Population, Households and Dwelling Units

	Actual		Est.	Projected		
	2000	2010	2015	2020	2025	2030
Population	1,495	1,602	1,669	1,673	1,692	1,701
Persons per Household	2.47	2.25	2.26	*2.26*	*2.26*	*2.26*
Households	605	712	737	*740*	*749*	*753*
Households per Dwelling Unit	0.75	0.72	0.70	*0.70*	*0.70*	*0.70*
Dwelling Units	803	994	1,054	*1,057*	*1,070*	*1,076*
Persons per Dwelling Unit	1.86	1.61	1.58	*1.58*	*1.58*	*1.58*

Sources: 2000 & 2010: US Census;
2015: American Community Survey;
2020-2030 Population: State Economist (interpolated from 2019-2034 projections at https://www.maine.gov/dafs/economist/demographic-projections);
2020-2030 Households and Dwelling Units: population projections and 2015 ratios.

Lamoine's rural residential character is firmly established, and new residents will be looking for the same types of residential opportunities that now characterize the town.

> Additional homes and roads will be built as the community grows. New residential development will be sited along the shore and existing roads and incorporate meaningful pieces of open space. Connections between open space areas will be a priority in siting new development. (Our Vision, p. 8)

The Housing section of the Community Assessment (p. 58) describes this as follows:

> Over 30% of Lamoine's population lives near the shore and almost all development is near one of the existing roads. As in 1996, most development initiatives are by subdivision proposals for single-family dwellings. The lack of town water or sewer utilities may be a significant factor in discouraging proposals for multi-unit developments, but it is unlikely that the town will move to town water or sewer systems during the life of this Plan.

Thus, it is inappropriate to designate a residential growth area in Lamoine.

Commercial/Institutional Growth Area Exemption

Other than home-based businesses, there has been no commercial development in Lamoine in the last 10 years. There is no demand for new commercial development in the town because Ellsworth's service, retail and employment opportunities are so convenient to Lamoine. For example, the entire Route 1/Route 3 commercial strip in

Ellsworth is within a 5- to 8-minute drive from Lamoine Town Hall and a 7- to 11-minute drive from Lamoine Corner.

For much the same reasons, there has been no growth in institutional uses over the past 10 years, and no institutional growth is expected in the foreseeable future. For example, Lamoine residents are able to access the facilities and services of the Downeast Family YMCA in Ellsworth as well as the Ellsworth Public Library, institutions that are convenient to Lamoine and could not be replicated by the town's small population.

Based on the lack of recent or anticipated commercial or institutional growth, this Plan does not designate a commercial or institutional growth area.

Industrial Growth Area Exemption

Industrial uses in Lamoine are limited to small boat-building operations. There has been no industrial development in Lamoine in the last 10 years, nor is any expected in the foreseeable future. There is gravel mining in the town, but its future scope is limited by ordinance.

> Lamoine will continue to facilitate the flourishing of small and home-based businesses as its economic base, recognizing the industrial development is not compatible with its rural character. (Our Vision, p. 8)

Shared Growth Areas

The State review criteria rule allows, but does not require, a community to "enter into an interlocal agreement with one or more neighboring communities to designate regional growth areas." This Plan does not designate any such areas.

Transitional Areas

The State review criteria rule allows, but does not require, a community to designate "transitional areas" for a share of projected residential, institutional, commercial or industrial development at a level below what would be appropriate for a growth area but without the level of protections required for a rural area.

It is possible that a small village center could be developed at some time in the future around the existing cluster of public and civic buildings in Lamoine Corner, and the adjacent residences on Lamoine Beach Road and Mill Road (see Business and the Economy, page 56). However, there are no stores in this area and denser development in that area is constrained to a certain extent by surrounding land uses

(cemetery and gravel pits) and natural resources. At this point in time, it is premature to designate the Lamoine Corner area as a transitional area.

Rural Areas

The State review criteria for comprehensive plans require a community to "identify a rural area or areas."

> The designation of rural areas is intended to identify areas deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat and scenic lands, and away from which most development projected over ten (10) years is diverted."

The criteria state that "Rural areas shall not include land areas where the community actively encourages new residential, institutional, or commercial development."

Lamoine is a primarily rural community with residences, farms and gravel pits mixed throughout the town.

> The Town will be friendly to local agriculture and supportive of efforts to return parts of Lamoine to its farming heritage. (Our Vision, p. 8)

As a result of the 1996 Comprehensive Plan, the Town adopted the current Building and Land Use Ordinance which designates the majority of Lamoine as a Rural and Agricultural zone. This Plan designates the current Rural and Agricultural zone as a Rural Area.

Section 12.G.5 of the Building and Land Use Ordinance establishes standards for residential subdivisions to protect the rural and agricultural character of this zone:

- All new subdivisions:
    - shall have single entrances from the main road, and
    - shall provide 50 foot depth of screening along such main road and wherever such development abuts existing main roads, and
    - may submit a cluster design for consideration. (Cluster housing standards have been drafted, but not yet enacted as of the date of the drafting of this Plan: see Appendix C5.)

- In addition, subdivisions having 16 or more units:
    - shall present a cluster design;

- shall provide 80,000 square feet of permanent commons for each 16 units or additional fraction thereof planned. Commons shall be held by the developer, a development association, or conveyed to the town and, however held, taxed appropriately proportionate to the degree of public access or public purpose served.

The Implementation Program includes several proposed changes to the Ordinance to strengthen the Rural and Agricultural zone while addressing the goals and policies of the Plan (Agricultural & Forestry Resources strategy 1.1, Housing strategies 1.1 and 2.2, and Land Use strategy 1.2):

- Require *identification of prime farmland soils* on any subdivision plans.
- Review town ordinances and building standards to assure that they meet the needs of affordable housing development and require adequate provision be made for water supply and sewage disposal and for *significant open space to be set aside for buffers and recreation*.
- Consider standards in the Building and Land Use Ordinance to allow accessory dwelling units in all zones, *unless prohibited by DEP Resource Protection Zoning*, to allow such dwelling units which will enable older adults to remain in their homes.
- Amend the Table of Uses in the BLUO [Section 4.H.] to *prohibit Hotels and Motels in the Rural and Agricultural Zone*.

Critical Natural Resources

The State's criteria for comprehensive plans require the Future Land Use Plan to distinguish areas where critical natural resources are present and where they are absent, and to describe proposed regulations and non-regulatory measures designed to ensure that these resources are protected from the impacts of incompatible development. "Critical natural resources" are defined as follows:

(1) Resource Protection District areas as set forth in MDEP Guidelines for Municipal Shoreland Zoning Ordinances;
(2) Wetlands of special significance as defined in MDEP Wetlands and Waterbodies Protection Rules;
(3) Significant wildlife habitat as defined in the Natural Resources Protection Act;
(4) Threatened, endangered and special concern animal species habitat as identified and mapped by MIFW pursuant to the Maine Endangered Species Act;

(5) Significant freshwater fisheries spawning habitat as identified and mapped by MIFW or MDMR;
(6) Natural communities that are defined and mapped as critically imperiled, imperiled or rare;
(7) Areas containing plant species declared to be threatened or endangered by the MDACF.
(8) Coastal sand dune systems as defined in the Natural Resources Protection Act;
(9) Fragile mountain areas as defined in the Natural Resources Protection Act; or
(10) National Natural Landmarks designated by the National Park Service pursuant to its National Natural Landmark Program.

These critical resource areas are shown on the Beginning with Habitat maps in Appendices B2 through B6 and on the Shoreland Zoning Districts map in Appendix C3. The following Critical Resource Areas are present in Lamoine:

(1) Resource Protection District areas
(see Appendix C3: Shoreland Zoning Districts Map)
- Mud Creek/Archer's Brook marshes upstream of Mud Creek Road;
- the Jordan River just below Jordan River Road;
- Old Point; and
- a section of shoreline adjacent to Lamoine Beach Park.

These zones contain approximately 2,400 feet of shorefront, representing less than two percent of the town's shorefront.

(3) Significant wildlife habitat
(see Appendix B3: High Value Plant & Animal Habitats)

- Tidal waterfowl/wading bird habitats – entire shoreline except an area between Lamoine Beach and Berry Cove
- Inland waterfowl/wading bird habitats – Blunts Pond, Spring Brook, north of Woodcock Lane, and Lamoine Beach
- Shorebird areas – Raccoon Cove
- Candidate deer wintering area – south of Walker Road and west of Route 204

(4) Threatened, endangered and special concern animal species habitat
(see Appendix B3: High Value Plant & Animal Habitats)

- Bald Eagle habitats – Jordan River near Bear Point Road, western end of Raccoon Cove, and Meadow Point

The Natural Resources section of this Plan addresses these critical resource areas and includes additional information on habitats in and around Lamoine.

Lamoine does not have occurrences of the following Critical Natural Resources:

(2) Wetlands of special significance
(5) Significant freshwater fisheries spawning habitat
(6) Natural communities that are critically imperiled, imperiled or rare
(7) Areas containing threatened or endangered plant species
(8) Coastal sand dune systems
(9) Fragile mountain areas
(10) National Natural Landmarks

The Implementation Program includes the following proposed measures to protect these resources (Natural Resources strategies 3.1–3.5, Fresh Water Resources strategy 1.4, and Marine Resources strategy 3.5):

- In the Building and Land Use Ordinance and Shoreland Zoning Ordinance, designate overlay zones for Critical Natural Resource areas including wetlands, wildlife habitat areas, significant habitat types, large undeveloped habitat and natural resource blocks, and historic and geologic sites, etc.
- Develop specific land use standards and necessary zoning revisions for protection and preservation of the unique natural, historic and geologic features in the Critical Natural Resource overlay zones.
- Designate areas where residential and business development should be located along roadways or contiguous to existing development in order to limit development of wildlife habitats, wetlands and forests.
- Adopt open space zoning/conservation subdivision regulations to encourage preservation of significant open space tracts, wildlife habitats and other important natural resources, incorporating clearly defined standards for protected open spaces and connections to adjacent open spaces.
- Require all applicants under the Lamoine Site Plan Review Ordinance and the Lamoine Subdivision Ordinance to work with the Maine Department of Inland Fisheries and Wildlife (MDIFW), Maine Natural Areas Program (MNAP), and the Beginning with Habitat (BwH) Program to identify environmentally sensitive areas to be preserved and enhanced.
- Maintain and update the ordinance governing the extraction of ground water for commercial use.

- Designate floodplains, as identified by the latest Federal Emergency Management Agency information, as resource protection areas within the shoreland zoning ordinances.

Critical Rural Areas and Critical Waterfront Areas

The State review criteria rule allows, but does not require, a community to "identify and designate one or more critical rural areas or critical waterfront areas" and identify measures to ensure that such areas are protected from the impacts of incompatible development. This Plan does not identify or designate any such areas.

Future Land Use Map

Because no change is proposed in the pattern of development in the Town, the future land use map for the Town (Map 1, p.103) will be the same as the existing zoning map.

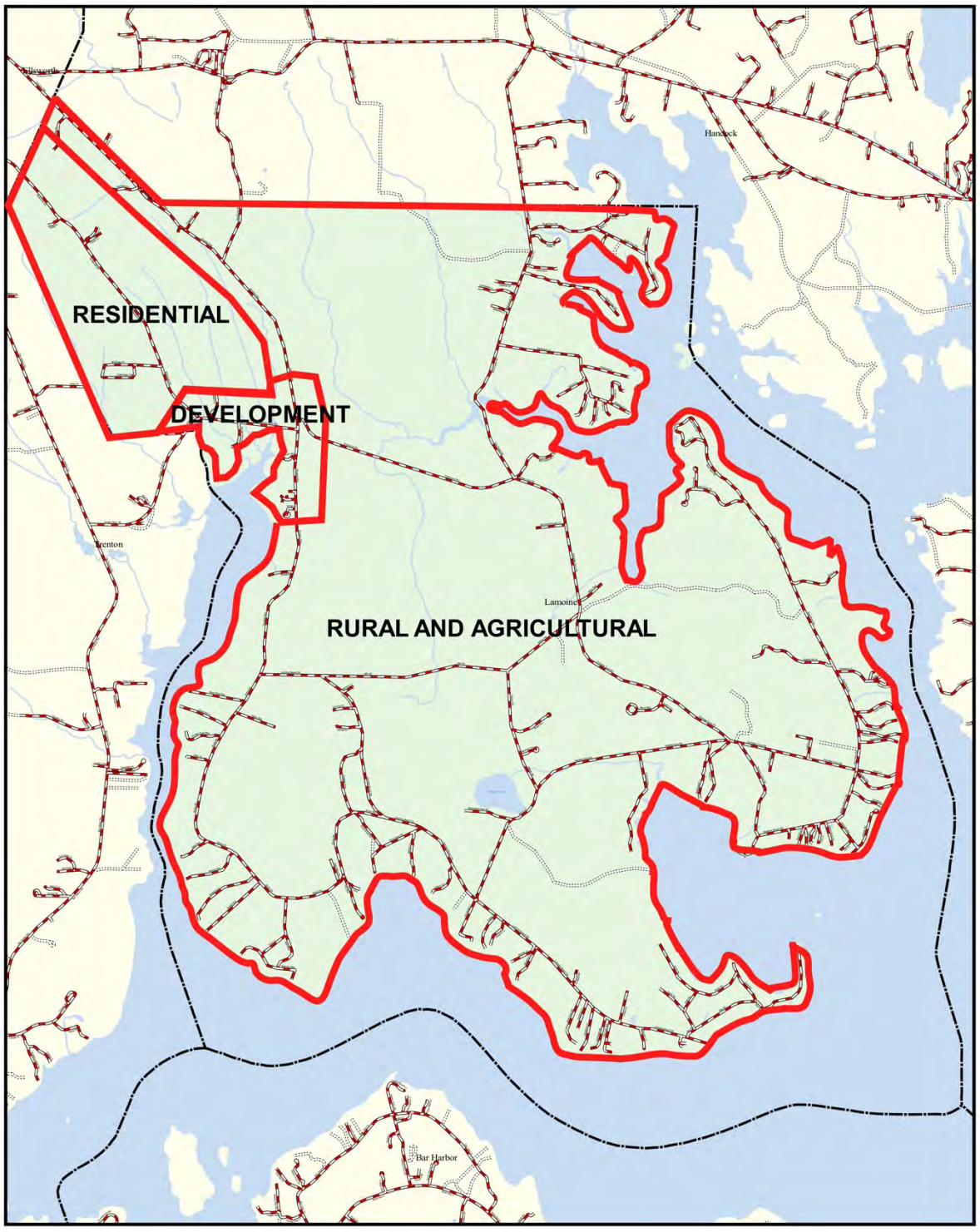
Plan Implementation and Monitoring Strategies

In addition to strategies described above and elsewhere in this Plan, the following strategies are required to ensure coordination both within the Town and with adjacent communities, and to ensure that progress on implementing the Plan is reviewed, with updates as needed:

- The Planning Board and Select Board shall be responsible for implementing the Future Land Use Plan.
- Town representatives shall meet with the appropriate representatives of Ellsworth, Hancock and Trenton to coordinate land use designations and regulatory and non-regulatory strategies.
- The Town shall track new development in Lamoine by type and location.
- The Select Board shall designate or appoint a committee to evaluate implementation of the Plan at least every two years. This review shall consider:
    - The degree to which Future Land Use Plan strategies have been implemented;
    - The location and amount of new development in relation to the town's designated rural area; and

- The amount of critical natural resource areas protected through acquisition, easements, or other measures.

Map 1: Future Land Use Map



5. Regional Coordination Program

Abutting Communities

Three communities abut Lamoine. The city of Ellsworth borders Lamoine on the northwest. With a population of about 7,800, Ellsworth is the county seat and largest municipality in Hancock County, and is a regional service and employment center.

Lamoine also adjoins the towns of Trenton on the west, and Hancock on the north and east.

The town of Bar Harbor is the second-largest community in Hancock Country, with a year-round population of about 5,300. Bar Harbor does not share a land border with Lamoine, but is an important neighbor because of its significance in the regional economy. Bar Harbor's commercial area and a regular demand for new construction throughout Mount Desert Island draw from regional resources and provide employment for many throughout the area. A large research laboratory draws employees from the entire region. New expansion of this laboratory into Ellsworth is expected to increase regional housing needs which may overflow into Lamoine.

Shared Resources and Facilities

Groundwater

The large aquifer under the mid-section of town extends into Hancock and Ellsworth. Lamoine has committed with these other municipalities to protect the aquifer from any possible contamination.

Coastal waters

Frenchman Bay, the Skillings River and the Jordan River are important coastal resources shared by Lamoine and the surrounding communities. Lamoine is actively involved in multiple regional programs, identified below, to coordinate management and conservation of these shared marine areas.

Trails

Frenchman Bay Riders maintains 30 miles of snowmobile trails, for public use, in Lamoine and nearby. The trail ultimately connects to the rail trail network.

Other shared resources and services

Lamoine partners with several neighboring communities and Hancock County and regional organizations to share resources and services. These services and participants are identified on pages 76-77 of this Plan. They are coordinated cooperatively through the respective town management and government/service structures.

There is no public transportation system in Lamoine. There is a Hancock County airport in Trenton which serves the region.

Local and Regional Approaches to Coordinated Management of Shared Resources and Facilities

As one of many small communities in the eighth largest Maine county (2010 population data), Lamoine will continue to participate in coordinated management of resources and facilities with other small Hancock County towns. Over time these towns have collaboratively established systems of services and management in essential areas that the individual communities would not be able to support alone. This coordination, including—among others—schools, fire and emergency services, and solid waste management, has been described in other sections of this Plan, e.g., Transportation, Public Facilities and Services, and the natural resources sections.

A growing need for services for our aging population has fostered the emergence of some regional efforts to provide for older adults, especially in the areas of transpor-

tation and services supporting continued abilities to "stay-in-place". These and new efforts will become more necessary within the coming years.

Lamoine participates in regional affiliate groups of the Maine Municipal Association, the Mount Desert Island League of Towns and Hancock County government.

The formation of several regional organizations has led to multi-town collaboration in management and conservation of marine water resources throughout the Frenchman Bay area. Lamoine citizens continue to participate in the Frenchman Bay Conservancy and Frenchman Bay Partners governance and activities.

The Frenchman Bay shellfish conservation project (described in the Marine Resources chapter) involves seven towns in a regional consortium to implement conservation and sustainable harvesting of shellfish in the intertidal zone shared by those towns. The project is directed by the Frenchman Bay Regional Shellfish Conservation Committee and the Frenchman Bay Regional Shellfish Municipal Joint Board. The Conservation Committee, consisting of all commercial harvesters, meets monthly during off-harvesting season to assess harvesting and environmental conditions, including pollution and shellfish area closures. The fact that several towns are involved defrays the costs of enforcement, and provides consistency across jurisdictions.

Lamoine citizens participate in Frenchman Bay Partners, a consortium of stakeholders interested in working together toward a sustainable future for Frenchman Bay. Partners consist of individuals and organizations representing marine industries, research organizations, tourism companies, education institutions, conservation groups, land trusts, and municipalities. Frenchman Bay Partners' initiatives may provide a framework for other needed marine cooperative projects. Protection of the eelgrass "nursery" in the Jordan River between Lamoine and Trenton is one example of a coordinated effort between community conservation groups and the Mount Desert Island Biological Laboratory to plant and monitor a resource necessary to preserve the ecology of the shore area.

6. Goals and Policies

This section of the Comprehensive Plan lists the State goals for each chapter of the Comprehensive Plan and the corresponding goals and policies adopted by the Town. These goals and policies are derived from the analysis presented in the Community Assessment and Regional Coordination Program chapters, and serve as the foundation for the Future Land Use Plan and the Implementation Program.

In order for a local plan to be considered consistent with the Growth Management Act, the State's Comprehensive Planning law and regulations require that municipal comprehensive plans indicate the State goals for each topic area. Local goals may be added but are not required. In this Plan, the State goal is followed by a local goal that more closely reflects the Town of Lamoine's specific conditions and concerns.

The Comprehensive Plan is also required to incorporate the State's minimum required policies for each topic area. The language may be altered to better suit the community, but the intent of the minimum policy must remain. The Town's policies must reflect the desired future direction of the community as reflected in the Vision statement. The policies presented here are intended to meet the State's minimum requirements while also reflecting the extensive dialogue that has taken place during the course of developing Lamoine's Comprehensive Plan.

Historical and Archaeological Resources

State Goal

To preserve the State's historic and archaeological resources.

Town Goal

To preserve and enhance Lamoine's historic and archaeological resources for enjoyment and education, including that of future generations.

Policies

1. Lamoine celebrates its history and supports preservation and educational efforts to increase understanding and appreciation of that history.
2. Lamoine is and will continue to protect archaeologically significant sites in town.

Population and Demographics

State Goal

None

Town Goal

Lamoine will be a town which is attractive to and serve the needs of its residents of all ages.

Policies

1. Continue to provide an excellent education system which attracts families with school-age children.
2. Ensure that older adults can age in place.

Natural Resources

State Goal

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

Town Goal

To protect the Town's critical natural resources, including wildlife habitat, historic sites, geologic sites, habitat blocks, plants and wetlands.

Policies

1. Identify important natural resource areas as a basis for planning and protection efforts.
2. Support private conservation of identified critical natural resource areas.
3. Provide strong regulatory protection for critical natural resources.
4. Require restoration of natural resources when sites are no longer being used for gravel extraction.
5. Collaborate with other towns and organizations to protect Lamoine's natural resources.

Fresh Water Resources

State Goal

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

Town Goal

To protect all of Lamoine's fresh water resources.

Policies

1. Protect Lamoine's groundwater in order to provide a safe, adequate household water supply free from contamination and capable of maintaining adequate recharge capacity.
2. Continue and increase voluntary water monitoring and support for maintaining high water quality.
3. Assure that Blunts Pond is a safe place for public recreation.

Marine Resources

State Goal

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

State Coastal Management Policies

a. To promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation and recreation;
b. To manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters and to enhance the economic value of the State's renewable marine resources;
c. To support shoreline management that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline and that considers the cumulative effects of development on coastal resources;
d. To discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides or sea-level rise, it is hazardous to human health and safety;
e. To encourage and support cooperative state and municipal management of coastal resources;
f. To protect and manage critical habitat and natural areas of state and national significance and maintain the scenic beauty and character of the coast even in areas where development occurs;
g. To expand the opportunities for outdoor recreation and to encourage appropriate coastal tourist activities and development;
h. To restore and maintain the quality of our fresh, marine and estuarine waters to allow for the broadest possible diversity of public and private uses; and,

i. To restore and maintain coastal air quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast.

Town Goal

To protect Lamoine's unique and diverse shoreland by supporting a balance between conservation and development, with management and preservation of the ecological integrity and diversity of marine habitats, and multiple human uses including fishing, recreation, and open scenic vistas.

Town Policies

1. Protect marine resources related to multiple commercial activities with collaborative management in all areas, including on the regional level.
2. Protect and expand public access to marine resources.
3. Develop concrete responses for meeting the challenges of extreme storms and sea level rise.

Agricultural and Forest Resources

State Goal

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

Town Goal

To safeguard the Town's agricultural and forest resources and promote farming, forest preservation and responsible forest harvesting in the local economy.

Policies

1. Safeguard lands identified as prime farmland.
2. Support and promote small-scale agriculture.
3. Support and promote local marketing of Lamoine agricultural products.
4. Encourage the preservation and conservation of forest land, with special attention to the natural forest and woodland environment, including along the shoreline.

Recreation

State Goal

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

Town Goal

To promote, protect and enhance the availability of outdoor recreation opportunities for all Lamoine citizens, across all age groups, including access to surface waters; and to promote opportunities for inter-generational family and group recreation.

Policies

1. Maintain and enhance the Town Parks.
2. Increase the opportunity to bicycle and walk along the roads in Lamoine.
3. Provide opportunities for family and multi-age recreation.

Business and the Economy

State Goal

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

Town Goal:

To encourage the development of occupations consistent with Lamoine's small town atmosphere.

Policies

1. Continue to support small businesses and home occupations.
2. Retain Lamoine's flexible Rural and Agricultural Zone.

Housing

State Goal

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

Town Goal

To encourage and promote affordable, decent housing for a wide range of family types and ages.

Policies

1. Explore the need for more affordable housing in the town.
2. Plan for shifting demographic demands for housing.

Transportation

State Goal

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

Town Goal

To meet the diverse transportation needs of Lamoine residents (including children, older adults, and disabled persons) and visitors by providing a safe, efficient and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists and other users).

Policies

1. Ensure that Roads in Lamoine will be convenient, safe and accessible for all transportation users, including pedestrians, bicyclists, transit vehicles and riders, children, the elderly, and people with disabilities.
2. Provide parking at the Lamoine Town Hall, the Fire Department and the School that is safe and adequate to requirements.
3. Ensure that older adults are able to meet their transportation needs.

Public Facilities and Services

State Goal

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

Town Goal

To meet the public service needs of Lamoine citizens in the most cost-effective manner.

Policies

1. Continue to run Lamoine's Town government with a small-town feel, providing services efficiently with a minimum of bureaucracy.
2. Develop a Community Center that provides a location for a wide variety of Town events for all ages.

3. Ensure that the Lamoine Consolidated School continues to be a well-regarded school that draws young families to Lamoine.
4. Adapt to changing conditions, needs and technologies.

Future Land Use

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.

Town Goal

To maintain the rural character of Lamoine by maintaining and building on existing community facilities, accommodating moderate residential growth in limited areas, and encouraging the preservation of open space and natural resources.

Policies

1. Guide development consistent with the rural character of the town.

7. Implementation Program

Historic and Archaeological Resources			
Policies		Strategies	Implementation
1. Lamoine celebrates its history and supports preservation and educational efforts to increase understanding and appreciation of that history.	1.1	Incorporate presentation of Lamoine's history into the upcoming Lamoine 150th anniversary celebrations.	Lamoine Historical Society Lamoine 150 Committee
	1.2	Ask the Lamoine Historical Society to direct a survey of historical and archaeological resources of local significance.	Select Board Lamoine Historical Society
	1.3	Commission the writing and publication of a history of Lamoine.	Select Board Lamoine Historical Society
	1.4	Support a program of historic markers on buildings and at significant points of historic interest around Lamoine.	Lamoine Historical Society Select Board
2. Lamoine is and will continue to protect archaeologically significant sites in town.	2.1	Require evaluation of development on sites of potential archaeological significance prior to permitting.	Planning Board to propose improvements to town ordinances as experience dictates or as guided by the Maine Historic Preservation Commission
	2.2	Conduct archaeological survey work guided by the recommendations of the Maine Historic Preservation Commission.	Lamoine Historical Society Select Board

Population and Demographics

Policies	Strategies	Implementation
1. Continue to provide an excellent education system which attracts families with school-age children.	[See Public Facilities and Services strategies 3.1 through 3.3]	
2. Ensure that older adults can age in place.	[See Housing strategies 2.1 and 2.2]	

Natural Resources

Policies	Strategies	Implementation
1. Identify important natural resource areas as a basis for planning and protection efforts.	1.1 Conduct an up-to date inventory of critical natural resources in Lamoine with the best possible information.	Conservation Commission Planning Board Staff
	1.2 Develop an inventory of parcels of land that could be considered important undeveloped blocks in the Critical Resource Areas.	Conservation Commission
2. Support private conservation of identified critical natural resource areas.	2.1 Work with regional conservation partners to develop outreach plans and materials directed toward owners of undeveloped habitat blocks and important historic, geologic and natural sites.	Conservation Commission Regional conservation organizations
	2.2 Raise funds for public acquisition of lands through public appeal, local land bonds, grants, appropriation of town funds, or applications to private foundations or public funds.	Conservation Commission Select Board

	2.3	Explore opportunities to protect undeveloped habitat blocks, historic, geologic, and natural resource areas via conservation easement or fee ownership	Conservation Commission Parks Commission
3. Provide strong regulatory protection for critical natural resources.	3.1	In the Building and Land Use Ordinance and Shoreland Zoning Ordinance, designate overlay zones for *Critical Natural Resource Areas* including wetlands, wildlife habitat areas, significant habitat types, large undeveloped habitat and natural resource blocks, and historic and geologic sites, etc.	Planning Board Select Board Conservation Commission
	3.2	Develop specific land use standards and necessary zoning revisions for protection and preservation of the unique natural, historic and geologic features in the *critical natural resource overlay zones*.	Planning Board Conservation Commission
	3.3	Designate areas where residential and business development should be located along roadways or contiguous to existing development in order to limit development of wildlife habitats, wetlands and forests.	Planning Board
	3.4	Adopt open space zoning/ conservation subdivision regulations to encourage preservation of significant open space tracts, wildlife habitats and other important natural resources, incorporating clearly defined standards for protected open spaces and connections to adjacent open spaces.	Planning Board

	3.5	Require all applicants under the Lamoine Site Plan Review Ordinance and the Lamoine Subdivision Ordinance to work with the Maine Department of Inland Fisheries and Wildlife (MDIFW), Maine Natural Areas Program (MNAP), and the Beginning with Habitat (BwH) Program to identify environmentally sensitive areas to be preserved and enhanced.	Planning Board
4. Require restoration of natural resources when sites are no longer being used for gravel extraction.	4.1	Review existing ordinances and practices for restoring natural resources and wildlife habitats in non-working areas of active gravel pits, and revise where appropriate. 4.1.1 Ensure that restoration plans adequately address the restoration of natural resources. 4.1.2 Provide appropriate timelines for pit restoration. 4.1.3 Review penalties for noncompliance with the restoration plan and timelines, and adjust as appropriate.	Planning Board Select Board
	4.2	Encourage collaboration between gravel pit owners and the Town in projects for the useful redevelopment of exhausted pits, e.g., community gardens, solar power, etc.	Planning Board Select Board
5. Collaborate with other towns and organizations to protect Lamoine's natural resources.	5.1	Meet with neighboring towns, land trusts, and other regional, educational, and conservation organizations to plan for important conservation projects which cross municipal boundaries.	Parks Commission Conservation Commission

	5.2 Consider joint agreements between towns to establish common standards and joint protection of important shared resources using the example of the Frenchman Bay Regional Shellfish Conservation Consortium.	Conservation Commission Select Board

Fresh Water Resources

Policies	Strategies	Implementation
1. Protect Lamoine's groundwater in order to provide a safe, adequate household water supply free from contamination and capable of maintaining adequate recharge capacity.	1.1 Assure management of rainwater runoff in new development and redevelopment projects. 1.1.1 Assure that all subdivisions and developments that require Site Plan Review have a stormwater management plan that uses best management practices (e.g. use of detention/ retention ponds). 1.1.2 Encourage the use of permeable surfaces for roads and other paved areas.	Planning Board
	1.2 Encourage use of communal wells and septic systems in problem areas and subdivisions that propose cluster and/or open space development.	Planning Board
	1.3 Protect freshwater resources around gravel pits, including former gravel pits that no longer have a gravel permit, and other activities determined to threaten contamination. 1.3.1 Assure regular, frequent and objective oversight of gravel company water testing. 1.3.2 Assure public access to results of required water	Planning Board Code Enforcement Officer

		quality testing (posted on the town website, etc.) 1.3.3 Prevent contamination from dumping or depositing materials which pose a threat of contamination of groundwater. 1.3.4 Inventory former gravel pits that have not been converted to any productive use, and encourage research into possible uses of such pits and sources of funds for their conversion into productive use.	
	1.4	Maintain and update the ordinance governing the extraction of ground water for commercial use.	Planning Board
	1.5	Use best practices to keep winter roads safe in ways which avoid groundwater contamination.	Select Board
2. Continue and increase voluntary water monitoring and support for maintaining high water quality.	2.1	Continue support for the GET WET! Program, and encourage broader participation.	Conservation Commission Lamoine Consolidated School
	2.2	Provide materials to the public on conservation practices that residents can employ to help assure adequate supplies of safe groundwater.	Conservation Commission Lamoine Consolidated School
	2.3	Encourage research to identify low-lying, undeveloped uplands where coastal marshes, beaches, and other intertidal natural communities can migrate inland with sea level rise.	Conservation Commission Planning Board
	2.4	Consider grant opportunities to determine risks to fresh water resources in Town from sea level rise and extreme weather events.	Conservation Commission Planning Board

3. Assure that Blunts Pond is a safe place for public recreation.	3.1 Support a focused study of Blunts Pond that includes regular water testing and monitoring of plant growth, identifies the Pond's source of recharge, and recommends any necessary steps to preserve water quality and quantity.	Conservation Commission Parks Commission Planning Board

Marine Resources

Policies	Strategies	Implementation
1. Protect marine resources related to multiple commercial activities with collaborative management in all areas, including on the regional level.	1.1 Continue the Town's involvement and investment in the Frenchman Bay Regional Shellfish Committee.	Select Board Budget Committee
	1.2 Support and participate in local, regional, and State activities to preserve and enhance a sustainable marine environment, such as water quality monitoring, eelgrass restoration, and other studies and activities related to sustaining renewable marine resources.	Conservation Commission
	1.3 Sponsor educational programs that emphasize the integral importance and needs of Lamoine's marine environment.	Conservation Commission
2. Protect and expand public access to marine resources.	2.1 Continue to support management of Lamoine harbor in collaboration with Lamoine State Park.	Harbor Master Select Board
	2.2 Encourage the purchase or donation of land, and/or scenic easements or access easements for multiple-use access to the shore.	Select Board Conservation Commission Lamoine Shore-Access Subcommittee

	2.3	Encourage the purchase or donation of shorefront property that links established wildlife habitats and corridors with the shore.	Select Board Conservation Commission Lamoine Shore-Access Subcommittee
	2.4	Seek out governmental, private, and nonprofit organizational partners for shore improvement and access projects.	Conservation Commission Parks Commission
	2.5	Maintain and enhance current Town parks and other public access points.	Parks Commission
	2.6	Encourage protection for scenic views of Designated Sites as defined by the Downeast Scenic Inventory, and other sites as designated by the Town.	Planning Board
3. Develop concrete responses for meeting the challenges of extreme storms and sea level rise.	3.1	Develop a shoreline management plan for the entire Town of Lamoine	Conservation Commission
	3.2	Identify sources and seek funding for management plan development and implementation.	Conservation Commission Select Board
	3.3	Identify and engage in activities, including regional efforts, to support coastal and intertidal conservation, management, and restoration.	Conservation Commission Lamoine Shore-Access Subcommittee

3.4	Review and revise emergency response plans to assure they include Town preparation and rapid response before and after severe weather events (plans which anticipate compromised communications, blocked roads, inaccessible residential properties).	Select Board
3.5	Designate floodplains, as identified by the latest Federal Emergency Management Agency information, as resource protection areas within the shoreland zoning ordinances.	Planning Board
3.6	Make available floodplain maps and projected sea level rise maps to all applicants for permits for development in the Shoreland Zone	Code Enforcement Officer Planning Board
3.7	In any updates of land use and shoreland zoning ordinances, incorporate restrictions and protections to mitigate the effects of extreme storms, floods, shoreline erosion and runoff, sea-level rise and storm surges.	Planning Board
3.8	Develop and provide education on various responses to environmental, economic, and community changes which are anticipated with changing weather and climate conditions.	Conservation Commission

Agricultural and Forest Resources

Policies	Strategies		Implementation
1. Safeguard lands identified as prime farmland.	1.1	Require identification of prime farmland soils on any subdivision plans.	Planning Board
	1.2	Seek assistance from the Maine Farmland Trust, local Land Trusts and other organizations that work to preserve valuable farmland.	Conservation Commission Select Board
2. Support and promote small-scale agriculture.	2.1	Adopt agriculture-friendly ordinances, especially for small backyard livestock farming and roadside markets.	Planning Board Conservation Commission
	2.2	Assist residents in getting technical and financial advice for agriculture and livestock development (e.g., soil analysis and improvement; finding part-time assistants and paid apprentice programs).	Select Board
	2.3	Assess the feasibility of developing a community garden.	Conservation Commission
3. Support and promote local marketing of Lamoine agricultural products.	3.1	Assist in developing public space for a farmers' market and/or community sharing of garden products.	Conservation Commission Community non-government organizations

4. Encourage the preservation and conservation of forest land, with special attention to the natural forest and woodland environment, including along the shoreline.	4.1 Using grants and other resources, identify deer wintering areas and develop means for their protection.	Conservation Commission Planning Board
	4.2 Identify possible funding sources and plan for preservation and development of a community forest and/or preserve.	Conservation Commission Parks Commission
	4.3 Educate residents in options for preserving forest property such as conservation easements, tree growth and other programs.	Conservation Commission Regional Organizations
	4.4 Encourage residents to use sustainable wood lot practices such as those recommended by the Maine Woodland Owners.	Conservation Commission

Recreation

Policies	Strategies	Implementation
1. Maintain and enhance the Town Parks.	1.1 Maintain the Blunt's Pond swimming hole, and work to minimize vandalism and interference with nearby private property.	Parks Commission Select Board
	1.2 Oversee maintenance of Lamoine Beach Park, and work to minimize pollution from heavy public use.	Parks Commission Select Board
	1.3 Plan the addition of the Marlboro Beach Park, and work to minimize encroachment on private property and pollution from public use.	Parks Commission Select Board

	1.4	Continue activity toward the acquisition of a picnic area near the Mud Creek Bridge, and work to minimize pollution from public use.	Parks Commission Conservation Commission Select Board
	1.5	Work with landowners and regional groups to establish further public-access hiking trails in town.	Conservation Commission Select Board
	1.6	Coordinate trail development, including a shore-to-shore trail, through corridor easements linking wildlife habitat areas and other landowner agreements.	Conservation Commission Parks Commission
	1.7	Review any tax-acquired parcels for recreational potential.	Select Board
2. Increase the opportunity to bicycle and walk along the roads in Lamoine.	2.1	Continue sponsorship and promotion of "Slow-Ride Sunday" to increase traffic awareness of bicyclists.	Recreation Committee
	2.2	Consider whether designation of some roads as a Lamoine Bicycle Trail would improve the safety of bicyclists.	Recreation Committee Select Board
	2.3	Work with the Maine Department of Transportation to design ways to slow down through traffic for the safety of bikers and walkers.	Select Board Recreation Committee
3. Provide opportunities for family and multi-age recreation.	3.1	Continue to hold and promote special events offering recreational opportunities for families	Recreation Committee

	3.2	Work with a Town Committee on Older Adults to develop recreational and social opportunities specifically for older people	Recreation Committee Older Adults Committee (recommended)

Business and the Economy

Policies	Strategies		Implementation
1. Continue to support small businesses and home occupations.	1.1	Make a current list of goods, services and vendors available on the town's website.	Volunteers
	1.2	Lead the effort to secure quality internet services throughout the town to sustain web-based and internet-based businesses and occupations.	Select Board
	1.3	Consider creating a Development Committee to consider how best to promote Lamoine businesses.	Select Board
	1.4	Review town ordinances and building codes to assure that they do not restrict home occupations or small businesses more than is necessary for public safety, traffic control, protection of neighbors or other important concerns.	Planning Board
2. Retain Lamoine's flexible Rural and Agricultural Zone.	2.1	Prepare a pamphlet describing the activities permitted in the Rural and Agricultural Zone so that people understand the full range of activities that may take place near their homes and businesses.	Planning Board Town Office

	2.2 Encourage farm uses of Lamoine's traditional agricultural areas.	Conservation Commission
	2.3 Actively explore appropriate uses for gravel pits which can no longer be mined.	Select Board

Housing

Policies	Strategies	Implementation
1. Explore the need for more affordable housing in the town.	1.1 Review town ordinances and building standards to assure that they meet the needs of affordable housing development and require adequate provision be made for water supply and sewage disposal and for significant open space to be set aside for buffers and recreation.	Planning Board
	1.2 Encourage energy audits of all buildings and seek opportunities to make them more affordable to residents	Conservation Commission
2. Plan for shifting demographic demands for housing	2.1 Consider a Town Committee on Older Adults to think through issues of an aging population and advocate for older adults aging at home.	Select Board
	2.2 Consider standards in the Building and Land Use Ordinance to allow accessory dwelling units in all zones, unless prohibited by DEP Resource Protection Zoning, to allow such dwelling units which will enable older adults to remain in their homes.	Planning Board Town Older Adults Committee (recommended)

Transportation		
Policies	Strategies	Implementation
1. Ensure that roads in Lamoine will be convenient, safe and accessible for all transportation users, including pedestrians, bicyclists, transit vehicles and riders, children, the elderly, and people with disabilities.	1.1 Work with the Maine Department of Transportation to reduce the speed of through traffic on Buttermilk Road and Routes 184 and 204, and particularly the intersection of those routes.	Select Board Road Commissioner
	1.2 Identify opportunities to create bicycle and pedestrian facilities along major roads to implement such facilities as part of ongoing maintenance and construction projects or as circumstances allow.	Select Board Road Commissioner
2. Provide parking at the Lamoine Town Hall, the Fire Department and the School that is safe and adequate to requirements.	2.1 Purchase additional land contiguous to these public buildings for additional parking or reconfiguration of functions.	Select Board School Board
3. Ensure that older adults are able to meet their transportation needs.	3.1 Work with local and regional non-profits to facilitate shopping trips, medical appointment travel and even social and cultural event travel for older adults.	Select Board Town Older Adults Committee (recommended)

Public Facilities and Services

Policies	Strategies		Implementation
1. Continue to run Lamoine's Town government with a small-town feel, providing services efficiently with a minimum of bureaucracy.	1.1	Support the Volunteer Fire Department.	The Town
	1.2	Renew the population of volunteers for town committees and other activities in every generation	Select Board and committees
	1.3	Conduct an energy audit of the Town Hall, School, and Fire station and follow up to reduce energy use.	Select Board School Committee Contractors
	1.4	Continue to explore cost-sharing and cost-savings opportunities with other towns.	Select Board
2. Develop a Community Center that provides a location for a wide variety of Town events for all ages.	2.1	Establish a Community Center Committee to determine the components, location, design and cost of a Community Center.	Select Board
	2.2	Determine the Town's administrative needs going forward and incorporate those needs in any Community Center design.	Select Board
3. Ensure that the Lamoine Consolidated School continues to be a well-regarded school that draws young families to Lamoine.	3.1	Strive to maintain the Lamoine Consolidated School under local control.	Select Board School Committee
	3.2	Ensure that the School strives for success, with every child supported and participating in the community.	Select Board School Committee

	3.3	Make the School a resource for all children and adults in Lamoine through learning, recreation and community events.	School Committee
4. Adapt to changing conditions, needs and technologies.	4.1	Follow up on the results of the current broadband survey to provide sufficient internet access throughout the town.	Select Board Technology Advisory Committee
	4.2	Consider changes in operations, including digitized tax maps, professional assessing services, and increased code enforcement.	Select Board Assessors
	4.3	Adequately prepare to replace key employees and volunteers to ensure continuity in administration.	Select Board Town Administrator
	4.4	Identify sources and consider grant or other financing opportunities to develop a community solar project in town.	Select Board Conservation Commission
	4.5	Continue active search for expansion of recyclables	Select Board, Conservation Committee, Town staff
	4.6	Continue to participate in regional planning to protect Town property, and that of its citizens, and to protect the normal functioning of the Town.	Select Board Town staff
	4.7	Collaborate with surrounding municipalities to strengthen comprehensive climate change adaptation and mitigation planning.	Select Board Town staff

Land Use

Policies	Strategies	Implementation
1. Guide development consistent with the rural character of the town.	1.1 Maintain the zoning map which has governed Lamoine development for the past decades	Planning Board
	1.2 Amend the Table of Uses in the BLUO [Section 4.H.] to prohibit Hotels and Motels in the Rural and Agricultural Zone.	Planning Board
2. Plan Implementation and Monitoring	2.1 Coordinate and monitor implementation of the Future Land Use Plan by working with and supporting the boards, committees and individuals designated with the responsibility for specific strategies.	Select Board Planning Board
	2.2 Meet with appropriate representatives of Ellsworth, Hancock and Trenton to coordinate land use designations and regulatory and non-regulatory strategies.	Town Representatives appointed by the Select Board
	2.3 Track new development in Lamoine by type and location.	Planning Board Town staff

2.4	Evaluate implementation of the Comprehensive Plan at least every five years. This review shall consider: (a) The degree to which Future Land Use Plan strategies have been implemented; (b) The location and amount of new development in relation to the town's designated Rural area; and (c) The amount of critical natural resource areas protected through acquisition, easements, or other measures.	Committee designated or appointed by the Select Board