

2012

Draft: Town of Dexter Comprehensive Plan 2012

Dexter (Me.). Dexter Comprehensive Plan Committee

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Town of Dexter Comprehensive Plan 2012

INTRODUCTION

The planning process started in 2002 with a planning grant application and \$10,000 award from the State Planning Office to proceed with an update of the 1992 Town of Dexter comprehensive plan. The only payment from that grant award that was received by Dexter was \$3,000 in November of 2004.

The process began again in 2008. The Planning Board met and heard a proposal to fund \$23,000 to complete the plan over a 3-year budget. A \$20,000 estimate was provided by Eastern Maine Development Corporation, if they were to perform the consultation. The decision was made to prepare the plan in house and save taxpayer dollars with the knowledge that the remaining \$2,400 grant funding would be spent for the planning as intended by the Town and SPO.

A Public Forum was held to look over the Beginning with Habitat Maps of Dexter. The maps are a resource that meets the natural resource based information to prepare the update of the Comprehensive Plan. A new committee was formed to proceed and most residents that attended the Forum became the committee of 12 people. The Town Council appointed the committee and the first meeting was fall of 2008 to organize and have Basic training provided by Jen Boothroyd of Penobscot Valley Council of Governments.

January through May 2009 was spent creating the questions that would comprise the Public Participation survey. The survey was released to the residents and stayed open until November 2009 to assure the response rate of 10% or more. Over 400 residents responded informing the Visioning process which was held at the home of Craig Piquette for "A VISION Gathering" on Dec 18, 2009. Facilitation service for the visioning workshop was provided at no cost by Joel Greenwood from Eastern Maine Development Corporation.

Meetings were scheduled for the first Thursday of every month with the June, July, and August off. From January 2009-December 2011, with exceptions for having less than a quorum present, there were 27 meetings. A fast track meeting schedule was established to finish in January and February 2012. The committee held one meeting a week, plus our monthly meeting and 2 meetings with the Planning Board for review totaling 10 meetings in the last two months. The final draft, including printing was completed by Feb 29, 2012 as requested. We met our goal and the Draft Plan goes to the Town Council for Certification in March 2012 and then on to State Planning Office for completeness and consistency review. We have met our budget goals to prepare the plan in house.

The funds for this plan were provided, in part, by the State Planning Office with a grant award of \$3000.00, with \$600 spent in 2004. The remainder of the plan funding was provided through the Town of Dexter Planning Board Budget in 2009, 2010, 2011. The breakdown of the total amount to fund the public participation survey printing, supplies, advertising, printing of the draft and final plans and the creation of the required mapping for this 2012 Comprehensive Plan is provided below. As the plan achieves consistency with the Growth Management Act, the town will be eligible for a number of funding programs offered by the State of Maine and possible Federal Grants as well.

\$2,600 BUDGET FOR FY 08-09

\$1,032.52 SPENT

\$3,300 BUDGET FOR FY 09-10	\$ 2,792.75 SPENT
\$3,400 BUDGET FOR FY10-11	\$ 243.37 SPENT
\$ 2,400 grant funds	
\$ 600 BUDGETED FOR FY 11-12	<u>\$ 3,000.00 estimated SPENDING</u>
Total cost of this plan	\$ 7,071.64
Minus grant funding	\$ 2,400.00
Total	\$ 4,671.64

The following is a list of contributors, however it does not express the number of people, who offered information and insight into the past and future of the Town of Dexter. Many thanks go out to the residents of Dexter for accomplishing this task.

Comprehensive Plan Committee

Ella Munday-Chair	Fred Sherburne	Sherman Leighton	Steven Wintle
Kathy Goerlitz	Deborah Johnson	Mark Stephens	Lauraine Piquette
Rick Fanjoy	Fred Banks	Steve Gudroe	

Past Committee members

Linda Clukey	Judy Craig	Jackie Estrella	David Giles	Stonyeagle Bartlett
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Planning Board Members

Richard Gilbert-Chair	Rick Fanjoy	Kathy Goerlitz	Susan Long
Sherman Leighton	Fred Banks	Geraldine Mountain	

Town of Dexter Staff: Jana Wood, Facilitator, Kim Hughes, Shelly Watson, Marilyn Curtis, Mary Tuttle, Mike Delaware, Duke Leighton, Liz Breault, Roger Nelson, James Bell, Jean Jacobs, Anita Colomy and Linda Jean Briggs. Past Staff: David Pearson, Andy Conway, Judith Doore, Bob Simpson, William Murphy, Barry Deering, and James Emerson.

Maps supplied by Kevin Webber of Webber Surveying

Other Contributors:

Judith Stevens	Donna Coffin	Chris Brewer	Jill Jones
Robert Crawford	Doug Pooler	Albert Tempesta	Peggy Kaufman
Richard Phirman	Anton Larson	Fred Wintle	Roger Brawn
Richard Whitney	Connie Morrison	Mr. & Mrs. Richard Lovejoy	
Craig Piquette	Jen Boothroyd	Joel Greenwood	Dexter Utility Board
Jason Bird	Ruth Fogg	Ron Apel	Rick Munday
Barbara Leighton	Nancy Hoskins	Brenda Clark	Trampas King
Stan Berube	James Costideo		

Vision Statement

Town of Dexter Comprehensive Plan 2012

Located in the “Heart of Maine” on the 45th parallel, Dexter is a picture postcard quintessential small New England town. Dexter is perfectly situated right between two major must see Maine tourist attractions. The aptly named Moosehead Trail (Route 7 N) brings visitors from the Craggy Atlantic Coastline northward right through Dexter and onward to the Moosehead Lake region in Greenville. Along that picturesque drive travelers are privy to some of the most wondrous pastoral views of majestic forests and sparkling fresh water lakes where 18 pound lake trout still lazily swim.

The very things that once allowed central Maine to thrive still flourish within our bountiful timber filled forests, lush rolling green growing farmlands and trout filled streams, ponds, and lakes. Dexter trumpets the opportunity for citizens and visitors alike to stop, shop, and drink in our bounty and beauty. Just as our earliest settlers boasted of what Dexter offered, so too do we still share a vision that includes a new start. We share our vision with strangers who will soon become friends while reminding those here today that Dexter has space to raise families and businesses together.

It is our vision for Dexter to retain its charm, our steepled churches, and unique buildings, which still echo our history and warmly exude a small-town feel.

We envision a busy and child filled school as a robust sign of the success of our future. We offer vibrant local recreational opportunities that encompass all sports. Our schools partner with our local municipality, expanding further recreational opportunities and places where we still gather as friends and family to play and cheer our teams on to victory. We see our new Pre-Kindergarten through 8th-grade school as a catalyst to attract families and growth to the area. While Dexter is easily described as rural, it is within driving distance of urban life, which includes shopping, recreation, and an international airport. We envision a community that keeps our graduates, families, and elderly working, playing, and retiring right here, happy, thriving, and prosperous.

Dexter has a long-time commitment to preserving large undeveloped areas. These areas are currently used for hunting and a variety of outdoor recreation while still providing access to the longest continuous Interconnected Trail System in the nation. These woodland trails attract an ever-increasing number of four-wheelers and snowmobilers providing opportunities to attract and expand revenue. Our vision includes the municipal government’s commitment to expand requisite infrastructure and services as Dexter develops and expands.

Dexter is characterized by its warm and friendly people and personifies Maine’s reputation for hard-working folks with an unmatched workforce.

The vision of Dexter includes infrastructure, business and industrial expansion and the preservation of historic landmarks and natural resources. Included in our plan is:

A diverse transportation system including, a taxi and bus system,

Expansion of milder-season walking trails, parks, and dog trails,

Expansion of winter activities to include snow tubing and cross-country skiing and Expansion of services at Dexter Regional Airport

SECTION 1

TOPOGRAPHY, SOILS & GEOLOGY, WATER RESOURCES

Topography

The Town of Dexter consists of approximately 21,457 acres or 33.54 square miles. The topography of the Town is very hilly with relatively few flat areas, interspersed with various water bodies including Lake Wassookeag, Echo Lake, Sebasticook River, Sebasticook Stream, Lily Pond, Gould Pond, and Fayscott Bog.

The topography of the Town is a result of events that occurred during the last ice age at a time when ancient oceans extended over parts of the State, and glaciers scraped, scoured, and coated other areas with glacial tills, sands, and clay. Dexter is predominantly characterized by glacial till which is a heterogeneous mixture of sand, silt, clay, and stones including many boulders deposited directly by glacial ice. The topography in these areas is generally a blanket deposit that conforms to the underlying bedrock topography. There are also areas of thin drift in the Town, which are areas of many bedrock outcrops and/or thin surficial deposits, commonly the result of non-deposition of glacial sediments. The topography of these areas reflects the configuration of the bedrock surface and ranges from smooth, undulating hills to knobby terrain. In addition, there are swamp, marsh, and bog deposits consisting of peat, muck, clay, silt, and sand formed by the accumulation of sediments and organic material in depressions and other poorly drained areas. The topography in these areas is flat.

Soils

Knowledge of the types of soil, which exist in a community, helps in planning land use activities. The various characteristics of soil types present different limitations for development, which can often be overcome through special planning, design, construction, and/or maintenance.

According to the US Soil Conservation Service's Penobscot County Soil Survey, the most common soils in Dexter are Bangor, Thorndike, Dixmont, and Monarda soils. The Bangor-Dixmont-Thorndike soil association generally consists of stony soils typical of those found in the agricultural belt of Penobscot County. Dexter has an abundance of prime farmland soils and farmland soils of statewide importance. These soils are scattered throughout the Town with the highest concentrations located in the southern half of the Town.

Various soil characteristics such as depth to water table, depth to bedrock, flooding potential, and erosion potential can present serious limitations to development. For example, road, utilities, and cellar foundations are difficult and expensive when bedrock is present.

Perhaps one of the most limiting characteristics is depth to water table. Poorly drained soil (9-18 inches depth to water table) place severe limits on the use of the land. Frequent fluctuations in water level as well as frost heaving can be damaging to buildings, roads, and the proper functioning of septic systems. These limitations can sometimes be overcome through special design and maintenance.

Moderately well drained soils (18 to 30 inches to water table) have less severe limitations on land use, and deep, well drained soils present few problems. The latter have a depth greater than 30 inches to water table.

Bangor soils are well drained and have a ground water table of greater than 48 inches. These soils are suitable for subsurface wastewater disposal. Thorndike soils range from well-drained areas with a ground water table greater than 48 inches where septic systems are permissible, to areas of bedrock which are unsuitable for septic systems. Dixmont soils range from moderately well drained soils with a water table between 48 inches and 15 inches to somewhat poorly drained soils with a water table between 15 inches and 6 inches. Septic systems are suitable in the better drained areas. Monarda soils are very poorly drained with a ground water table of less than six inches. These areas have extremely severe limitations and septic systems are not permitted.

The Penobscot County Soil Survey soils maps display the predominant soil type for an area and can be helpful for planning purposes. However, there may be pockets of other soils within the predominant soil type. A high intensity soil survey is necessary to gather the precise information needed to individual site planning.

Land Cover

Approximately 73 percent of the land area in Dexter is forested, approximately 19 percent is agricultural or open, and 8 percent is urban. Development is heaviest in and around Dexter's business core at the outlet of Lake Wassookeag, and along the shorelines of Lake Wassookeag and Echo Lake.

WATER RESOURCES

Shoreland Zoning Districts from Dexter Shoreland Zoning Ordinance:

1. Areas within 250 feet, horizontal distance, of the upland edge of designated freshwater wetlands, and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value waterfowl and wading bird habitat, including nesting and feeding areas, by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) that are depicted on a Geographic Information System (GIS) data layer maintained by either MDIF&W or the Department as of August 1, 2008.. For the purposes of this paragraph "wetlands associated with great ponds and rivers" shall mean areas characterized by non-forested wetland vegetation and hydric soils that are contiguous with a great pond or river, and have a surface elevation at or below the water level of the great pond or river during the period of normal high water. "Wetlands associated with great ponds or rivers" are considered to be part of that great pond or river.
2. Floodplains along rivers and floodplains along artificially formed great ponds along rivers, defined by the 100 year floodplain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent floodplain soils.
3. Areas of two or more contiguous acres with sustained slopes of 20% or greater.
4. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater wetland as defined, and which are not surficially connected to a water body during normal spring high water.

5. Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.

B. Limited Residential District

The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District, and areas which are used less intensively than those in the Limited Commercial District, or the General Development District. This also includes areas within three hundred fifty (350) feet horizontal distance of the normal high water line of Lake Wassookeag.

C. Limited Commercial District

The Limited Commercial District includes areas of mixed, light commercial and residential uses, exclusive of the Stream Protection District, which should not be developed as intensively as the General Development District. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses. Industrial uses are prohibited. This also includes areas within three hundred fifty (350) feet horizontal distance of the normal high water line of Lake Wassookeag.

D. General Development District

1. Areas of two or more contiguous acres devoted to commercial, industrial or intensive recreational activities, or a mix of such activities, including but not limited to the following:

- a. Areas devoted to manufacturing, fabricating or other industrial activities;
- b. Areas devoted to wholesaling, warehousing, retail trade and service activities, or other commercial activities; and
- c. Areas devoted to intensive recreational development and activities, such as, but not limited to amusement parks, race tracks and fairgrounds.

2. Areas otherwise discernable as having patterns of intensive commercial, industrial or recreational uses. Portions of the General Development District may also include residential development. However, no area shall be designated as a General Development District based solely on residential use. In areas adjacent to great ponds classified GPA and adjacent to rivers flowing to great ponds classified GPA, the designation of an area as a General Development District shall be based upon uses existing at the time of adoption of this Ordinance. There shall be no newly established General Development Districts or expansions in area of existing General Development Districts adjacent to great ponds classified GPA, and adjacent to rivers, which flow to great ponds classified GPA.

E. Stream Protection District

The Stream Protection District includes all land areas within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater wetland, rated moderate or high value by the Department of Inland Fisheries and Wildlife, or

within seventy-five (75) of a freshwater wetland not rated moderate to high by the Department of Inland Fisheries and Wildlife or so depicted on the Official Shoreland Zoning Map or within three hundred fifty (350) feet of the normal high water line of Lake Wassookeag.

Where a stream and its associated shoreland area is located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

WATERSHEDS

The Town of Dexter is located on a major watershed divide. Most of the Town drains indirectly into the Kennebec River via the Sebasticook River Main Stream sub-watershed and the East Branch Sebasticook River sub-watershed. Lake Wassookeag, Martin Bog, Echo Lake, Scott Bog and Gould Pond are within the East Branch Sebasticook River subwatershed. The southeast portion of the Town, including the east side of Hersey Hill, comprises part of the Penobscot River drainage system by forming the original headwaters of Kenduskeag Stream.

Lake Resources

The Town of Dexter has several lakes and ponds. Wassookeag Lake, with 1,152 total acres, is the largest water body, Echo Lake (Puffers Pond) covers 115 acres, Lily Pond covers 8 acres and Gould Pond covers 10 acres.

WASSOOKEAG LAKE

Lake Wassookeag is situated to the north and west of the urban portion of Dexter. Approximately ninety percent of the Lake's watershed is located within Dexter with the remaining portion lying within the Town of Ripley. The lake is of glacial origin and forms one of the headwaters of the East Branch of the Sebasticook River. Its two water bodies are separated by a causeway and bridge. The thoroughfare, being navigable by most boats during the summer season, connects the small and large lake.

The larger body of water ("Upper" or "Big" lake) is about three miles long and one mile wide and has a surface area of about 1,062 acres. The small lake is somewhat smaller having an irregular shoreline. Lake Wassookeag is classified as above average water quality and no known invasive aquatic infestation is present. The level of both lakes has been raised about five feet by the dam at Dam Street Bridge. The large lake basin is fairly deep, being 86 feet at its deepest point and averaging 30-40 feet over a large portion of its area. Its temperature during the summer reaches about 77 degrees Fahrenheit at the surface with a thermocline at 25 to 30 feet in depth. The small lake is quite shallow, much of its area having been created by the building of the dam. The old stream channel curves from the Guy Hall float bridge location following the western shore to the outlet at Dam Street.

There are no major tributaries to Wassookeag, only small intermittent streams with Frye, Sucker, and Ellis Brooks being the largest. The drainage basin is small for the size of the lake – approximately 11.7 square miles (to the outlet). The Town of Dexter uses the lake for its public water supply. This, plus evaporation and outflow of Mill Stream, (East Branch of the Sebasticook River) augment the water volume enough to maintain relatively stable lake levels.

The lake bottom is relatively free from sediments, except in the marshy area at the southwest end. The underlying rock consists of metamorphic sandstones and shales, which often contain

remains of fossils. There are a few sandy beaches and several good swimming beaches, which have been raked of large rocks. These beaches were made possible by glacial deposits of gravelly clays along the shore.

WATER QUALITIES TESTS - WASSOOKEAG LAKE is a priority watershed and appears on the lakes most at risk list because it is a public water supply.

Wassookeag Lake 2010

Mean Secchi (m)	7.2
Min. Secchi (m)	6.5
Max Secchi	9.6

Color (SPU)	8
Alkalinity (ng/L)	30.1
Chlorophyll A (ug/l)	3.0
Total Phosphorus (ppb)	6

Attainment Category 2

Information provided by 2010 Lakes Report

The lake has a fairly slow flushing rate (0.42 flushes/year) which may make it vulnerable to water quality degradation. No trends are evident at this time. Monitoring with complete seasons is necessary to accurately predict trends in water quality.

The recreational/residential use of Lake Wassookeag, with more than 110 seasonal or year-round residences with lake frontage and the use of the lake for water supply purposes, demand that all future shore land developments be reviewed carefully. All Shoreland zone residential structures are reviewed by the Planning Board. Lake and shore activities, such as sewage leaching into the lake, can have consequences in the long-term.

Echo Lake

Echo Lake (Puffer’s Pond) is situated approximately one mile east of the compact area of Dexter. The Lake’s watershed is located entirely within Dexter. The Lake is about one and one third miles long by one-fifth mile (1,100 feet) wide and consists of 115 acres. The mean depth is 16 feet and the water quality is average. There is no reported invasive aquatic infestation.

Echo Lake 2010

Mean Secchi (m)	6.5
Min. Secchi (m)	4.5
Max Secchi	7.3

Color (SPU)	13
Alkalinity (ng/L)	51.9
Chlorophyll A (ug/l)	2.7
Total Phosphorus (ppb)	no levels reported

Attainment Category 2

Information provided by 2010 Lakes Report

The Town's abandoned landfill is situated within the Echo Lake watershed some 1,500 to 2,000 feet away, and had been Dexter's solid waste disposal site since the mid 1930's. There are over fifty cottages located on the shoreline. Most of these are located on the northern shore, but the central position of its southern shore is built-up as well. Little shoreland remains on the lake that is acceptable for future residential development.

Kaeton Pond: Kaeton Pond is located on the Kaeton Pond Road off of Charleston Road. The pond appears to be spring fed and drains to the south into the wetlands below. There are no water quality tests available on this pond and it does have a 75 foot shoreland protection zone around it for development.

Gould Pond: Gould Pond is a ten-acre pond on the south end of town and is located in the Seabasticook River watershed beyond Fay Scott and Martin Bog. The pond has a mean depth of 12 feet and contains warm water fish. There are no known invasive species and the water quality is below average. The cause of this situation is a large farm in the watershed of the Pond. The farmer is co-operating with the Department of Environmental Protection and receiving assistance as part of the Seabasticook Restoration Project. These activities should improve the Pond's water quality; however, no improvement is expected for several years.

Lily Pond: Lily Pond is an eight-acre pond located several miles northeast of Dexter's developed area. The Pond's watershed is located entirely within Dexter. Lily Pond is considered a threatened pond based on its vulnerability to future development. No water quality test available for Lily Pond.

Regional Water Resources

Several ponds that are located in surrounding towns have watersheds within the Town of Dexter. These includes Half Moon Pond in St Albans (5 percent of watershed in Dexter), Mower Pond in Corinna (30 percent of watershed in Dexter), and West Garland Pond in Garland (74 percent of watershed in Dexter). Land use activities occurring within these watersheds can have an impact of these water bodies. Water quality in Mower Pond and West Garland Pond is classified as "Moderate/Stable" and water quality in Half Moon Pond is classified as "Moderate/Sensitive".

Seabasticook River Drainage

The East Branch Seabasticook River and the Seabasticook River Main Stream are part of the headwaters of the Seabasticook River System. The Seabasticook River Main Stream originates in Garland and follows along Dexter's northern boundary line. The East Branch Seabasticook River, or "Mill Stream", as it is often called locally, flows from the outlet of Wassooskeag Lake at Upper Dam Street through the downtown compact area of Dexter and southward towards Corinna.

In Dexter, the stream receives the storm-water from the urban area. The stream flows through Fayscott Bog and other low wetlands before it reaches Corinna. Below Corinna, the stream enters Seabasticook Lake, a lake which is listed as a non-attainment lake due to excess nutrients, organic enrichment and excessive siltation. Restoration effects over the past several years have

significantly improved water quality in the bog. The Sebasticook River below Newport joins other branches and tributaries and eventually joins the Kennebec River at Winslow.

The East Branch of the Sebasticook River has habitat that is characterized as somewhat impaired which means that discharges may cause some changes to aquatic life since the water may not be sufficient quality to support all aquatic species without detrimental changes in the resident biological community.

Non-Point Pollution Grants received by the Penobscot County Soil and Water Association for the town of Dexter have gone a long way to cleaning up sources of potential pollution around the lake. The program fulfills grant requests that are to correct road problems and, therefore, silt and erosion drainage into the lake. A comprehensive runoff survey was completed by the Dexter Lake Association in 2005 with the initial grant funds. The plan for Sourcewater protection was to fund as many projects that were identified in the Survey of the lake. Bear and Elk Lane Road association partnered with the district to correct problems on this well-populated camp road on Lake Wassookeag. Studies were completed for most of the worst areas of runoff including Memory Lane, Andover and Alps Lane, and the area on the Technical Center behind the High School. The current grant is funding plans to be completed is re-construct the road with new catch basins and new culverts to correct many drainage problems on School Property so that the Andover and Alps Lane residents can continue to correct the worst storm-water pollution sites on the lake. Areas of municipal construction were engineered for construction at Frye Cove and Sucker Brook and were constructed with local road funding.

The Erosion and Sedimentation Control Law requires that erosion control devices be installed before any activity begins that will disturb the soil, and that the devices be maintained until the site is permanently stabilized. The law also requires that existing areas eroding into a lake, stream, river, or wetland be stabilized by July 1, 2010. If the eroding area is in a watershed of a water-body “most at risk” (contact the Department of Environmental Protection (DEP) or your local Soil & Water Conservation District to find out which water bodies these are) it must have been stabilized by July 1, 2005. This means you must follow erosion control procedures when your camp road maintenance or construction disturbs the soil and you must ensure that the disturbed area is permanently stabilized.

Managing maintenance on camp roads that serve multiple users can be difficult. Questions about ownership, liability, and maintenance costs can become very complicated and cause hard feelings between neighbors. Forming a road association can be an effective means of avoiding or addressing these problems.

By establishing a road association you can:

- . centralize decision-making;
- . open lines of communication among members;
- . legitimize the collection of membership dues;
- . set up an impartial means for managing money;
- . establish legal authority (if necessary); and
- . potentially avoid personal liability.

A Guide to Forming Road Associations contains step-by-step guidance on how to form a road association and implement a successful road maintenance program, as well as

electronic templates of legal forms you may need. Download the guide and forms at www.maine.gov/dep/blwq/docwatershed/roadassociation.htm or contact your local Soil and Water Conservation District or DEP Watershed Management to obtain a copy.

PREPARING an “EROSION & SEDIMENTATION CONTROL PLAN” for MAINE CONSTRUCTION GENERAL PERMIT

Effective March 10, 2003, certain sized projects that involve disturbing soil and soil materials will be required to submit a Notice of Intent. (NOI) to the DEP. Depending on the size and location of the project, an Erosion & Sedimentation Control Plan (ESC) will need to be submitted with the NOI. Projects requiring an ESC plan are those that:

1. Disturb one or more acres and drain to an impaired water body; or
2. Disturb three or more acres in any watershed.

What makes up an ESC plan?

An ESC plan typically includes a site plan and a written description explaining how a project will be constructed. For example, an ESC plan would describe how culverts will be installed, how soil and fill will be prevented from washing off-site, and how much seed and mulch will be used to permanently stabilize soil once the project is complete. A site plan also accompanies the ESC plan. The site plan shows such things as the location of roads and structures, slope or contour of the project area, and where erosion controls like a silt fence will be placed to prevent any eroded soils from leaving the project area.

Aquifers

There are two types of groundwater aquifers (aquifers are saturated geological formations containing usable quantities of water): sand and gravel aquifers and bedrock aquifers. The Maine Geological Survey (MGS) has mapped sand and gravel aquifers that are “favorable for the development of groundwater supplies” because they have yields greater than two gallons per minutes, quantities sufficient for public water supplies or to serve a number of homes. The MGS did not identify any bedrock aquifers in Penobscot County. This lack of sand and gravel aquifers of significant size suggests that it is very important to preserve the water quality of the Town’s surface water resources, and in particular, Lake Wassookeag.

Groundwater in Dexter appears to be clean and plentiful. Continued assurance of plentiful, clean water is dependent on wise management of the resource. The primary sources of ground water contamination in Maine are malfunctioning septic tanks, leaking underground fuel storage tanks, salt leachate from salt and sand stockpiles, and leachate from landfill refuse. Certain land uses such as automobile graveyards and junkyards, agricultural use of pesticides and herbicides, and certain industrial activities also have the potential for contamination ground water.

Sourcewater Protection Plan

The protection area for Lake Wassookeag is 9.86 square miles. Lake Wassookeag serves as the sole drinking source for the Dexter Utility District. Areas of concern identified in the plan include erosion and sedimentation to the Lake, water quality, recreational use of the Lake, land use planning and the need for continued education and outreach. The suggestions in the plan should be reviewed regularly for the protection of the water supply.

DRINKING WATER SOURCE COMMITTEE REPORT 2010

In 2005 Maine Rural Water Association and the Penobscot County Soil and Water Conservation District (PCSWCD) collaborated with the Dexter Source Water Protection Stakeholders (now known as the Drinking Water Source Committee) to develop a Lake Wassookeag Sourcewater Protection Plan. The program goal was to assist with implementation practices to reduce or eliminate potential risks to the public water supply. The SWPP includes education/outreach, planning, direct actions, safety/security tasks, and monitoring/surveillance.

The Dexter Utility District endorsed and adopted in 2006 the Sourcewater Protection Plan for Lake Wassookeag. This plan was prepared by the MRWA and developed by stakeholders including the Dexter Utility District in 2005. The plan was presented to the Dexter Town Council at their May 2006 meeting for consideration. The SWPP was supported by the Resolve of the Dexter Town Council in June 2006.

The Drinking Water Source Committee plans to meet twice a year or as needed. The committee will serve as advisory to the Town Manager and the Town Council in its issues as they relate to the preservation and protection of the Town's drinking water source. The Committee's goal is to protect the drinking water and reduce risks now and in the future. Strong partnerships and commitment to source water protection will be extremely essential in preserving Lake Wassookeag for generations to come!

“An ounce of preservation is worth a pound of cure” – Benjamin Franklin

Peggy M Kaufman

DDWSC Member

Wassookeag Lake and Dam Management Plan

The purpose of this plan is to stabilize lake levels, enhance the functioning of the lake ecosystem, reduce shoreline erosion, protect water quality and waterfront properties, detect deterioration, and extend the useful life of the dam. The lake level requirements in the plan will reduce the threat of downtown flooding. There is an emergency action plan specifically for the dam and that will be referred to in the Hazard Mitigation section. This 2006 plan was funded by the Dexter Lake Association, the Dexter Utility District, and the Town of Dexter.

Town of Dexter SUBDIVISION RULES (AS IT RELATES TO PHOSPHOROS): For any subdivision proposed within the watershed of the Great Ponds in the Town of Dexter, a completed phosphorus run-off study will be required as part of the preliminary plan. According to the procedure in "Phosphorus Control in Lake Watershed: A Technical Guide to Evaluating New Development," published by the Maine Department of Environmental Protection, September 1989, the applicant will determine the subdivision's potential to export phosphorus into the lake in terms of:

- (1) The lake's ability to assimilate the phosphorus; and
- (2) The cumulative impact to other new additional phosphorus sources entering the lake over time.

The manual is out of date that informs this part of the subdivision ordinance and should be revised to replace this study with another that is in print. The new manual is “Phosphorus Control in Lake Watersheds - A Technical Guide to New Development”. (MDEP website)

Floodplains

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

One hundred-year floodplain areas are located along the Sebasticook River Main Stream, along the East Branch Sebasticook River, from the Lake Wassookeag Dam to Faycott Bog, and along the shores of Lake Wassookeag, Gould Pond, Martin Bog, Echo Lake and several other wetland areas. Flooding generally occurs in the winter and early spring months as a result of heavy rainfall on snow-covered or frozen ground. The most recent significant flood was in the summer of 2005.

The Dexter Flood Insurance rate study was done in the late 70's and includes a map that is currently out of date, showing the entire shoreline of Lake Wassookeag in the flood-zone. Throughout town many residents have applied for and received a letter of map removal and a letter of map amendment to remove the land from the flood zone. Until new maps are created for Dexter, this process will help landowners that are clearly outside the flood zone from being required to purchase flood insurance.

Water Resources classification information- Information provided by 2010 Lakes Report

EXPLANATION OF WATER QUALITY TEST RESULTS

2010 SECCHI TRANSPARENCY (in meters)

AVE The average Secchi transparency reading for the year.

MIN The minimum (lowest) transparency reading for the season.

MAX The maximum (highest) transparency reading for the season.

N Number of months of transparency data used to calculate the average.

Historical Average:

COLOR: Color measured in standard platinum units

ALK Total alkalinity measured in milligrams per liter

TP Total phosphorus measured in parts per billion

CHL Chlorophyll a measured in parts per billion

Designation Listings ("Lake Lists")

PW Priority Watershed

Indicates that the lake is on the MDEP Nonpoint Source Priority Watershed List. The Priority Watershed list consists of 181 lakes out of 2314 significant lakes in Maine. All of the lakes on this list have water quality that is either impaired or threatened to some degree from nonpoint source pollution (polluted runoff) from land use activities in the watershed. These lakes have

significant value from a regional perspective. Forty-one of the Priority Watershed lakes are listed as “higher priority.” These lakes have significant value from a statewide perspective.

LAR Lake at Risk

This is a designation used in the Maine Stormwater Management Law that provides a higher level of protection from storm-water runoff for the lakes listed. This designation applies to activities in lake watersheds that are subject to the provisions of the Maine Stormwater Management Law.

LIST CAT Listing Category

Please note that the "attainment status" categories that have appeared in reports previous to 2002 have been changed. All states are required to evaluate the status of their lakes and report these results to the Environmental Protection Agency (EPA) under the Clean Water Act. Maine’s Water Classification Program (M.R.S.A. Title 38, Article 4-A, Section 465-A) requires that the waters in Maine’s Lakes and Ponds be suitable for a number of ‘designated uses’. Over the past decade, Maine has included an evaluation of these designated uses in the report required under the Clean Water Act (a/k/a 305(b) Report).

Listing Category	Current Attainment Categories (As of May 2004)	Past Attainment Terminology
1	Attaining all standards	Fully Supporting, Fully Supporting but Threatened
2	Attaining some standards; assumed to attain others	Fully Supporting, Fully Supporting but Threatened
2b	Attaining some standards; high priority for future data collection.	
3	Attaining some standards; Insufficient/no data/info to determine if standard(s) are met for use that may be impaired	Fully Supporting, Fully Supporting but Threatened, Partially Supporting
4a	TMDL complete	Partially Supporting
4c	Not impaired by a pollutant	Partially Supporting
5a	TMDL needed	Partially Supporting
5c	Regional TMDL needed due to airborne mercury deposition	Partially Supporting

SECTION 2

HABITATS AND OTHER NATURAL RESOURCES

Fish and wildlife play an important role in the lives of Maine people. Maine ranks sixth nationally when comparing the percentage of people who participate in hunting, fishing, trapping, and wildlife related outdoor recreation. However, fish and wildlife provide more than a source of enjoyment and recreation. A University of Maine report estimated that fish and wildlife related recreation contributed over one billion dollars in economic output: \$342 million in payroll, 17,680 jobs, and \$67 million in sales and income tax revenue. At over a billion dollars annually, hunting, fishing, and wildlife-associated recreation generates over four times the economic output of the ski and snowboard industry (source: Ski Maine Association) in the State and more than three times the combined sales of Maine's potato and blueberry industries (source: Maine Department of Agriculture). Clearly, Maine's quality of life and its economy are strongly influenced by the diversity and abundance of fish and wildlife that inhabit our state. (Excerpt from Executive Summary of Maine's Comprehensive Wildlife Conservation Strategy September 2005)

The Beginning with Habitat (BwH) program informs the plan:

Wetlands and shoreland zones, or riparian areas, provide important habitat for the majority of Maine's terrestrial vertebrate species for a part of their life cycle. They also provide important services to Maine's communities, including water quality protection and recreational opportunities.

Despite the importance of wetland and riparian areas and despite the regulations that currently exist to protect these areas, wetlands losses continue to occur. Cumulative loss of wetlands has led to significant storm water runoff problems in some Maine communities and threatens to eradicate local populations of some wildlife species. Conservation of wetlands and riparian areas is essential to ensuring the full complement of Maine's plant and animal species on the landscape.

At the local level, Maine communities regulate wetlands under the home rule provisions of the Maine Constitution and under Maine's Municipal Shoreland Zoning statute. While the federal and state definitions of regulated wetlands are consistent, the definition of regulated wetlands under Municipal Shoreland Zoning differs. As drafted, the Municipal Shoreland Zoning guidelines give explicit authority to local governments to regulate ***non-forested wetlands greater than ten acres in size*** and small wetlands and forested wetlands receive little to no protection. Loss of these wetlands can result in cumulative losses that can have a significant impact on habitat as well as the important services these areas provide Maine communities. The minimum guidelines defined in the Municipal Shoreland Zoning statute, however, leave the option for towns to go beyond regulating only larger, non-forested wetlands should they choose to do so. (BwH website)

The Maine State Planning Office, in conjunction with other state and federal agencies, developed the Wetlands Characterization, a planning tool intended to help identify likely wetland functions

associated with significant wetland resources and adjacent uplands. Using GIS analysis, the Wetlands Characterization, provides basic information regarding what ecological services various wetlands are likely to provide. These ecological services, each which has associated economic benefits, include: hydrologic function (floodflow alteration), biogeochemical function (sediment retention), biological function (plant and animal habitat, finfish habitat, and shellfish habitat), and cultural value (education and research).

Beginning with Habitat/Wetland Classification:

Runoff/Floodflow Alteration- (HYDRO)- Wetlands provide natural storm water control capabilities. As natural basins in the landscape, wetlands are able to receive, detain, and slowly release storm water runoff. Wetland shelves along stream banks naturally regulate flood waters by providing an area for swollen stream flows to expand and slow, thereby protecting downstream properties.

Erosion Control/Sediment Retention- (HYDRO)- Wetlands act as natural sponges that can hold water, allowing suspended particles such as sediment to settle out. The dense vegetation in most wetlands helps to stabilize soil and slow water flows, thereby reducing scouring and bank erosion. This map assigns Erosion Control / Sediment Retention functions to wetlands with (a) slope <3%; (b) emergent vegetation; and (c) close proximity to a river, stream, or lake.

Finfish Habitat- (FISH)- Wetlands with documented finfish populations, including wetlands adjacent to a river, stream, or lake.

Shellfish Habitat- (FISH)- Inland wetlands and streams can directly affect the status of coastal shellfish harvest areas. Fecal-coliform bacteria and waterborne nutrients resulting from land use changes away from the coast can travel via surface water to harvestable flats. One failed septic system near a stream could close a mudflat several miles away. Excessive nutrients can reduce water clarity and stimulate epiphytic growth that degrades eelgrass meadows. Conservation of freshwater wetlands and stream buffers in coastal watersheds is a key component in marine resource conservation.

Plant and Animal Habitat- (PLANT)- Nearly all wildlife species, and many of Maine's plant species, depend on wetlands during some part of their life cycle. Wetlands containing open water or emergent vegetation, 3 or more wetland vegetation classes, and within 1/4 mile of a known rare, threatened, or endangered plant or animal occurrence, within 1/4 mile of a mapped significant or essential habitat, or within 1/4 mile of a rare or exemplary natural community have been assigned this function.

Cultural/Educational- (OTHER)- Wetlands within 1/4 mile of a boat ramp or school have been assigned this value as these wetlands are likely candidates for use as outdoor classrooms, or similar social benefit. Wetlands rated for other functions listed above may also demonstrate cultural/educational values although not expressly shown.

Town of Dexter Beginning with Habitat wetland locations

Sebasticook River - Main Stream – Forested Wetland Classification as Runoff/Floodflow-Erosion Control/Sediment Retention

North Dexter Road at town line with Sangerville - Forested Wetland as Runoff/Floodflow-Erosion Control/Sediment Retention

Silvers Mills area – Shrub Scrub wetland

Dover Road- Valley Avenue- Forested Runoff/Floodflow-Erosion Control/Sediment Retention
Lily Pond in the Owlsboro Road vicinity - Finfish/ Plant and Animal habitat

Dover Road/Old Dover Road – Shrub-Scrub Wetland with some emergent open water areas.
Beaver are building lodges in this wetland.

End portion of Lake Wassookeag - Little Lake- Shrub-Scrub Wetland

Sucker Brook off of the Shore Road - Forested Runoff/Floodflow-Erosion Control/Sediment Retention

Ripley end portion of Lake Wassookeag - Big Lake- Shrub-Scrub Wetland

Fayscott Bog – Forested Runoff/Floodflow-Erosion Control/Sediment Retention - and along Railroad Avenue and associated wetlands with East Branch of Sebasticook River are the storm water outfall for the Town of Dexter. The pipes from the old sewer system are currently the storm water system for urbanized area.

Between Dunn Road and Carr Road on Route 94 -- Finfish and Forested Runoff/Floodflow-Erosion Control/Sediment Retention.

Aquatic Plant/Animal Habitat at the end of the Charleston Road

Echo Lake/Puffer's Pond associated wetlands are primarily Shrub-Scrub Wetland

Several areas of wetland associated with forested areas off Garland Road, Plant/Animal Habitat are present downhill from Upper Garland Road between Wing and Carr Road.

Several habitats for finfish are located along Corinna Road opposite the Fay Scott Bog.

Town of Dexter HABITAT- High Value Plant and Animal Habitats:(as described on the BwH maps)

Bald Eagles and Bald Eagle Habitat are located adjacent to the mill pond near Dexter Lumber at the near end of Echo Lake. There are many sightings on Lake Wassookeag and Echo Lake. Small Lake Wassookeag and Echo Lake support Vasey's pondweed, a naturally occurring aquatic plant.

Habitat containing Spring Salamander is located crossing Upper Garland Road just past Carr Road.

Deer wintering locations include forested areas between Route 7 and Railroad Avenue, between Garland Road and the boundary with Corinna, end of the Small Lake Wassookeag, North Dexter adjacent to Main Stream, along the boundary with Sangerville, a large forest in the drainage area of the Main Stream, and within the Fay Scott Bog.

Inland Waterfowl and Wading bird habitats are located adjacent to the two Echo Lake end peninsulas and in associated wetlands between Dunn Road and Garland Road, Lily Pond shoreland, boundary wetlands with Garland, Sangerville, Corinna and adjacent to Ripley at the far end of Lake Wassookeag. Most of these locations are located inside the Resource Protection Zone as a result of the 2009 ordinance update to conform with the Inland Fish and wildlife Service findings.

There are no mapped vernal pools in the information provided from Beginning with Habitat. Significant vernal pool identification criteria. Vernal pool significance must be determined and documented by an individual who has experience and training in either wetland ecology or wildlife ecology and therefore has qualifications sufficient to identify and document a significant vernal pool.

Abundance. Any one of or combination of the following species abundance levels, documented in any given year, determine the significance of a vernal pool.

Species Abundance Criteria: Fairy shrimp Presence in any life stage, Blue spotted salamanders Presence of 10 or more egg masses, Spotted salamanders Presence of 20 or more egg masses, Wood frogs Presence of 40 or more egg masses.

Rarity Criteria: A pool that has documented use in any given year by state-listed rare, endangered or threatened species that commonly require a vernal pool to complete a critical portion of their life-history is a significant vernal pool. Examples of vernal pool dependent state-listed endangered or threatened species include, but are not limited to, Blanding’s turtles, Spotted turtles, and Bog haunter dragonflies. (Information from MDEP website)

Regional Wetlands:

Aquatic Plant/Animal Habitat are part of the watershed of Mower Pond in the neighboring Town of Corinna. Shrub-Scrub Wetland is located at the Dexter end of West Garland Pond. Shared Shrub-Scrub Wetland is on the boundary with Sangerville, and Forested Runoff/Floodflow-Erosion Control/Sediment Retention along the common boundary and Bird Habitat with Ripley.

Fisheries Resources: The Maine Department of Inland Fisheries and Wildlife (IFW) has rated the various lakes, ponds, and streams in Dexter as to their value as fisheries habitats. Wassookeag is known as one of the best salmon fishing in Central Maine. Echo Lake and Wassookeag Lake are considered by the Department to be of high value for fisheries yet because of heavy fishing pressure somewhat fragile states Bob Van Riper, fishery biologist from I F&W central division. The Department currently conducts a brook trout stocking program on Echo Lake and a landlocked salmon stocking program on Wassookeag Lake. 2011 stocking program brought:

5/4/2011	Echo Lake	Brook Trout	800
10/25/2011	Echo Lake	Brook Trout	150
5/4/2011	Wassookeag Lake	Brook Trout	1000
5/13/2011	Wassookeag Lake	Brook Trout	1000
5/13/2011	Wassookeag Lake	Land Locked Salmon	500
10/25/2011	Wassookeag Lake	Brook Trout	500

Information provided by Inland Fish and Wildlife Department

Periodically, Wassookeag Lake is stocked with brook trout. Wassookeag Lake has a natural lake trout population and is a source of smelt for bait.

Lake Wassookeag continues to record the presence of Black Crappie, an invasive fish that appeared to be introduced in the mid 1980’s. The population seems to have stabilized but this years figures show a growth in the population of this invasive species of fish.

Echo Lake is managed as a cold-water fishery to support salmonid species while Wassookeag Lake is managed as a cold-water fishery to support salmonid species as well as a warm water fishery to encourage species such as black bass, chain pickerel, and perch.

Scenic Areas

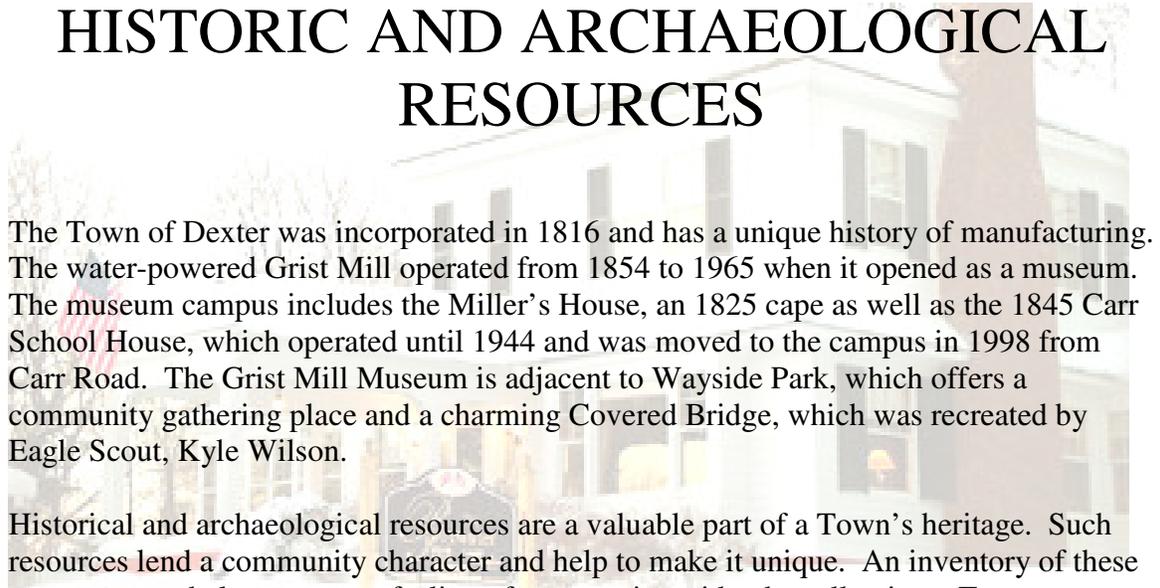
Most of the areas, which are good viewing points due to their altitude, also provide great visual pleasure as viewed from various distances and angles. Abbott Hill, Mount Pleasant, Hersey Hill, Number Ten Road and the sloping hillsides of the Upper Garland Road yield much aesthetic enjoyment as viewed from other locations and make valuable contributions to the overall scenic character of Dexter. The shore of Lake Wassookeag, including, Witherall Island, is beautiful. So also is the southern lakeshore of Echo Lake as seen from the Upper Garland Road.

Agricultural lands add spice to the panoramas in various rural parts of the community including Ripley Road. There are a few select glimpses of Mount Katahdin from areas on Ripley Road and North Dexter Road.

The Old Valley Avenue Road, once the principle route connecting Bangor to points in the Wassookeag lake region, was journeyed by Henry David Thoreau in his travels to the Maine Woods.

SECTION 3

HISTORIC AND ARCHAEOLOGICAL RESOURCES



The Town of Dexter was incorporated in 1816 and has a unique history of manufacturing. The water-powered Grist Mill operated from 1854 to 1965 when it opened as a museum. The museum campus includes the Miller's House, an 1825 cape as well as the 1845 Carr School House, which operated until 1944 and was moved to the campus in 1998 from Carr Road. The Grist Mill Museum is adjacent to Wayside Park, which offers a community gathering place and a charming Covered Bridge, which was recreated by Eagle Scout, Kyle Wilson.

Historical and archaeological resources are a valuable part of a Town's heritage. Such resources lend a community character and help to make it unique. An inventory of these resources can help to create a feeling of community pride, thus allowing a Town to preserve the best of the past. The Dexter Historical Society has produced a postcard collection on DVD that shows the history through structures represented. Some significant structures have been lost but many remain to remind us of the past.

The National Register of Historic Places, administered by the National Park Service, is a listing of those buildings, districts, structures, objects, and sites judged worthy of preservation for this historical, cultural, or archaeological value.

There are FIVE historical structures in the Town of Dexter which are listed on the National Register: Dexter Grist Mill (museum), Abbott Memorial Library, Church Street, Dexter Universalist Church on Church Street, and The Brewster Inn at 37 Zion's Hill Road, and most recently the Demuth Building (Bank Block) at 15 Main Street which was the original location of the First National Bank.

Dexter Grist Mill (Museum):

In 1818, Jonathan Farrar built a small shingle-covered building on the site of the present Historical Society building. He had built a dam and dug a canal which even today runs under Dexter's Main Street. The 1818 mill was remodeled and replaced by the present grist mill in 1854. James Quimby Maxfield became the miller in that year and two of his sons followed in his footsteps. In the 1870's Samuel Small married the miller's daughter, Lillian, and soon learned the milling business. He and two generations after him ran the mill until 1967 when it was closed.

Abbott Memorial Library: The Library, built in 1897, is a two-story granite and marble building is located on Church Street. The building is in good shape. The Abbott Library Board of Trustee incorporated in 2001.

Dexter Universalist Church: The First Universalist Church of Dexter was organized on September 11, 1928. The first building was erected in 1829. The present building was built in 1869.

The Brewster Inn at 37 Zion's Hill Road:

The original house was built by William Dustin for the Brewster family in the 1860's. The Portland Historical Society has the blueprints of the outside of the house and the current owners Mark and Judith Stephens have the inside photos. On the present site of the Brewster Inn there were 4 houses, these were torn down to build the Brewster home in 1870's. He sold the property to William E Brewster in 1893 (Ralph Owen Brewster's father).

The present house, built in 1934 for Governor Brewster and his wife, Dorothy Foss, heiress to the Foss vanilla empire. The current house was designed by one of Maine's most prominent architects John Calvin Stevens. President Harry Truman has stayed with the Brewster family in Dexter in 1942. Among other famous people that have been to visit the Brewster's are President William Taft, the founder of MGM Studios, Louis B Mayer as well as numerous political and influential figures.

There are a lot of unique features to the home including, many of the lighting fixtures are original to the home, 3 chandeliers that are direct replicas of ones in the White House, the original room to room intercom system, the unique pantry sink and cupboards. The size of the house is almost 7,800 square feet.

Demuth Building (Bank Block): This was the original location of the First National Bank and was built in 1876 by George W. and Henry P. Orff. The interior of the building has fallen into disrepair and currently is unoccupied. The façade is in very good condition.

Dexter's Bicentennial:

The bicentennial for Dexter was held in 2001 with a lot of different things going on during the year. On August 11, 2001 the finale was held in the town. It was represented by a parade with many organizations and businesses in the town.

The Maine Historic Preservation Commission recommends that a comprehensive survey of Dexter's above ground resources needs to be conducted to identify other properties, which may be eligible for nomination to the Register. It is also likely that there are a number of historic buildings that have local significance in the Town even if they are not eligible for the Register.

This plan has prepared a short List of Historically significant (not on the National Register) structures in Town: This list may be expanded with the help of the Dexter Historical Society and the establishment of a conservation commission to investigate those houses and areas that have National Register of Historic Building Qualifications for inclusion.

14 High Street, The Hatch Preparatory School, now owned by Craig Piquette. Located on the eastern side of town at 14 High Street is The Mansion Event Home, known to many as "the old Hatch Mansion". It is currently operated as a B&B and is also available for events such as weddings, family gatherings, charity and corporate parties.

Built in 1912, the unique 6000 square foot Mediterranean mansion is situated on three acres of gardens and sweeping lawns. This spectacular home once hosted the countries finest names as an elite boy's preparatory school. The school was home to young men whose families name's ring true with time-Roosevelt, Rockefeller, Firestone and Hammerstein, just to name a few. The Mansion will celebrate it's 100th year birthday in 2012.

63 Main Street- Victorian very well preserved, was the home of Dr. Fitzgerald, now owned by Eugene Polnicki.

110 Spring Street- The Hostess House, home now owned by Chris and Amy Haskell and has been converted to three apartments.

The Kimball House located across Pleasant Street from the Ice Skating rink, built in 1843 it was the first house to have power from the mill.

51 Forest Street is a Greek Revival home that is in extremely good condition was built in 1910.

123 Zion's Hill Road -Wassookeag Farm- Horace Hopkins original Farm buildings, very well preserved by current owner Jim Greehey.

First Baptist Church on Main Street Hill was built in 1839.

Waldheim Cottages, Lake Wassookeag- Waldeim Association was established 1883- founded by 9 local men as a summer community and exists to this day as an example of architectural cottages built at the beginning of the 1900's. Many cottages over the years have been restored and added to but for the most part are architecturally significant to the History of Dexter.

The Canal designed and built in 1818 by Jason Farrar, is the stream structure, which goes beneath all of the buildings and goes under Main Street and exits by the Grist Mill. This structure brought the water to power the mills along the stream. Basins were impounded above for the Mill Buildings.

The existence of historic lime kilns were noted in Dexter near Decker's corner and should be protected from destruction.

Municipal buildings that are historically significant include the Town Hall (Opera House) on Hall Street and the Morrison Building that houses the Town Offices and the Council Chambers on Main Street. Many downtown buildings were lost in the fire of 1907. Most

of the wooden structures were completely destroyed. The downtown block buildings were, replaced by brick buildings, for the most part, interspersed with wooden buildings.

Other historically significant buildings that have been lost or have changed dramatically were the Park Theatre on Lower Main Street giving way to the current Wayside Park, The Exchange Hotel on Main Street Hill, the Old Fire Station on Grove Street, and many Mill buildings including Dunbarton Mill, Corn Factory, Silvers Mill, Morrison Mill and Wassookeag Mill. The Schools lost were Pleasant Street now the location of the ice skating rink. The N.H. Fay High School, on Free Street was converted in 2000 to an 8-unit apartment complex. Fay and Scott Machine Shops, once a very active business, closed in 2002 and the complex of buildings has fallen into disrepair over the last decade. The Church buildings that were lost were Congregational and Free Baptist Churches. The Dexter Historical Society has produced a DVD of postcards of Dexter, which has been enormously helpful in bringing this information together. The DVD is available at the Abbott Mill museum on Church.

The Dexter Historical Society was established in 1966. The Society's most significant project is the operation of the Grist Mill Museum, the Miller's House and the Carr Schoolhouse and the Abbott Mill Museum. The Abbott Mill Museum is the location of the Abbott Mill Offices and opened after renovation since 2004 was previously the Dexter Town Hall 1836-1856 and became the offices of Amos Abbott & Co. Woollen Mill until 1975.

The museum is open from June until October each year. The Society also collects artifacts, photographs and printed materials of historical importance. A genealogy file has been created with files on over 1,500 Dexter residents dating back to the Town's earliest settlers. Gravestone cleaning at the Elmwood Cemetery is another activity the Society oversees.

Archaeological resources (See Map) include locations around Echo Lake and along Main Stream, a part of the Sebasticook River, where there has been early presence of human beings and they include the structures, artifacts, terrain features, graphics, or remains of plants or animals from earlier times. Archaeological resources refer to those resources found underground, and include those which are prehistoric and historic. Prehistoric archaeological resources are those associated with Native American archaeology, and generally date prior to the 1600's. Historic Archaeological resources are those associated with the earliest European settlers.

The Maine Historic Preservation Commission reports that no professional prehistoric or historic archaeological surveys have been conducted in Dexter. Future fieldwork could focus on sites relating to the earliest European settlement of the Town, beginning about 1801.

The Dexter Subdivision Ordinance requires applicant provide information about historic and archaeological sites that may be on the site to be developed. The Shoreland Zoning Ordinance protects the shoreline from disturbance by requiring set back from streams to

be at least 75 feet and 100 feet from great ponds. The Natural Resource Protection Act administered by the Maine Department of Environmental Protection provides protection from soil disturbance in areas not covered by Shoreland Zoning that are near a water-body.

Cultural Organizations

There are a number of churches and service organizations that contribute to the cultural assets of the town. The Town's churches include: Antioch Missionary Baptist Church, First Baptist Church, New Hope Baptist Church, St Anne's Catholic Church, First Unitarian/Universalist Church, Dexter Apostolic Faith Tabernacle, Seventh Day Adventist Church, Dexter Community Church and the Pentecostal Church.

Dexter's service clubs include the Knights of Columbus, Kiwanis, Wassooskeag Snowmobile Club, the Veterans of Foreign Wars, the American Legion, the Dexter Women's Literary Club, the North Dexter Grange, Sunshine Club.

SECTION 4

AGRICULTURE AND FORESTRY

Importance of Agriculture and Farming

The number of farms in Penobscot County is 706, an increase of 23% from 2002 to 2007 when the latest Census of Agriculture was taken. The Market value of products sold in 2007 was \$42.5 million or an increase of 47% from 2002 to 2007. The increase in the number of farms has been in the smaller scale operations that generally sell direct to the consumer.

Penobscot County has followed the national trend that has seen increased interest in buying locally to support local farms, enjoy higher quality, reduce the number of miles food travels to consumers, and increase food security.

There are forty-five farms in Dexter according to the 2007 Census of Agriculture. Twenty-three are full-time, thirteen are part-time, and nine are tenant farms. Three farms have sales over \$250,000, five have sales between \$50,000 and \$249,999 and thirty-seven have sales less than \$50,000.

Farm enterprises include livestock production of dairy, beef, sheep, goats, poultry, and horses. Crop production includes field crops (hay, grain, etc.), vegetables (including potatoes), orchards & small fruits, Christmas trees, and maple syrup. Information provided by Donna R. Coffin, Extension Professor, University of Maine Cooperative Extension

Agriculture is a highly valued land use in Dexter from an economic and an aesthetic standpoint. Dexter is situated within a regional belt of important farmlands that consists of large expanses of prime agricultural soils. The Maine Agriculture Protection Act (commonly known as the Right to Farm law) states that a farm, farm operation, or agricultural composting operation may not be considered a public or private nuisance. If [it] is in compliance with applicable state and federal laws, rules and regulations and conforms to best management practices, as determined by the commissioner. (Maine Revised Statutes Title 7, § 151-161)

It is declared that it is in the public interest to encourage the preservation of farmland and open space land in order to maintain a readily available source of food and farm products close to the metropolitan areas of the State to conserve the State's natural resources and to provide for the welfare and happiness of the inhabitants of the State, that it is in the public interest to prevent the forced conversion of farmland and open space land to more intensive uses as the result of economic pressures caused by the assessment thereof for purposes of property taxation at values incompatible with their preservation as such farmland and open space land, and that the necessity in the public interest of the enactment of this subchapter is a matter of legislative determination.

Restriction on Signs for Farmers is a problem in the Town of Dexter. Many small farmers have farm stands and put out signs to be noticed by passers by on the State roads where Official Business signs are allowed and temporary signs are not allowed by the Maine Department of Transportation. There may be local rules that could be offered that

would help the farm stands by allowing them to advertise the goods that they offer. A sign allowance for farmers should be part of the allowed uses for Farm Stands.

Farmland designations:

Cropland. "Cropland" means acreage within a farm unit of land in tillage rotation, open land formerly cropped, and land in bush fruits.

Farmland. "Farmland" means any tract or tracts of land, including woodland and wasteland, of at least 5 contiguous acres on which farming or agricultural activities have contributed to a gross annual farming income of at least \$2,000 per year from the sales value of agricultural products as defined in Title 7, section 152, subsection 2 in one of the 2, or 3 of the 5, calendar years preceding the date of application for classification. The farming or agricultural activity and income derived from that activity may be achieved by either the owner or a lessee of the land.

Gross income as used in this subsection includes the value of commodities produced for consumption by the farm household. Any applicant for assessment under this subchapter bears the burden of proof as to the applicant's qualification.

Farm woodland. "Farm woodland" means the combined acreage within a farm unit of forested land.

Horticultural land. "Horticultural land" means land which is engaged in the production of vegetables, tree fruits, small fruits, flowers, and woody or herbaceous plants.

Orchard land. "Orchard land" means the combined acreage within a farm unit of land devoted to the cultivation of trees bearing edible fruit.

Pastureland. "Pastureland" means the combined acreage within a farm unit of land devoted to the production of forage plants used for animal production.

The Dexter Community Farm Project is rolling back the years to a time when people lived off the wholesome goodness of the land, shared their goods locally and worked cooperatively to support local farmers.

To do that, the non-profit Dexter Regional Development Corporation, is renovating the former Fossa General Store into a year-round farm store and demonstration kitchen; eventually constructing or renovating a building for a creamery where milk, yogurt, and ice cream can be processed, and constructing or renovating a building for a warehouse. We hope to serve many local producers and farmers in a 25+ mile radius and beyond. (Excerpt from Farm project website www.downtowndexter.com)

Dexter Regional Development Corporation: Among the corporation's other objectives are the promotion of maximum employment for area residents, to maintain and better job opportunities, to provide new opportunities for decent, affordable housing, and to lessen the burdens of government by acting in the public interest to operate programs that might otherwise be the Town of Dexter's direct responsibility.

We are a non-profit corporation with a nine member Board of Directors. The Board is chartered to have representation from the public sector, the private sector, and households of low to moderate income. The corporation holds monthly meetings in the Dexter Council Chambers and we welcome your interest and participation. There are a lot of challenges ahead for our town and our region, and we hope and expect that the Dexter Regional Development Corporation will become an important tool for establishing and

maintaining a stronger economic base for Dexter and our surrounding towns.

MAINE CURRENT USE TAX PROGRAMS

These three programs have slightly different eligibility requirements and will result in different levels of tax savings for landowners. The best fit for a farmland owner will depend on various factors specific to that owner’s property and future plans. A landowner may place some land in one program and other land in another program. Moreover, a landowner may move a piece of land from one program to another. However, if a landowner does not keep previously enrolled land in one of the programs, a penalty is assessed. Any landowner with eligible land has the right to enroll in any of these programs. Applications are due to local tax assessors by April 1.

Farmland Program

The landowner must have at least five contiguous acres, and the land must be used for agriculture or horticulture (although it can also include woodland or wasteland). The tract must generate at least \$2,000 gross income from farming activities each year. This income can be derived by the owner or by a lessee. Enrolled land is assessed at its current use value, based on state guidelines for farmland.

	Horticulture	Farm Forage	Cropland	Softwood	Mixed Wood	Hard Wood
Acres						
Totals	.50	672.75	315	391.6	1077.7	225.9

Total of all Farmland is 2,683.45 acres town wide

Open Space Program (see Recreation and Open Space section)

The landowner may enroll a parcel preserved by a deed restriction that provides a public benefit, such as recreation or wildlife habitat. Enrolled land is assessed as its value as open space using state guidelines. If the land is preserved with a permanent easement and public access is provided, the tax reduction is generally 75 percent.

Tree Growth Program

The landowner must have at least 10 acres of forested land commercially harvested, and must have a Forest Management and Harvest Plan. Enrolled land is assessed at a statewide rate for hardwood, softwood, and mixed wood stands. Unlike the Farmland and Open Space programs, the state reimburses municipalities for revenue lost as a result of Tree Growth Program enrollment.

Tree Growth

	Acres	Acres	Acres	
	Soft wood	Mixed wood	Hard wood	Totals
TOTAL	931.81	3,555.17	1,389.30	5,876.28

Total of all Land in Tree Growth is 5,876.28 acres.

Forestry

Dexter's forests are important to its character and economy. The Town's forests serve as the predominant land cover that provides a pleasant rural character to the community. The amount of forestland in Tree Growth provides an indication of the prevalence of commercial forestry occurring in Dexter. The Tax Growth Tax Law allows for the assessment of forestland used primarily for commercial purposes, based on current use rather than market value as long as the land is managed for timber production and remains as forest.

The 2008 Farm Bill requires states to complete state forest assessments and resource strategies as a condition of receiving federal funds to support state forestry programs. The planning process has three components:

Statewide Assessment of Forest Resources: provides an analysis of forest conditions and trends in the state and delineates priority rural and urban forest landscape areas.

Statewide Forest Resource Strategy: provides long-term strategies for investing state, federal, and other resources to manage priority landscapes identified in the assessment, focusing where federal investment can most effectively stimulate or leverage desired action and engage multiple partners.

Annual Report on Use of Funds: describes how federal funds were used to address the assessment and strategy, including the leveraging of funding and resources through partnerships, for any given fiscal year.

Maine will integrate the Statewide Forest Resource Assessment and Strategy ("Assessment") process into its existing forest resource planning framework. The intent of Maine's Assessment is to identify key forest-related issues and priorities to support development of a long-term Resource Strategy specific to Maine's forest needs.

The Assessment process will identify landscape areas where national, regional, and state resource issues and priorities converge. It will incorporate the best data available, work with stakeholders, and adequately consider other state assessments, plans, and priorities as relevant. It is hoped that the Assessment will provide valuable feedback in communicating forest-related issues, threats, and opportunities in the state.

The Assessment will address the three national themes identified by the USDA Forest Service:

Conserve Working Forest Lands: conserving and managing working forest landscapes for multiple values and uses.

Protect Forests From Harm: protect forests from threats, including fire,

catastrophic storms, flooding, insect or disease outbreaks, and invasive species.

Enhance Public Benefits from Trees and Forests: including air and water quality, soil conservation, biological diversity, carbon storage, and forest products, forestry-related jobs, production of renewable energy, and wildlife.

Maine Forest Service Website, excerpt

www.maine.gov/doc/mfs/state_assessment/index.html

Timber harvesting is allowed in most shoreland areas, though there are several restrictions on timber harvesting, clear-cut openings, slash, stream crossings, and exposure of mineral soil.

1. On Great Ponds in areas zoned as Resource Protection, there is no timber harvesting within 75 feet of the water (except to remove safety hazards). However, towns may adopt an ordinance that allows up to 30% of the volume of trees to be removed in any 10-year period, if marked by a professional forester and removed during frozen ground conditions. A permit from the Planning Board is required.
2. Elsewhere, no more than 40% of the volume (not number of trees) may be cut in any Shoreland area in any 10-year period. You may exceed 40% if you get a permit from the Planning Board (if necessary for good forest management).
3. No clear-cut openings are allowed within 100 feet of a Great Pond or river flowing to a Great Pond, and within 75 feet of other affected water bodies and wetlands.
4. Beyond these distances noted in 3., no openings may be greater than 10,000 square feet. Openings greater than 5000 square feet must be at least 100 feet apart.
5. Slash must be removed from water bodies, and no accumulation of slash may be left within 50 feet of any water-body under Shoreland Zoning. Slash in all shoreland areas must be lower than 4 feet above the ground.
6. Streams may not be used as travel routes (unless frozen and undisturbed).
7. Crossings of flowing water in any Shoreland Zone require a bridge or culvert, unless there is a hard stream bottom and low firm banks that will not be disturbed.
8. Stream crossings by equipment trails must not carry runoff directly to the waterbody.
9. Temporary crossing structures shall be removed and areas of exposed soil shall be re-vegetated.
10. All equipment shall operate in a way that prevents the exposure of mineral soil within 75 feet (or more on sloping ground) of the water-body.

Note: Timber harvesting does not include clearing land for development. These activities fall under a separate set of rules.

Summary of Timber Harvest Information for the town of:

Dexter

YEAR	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total Harvest, acres	Change of land use, acres	Number of active Notifications
1991	345	15	40	400	0	18
1992	258	7	6	271	0	13
1993	640	9	54	703	51	17
1994	1124	79	65	1268	13	27
1995	505	90	30	625	0	28
1996	567	25	2	594	0	21
1997	478	12	12	502	20	22
1998	576	1	0	577	6	22
1999	342	18	5	365	3	51
2000	280	34	0	314	18	45
2001	226	94	15	335	0	34
2002	340	30	0	370	10	32
2003	392	293	15	700	30	34
2004	501	101	0	602	0	33
2005	281	7	0	288	4	31
2006	306	10	0	316	0	33
2007	294	20	0	314	0	34
2008	364	152	0	516	4	38
2009	221	40	0	261	0	31
Total	7,819	997	244	9,060	159	533

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

Department of Conservation - Maine Forest Service

We help you make informed decisions about Maine's forests

The columns from this report show the land harvested in each year and the land that was converted to another use. Most of the land will be developed if converted and a penalty is assessed when a portion of the land is withdrawn from tree growth and placed in development. It is a critical balance between development and forest land that, when it tips to the development pressures many of towns begin to loose the rural character that has been the norm for decades.

SECTION 5

HAZARD MITIGATION

Including Energy and Climate Change Planning

Hazard Mitigation can be defined as *sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects.*

Hazard mitigation includes prevention, property protection, natural resource protection, structural projects, emergency services, public information measures or a combination of these measures.

STORMWATER Maine Street/Mill Stream INFRASTRUCTURE needs. See Public Services and Facilities Section for details and recommendations.

Town of Dexter Emergency Response Plan – enacted in March 2001 and must be updated to meet NIMS guidelines. Timeline- Immediate 2-6 months.

The 2001 plan has a mission, assumptions, situation, organization, concept of operations, duties and responsibilities. The following departments will all have responsibilities: The Town Council, the Town Manager, the Police Chief, the Fire Chief, the Ambulance Director, the Public Works Director, the Facilities Manager, the Human Services Director, the Utilities District, and the School District.

All these departments will hold separate emergency meetings which will enable us to move forward for any possible situations that require a response beyond the normal levels anticipated in daily operations.

The Town Manager as Emergency Management Director must work with the Town Council to draft, train, and practice an updated Emergency Management Plan. Penobscot County Emergency Management and the Dexter Fire Department can be of assistance when drafting such a plan. A basic template for the plan could be a starting place and the plan must require the National Incident Management Systems.

The Wassookeag Lake and Dam Management Plan was done, as a reaction to the severe lake flooding in 2005, for the town in 2006 and implemented after the 2007 dam replacement. The plan describes the requirements in the event of a flood or extremely high lake water and calls for a dam level that keeps all the variables balanced.

The purpose of this plan is to stabilize lake levels, enhance the functioning of the lake ecosystem, reduce shoreline erosion, protect water quality and waterfront properties, detect deterioration, extend the useful life of the dam, and reduce the threat of downtown flooding.

The Dexter Utility District Sourcewater Protection Plan includes Emergency Contingency Plan for water systems as of 2005 located in Appendix B of that plan.

Town of Dexter Floodplain Management Ordinance was updated to be consistent with the state guidelines in 2006. Floodplain mapping and permit requirements- the flood plain maps reveal that many areas of Dexter are in the floodplain but some areas that are pictured on the map may not be floodplains. FEMA has a program to remove properties with a letter of map removal or amendment, if the elevation is determined by a surveyor, that it is one foot above the determined lake elevation.

Penobscot County Evacuation Plans

The Penobscot County EMA office has determined that an immediate evacuation of residents and visitors must be accomplished for hazardous materials incidents and terrorist attacks using weapons of mass destruction (WMD). This event could take place at any location within the county. Evacuation information will be released using the Emergency Alert System and the NOAA Weather radio, with the assistance of municipal and county law enforcement personnel.

Ice storm- 1998 Penobscot County experienced a very large and lengthy electrical outage during the Ice Storm of 1998. This had the effect of shutting down public, commercial, and industrial business and forcing some residents into shelters.

Penobscot County Hazard Mitigation Plan 2011:

The Penobscot Multi-Jurisdictional Hazard Mitigation Plan will identify natural hazards, assess the jurisdictions vulnerability to each hazard, and establish community goals and objectives for reducing their effect, and select mitigation activities that are appropriate for Penobscot County and its participating municipalities. The goal of these activities is to stimulate awareness that will best address Penobscot County's natural hazard vulnerabilities and to meet the needs of the municipalities in addressing future mitigation and emergency management.

The scope of this plan is to identify and address natural hazards and the town's, county's, and state's vulnerability to them. Although the rule criteria for local plans recommend that communities include man-made and technological hazards along with natural hazards, the Hazard Mitigation Committee decided to review only natural hazards at this time. This plan will produce a program of activities that will best undertake the County's natural hazards and meet the needs of its communities. Consistent with FEMA planning process guidelines, this plan will accomplish the following objectives:

- Ensure that all possible activities are reviewed and implemented so that disaster related hazards are addressed by the most appropriate and efficient solution;
- Link hazard management policies to specific activities;
- Educate residents about potential hazards that threaten the County and their communities;
- Build public and political support for projects that prevent new problems from known hazards and reduce future losses; fulfill planning requirements for future hazard

mitigation project grants; and facilitate implementation of hazard mitigation management activities through an action plan.

The Penobscot County Hazard Mitigation Plan has been assembled and compiled with the genuine intent that all of the data and information contained herein is reasonably accurate and correct. The information contained in this plan was gathered from the sources cited. Some of the sources were found to be more detailed and more recent than other sources. Where appropriate, the future application of the information contained in this plan should be preceded by a check of the sources to see if additional or revised information is available. Note that while this information is suitable for general planning, it may not be appropriate for site-specific decisions.

Disaster or major emergency notification will most likely come from the National Weather Service (NWS), the Emergency Alert System (EAS), and the Penobscot County Regional Communication Center (PRCC) radio-page to the Milford Fire Department, a Penobscot County EMA “Fan-out”, or by announcements on area television and/or radio broadcasts.

Dexter Energy Plan Summary

The purpose of this plan is to guide the town toward a sustainable energy future without increasing adverse impacts to the community. Primary provisions of this plan include promoting and developing energy conservation strategies and programs, installing renewable energy facilities, participating in alliances with businesses and other agencies to further aspects of this plan, developing other policies, programs, and ordinances that are compatible with this plan, and reviewing local control and public-power opportunities.

As a means of implementing the plan, Dexter Energy Committee developed an integrated plan that includes, in part, the development of policies, and gaining an understanding of the community’s assets, opportunities, and potential barriers. Emphasis would be on sustainable/renewable power sources and supporting opportunities for local economic vitality. Policies would favor locally distributed power opportunities while supporting options that reduce market volatility, stabilize rates, and increase reliability. This would involve identifying technically-minded and highly educated local entrepreneurs, citizen volunteerism, local media, local builders, receptive political leaders at all levels, and professional and trade schools, and organizations.

Dexter Energy Committee believes that numerous opportunities exists; ie, potential wind energy locations, regional alliances, grants, and the like to name a few. Identifying potential barriers such as those opposed to technological change, bureaucracy and potentially, utility and regulatory obstacles will also be taken into account. Based on this, an action plan has been developed.

The action plan consists of advocacy and education, reducing Dexter’s energy demand, supporting and developing ordinances, policies, programs, and legislation, developing

financial possibilities; and improving Dexter's energy supply, making the community more energy self-sufficient.

Hazard Mitigation State Goal:

To discourage development in natural hazard areas

The act requires that: Each Municipality shall prevent inappropriate development in natural areas including flood plains and areas of high erosion.

Climate Change Suggested State Policies:

To reduce greenhouse gas emissions resulting from the delivery of municipal services.

To reduce the impacts of climate change effects on the community's economic development and quality of life.

To discourage growth and new development in areas where, because of coastal storms, flooding, changes in precipitation, landslides or sea level rise, it is hazardous to human health and safety.

Recommendations for future discussion of these categories with the Town Council Long term 2-5 years

Built environment (buildings, bridges, roads, storm water infrastructure, wastewater treatment plants...)

Homes, roads, bridges, and infrastructure are increasingly vulnerable to more frequent or permanent flooding

Undersized culverts will need to be upgraded to accommodate increased flows

Areas with routine flooding will likely get worse

More intense rainfall may mean greater demand for drainage to reduce flooding, impassible roads and road washouts:

Natural resources (rivers, wetlands, forests...)

Greater demand for open space and habitat connectivity

Potential establishment of new pests and invasive species

Changes in the timing and volume of normal stream flows

Local economy (tourism, fisheries, agriculture, businesses...)

Increased opportunities for warm season activities

Decreased opportunities for cold season activities

Fewer shipments interrupted by snow and ice

Higher transportation costs, greater demand for local agriculture

Longer growing seasons

Change in growing conditions and types of crops

Greater potential for tourism in shoulder seasons (May/Oct)

Municipal services, public health and safety (water supply, parks, emergency services, power...)

Declining demand for snow removal

Greater demand for emergency services with more severe storms

Changes in hydrologic cycle and availability of fresh water

Less demand for heating, greater demand for cooling

Increase in vector-borne illnesses (e.g., WNV, EEE, Lyme)

A 2009 report to the Governor from the University of Maine's Climate Change Institute titled *Maine's Climate Future: An Initial Assessment* provided an analysis of the likely impacts of climate change on the state of Maine. The report concluded that in *this century* Maine will likely see significant changes to our seasons (hotter summers, warmer winters), a warmer year-round average temperature (5-8°F increase), both more annual precipitation (8-16% increase) and more short-term droughts, greater number of severe storms, and an approximate 2' rise in sea level along our coast. In response the Maine Legislature is working with stakeholders to create a Maine Climate Adaptation Plan. Municipalities have a vital role in adapting to a changing climate. This worksheet can be used by local planners to identify the range of possible responses to the challenges and opportunities presented by our changing climate.

Information provided by the State Planning Office at www.maine.gov

Examples of Municipal Responses to Adapt to a Changing Climate

Examples from Portland, ME; Keene, NH; Berkeley, CA; Chattanooga, TN; King County, WA; Toronto, ON.

Built environment Building and development

Reduce the likelihood of structural damage resulting from predicted increases in severe weather events.

Help the community to understand and reduce risks of possible coastal flooding associated with climate change impacts.

Plan for sea level rise through land use regulation, education, and infrastructure planning

Transportation infrastructure

Create alternative route options for movement of goods and people.

Design and reconstruct roadways to handle changes in temperature and precipitation as a result of a change in climate.

Evaluate the vulnerability of port facilities and associated infrastructure due to changes in water level and increased wave activity.

Ensure critical components such as switch gear or substations are above flood levels.

Storm water systems

Safely and efficiently remove storm water from the built environment.

Decrease storm water runoff and flash flooding.

III. Maximize permeable surfaces in both green scape and hard scape areas for retention and infiltration of storm water.

Natural resources

Increase the protection of existing and future wetlands to maintain the ability of these systems to naturally recharge aquifers and decrease storm water run-off.

Align community's policies to support the state's Beginning with Habitat program, particularly habitat connectivity.

Develop a comprehensive green spaces plan that identifies important areas that should be preserved as open space, greenways, and parks and provides a connected system of green spaces throughout the area.

Preserve the 100-year flood zone and riparian zones in a naturally-healthy state.

Monitor and control pests and invasive species that can expand with warmer winters.

Increase the community's water storage capabilities in the face of drought conditions.

Local economy

Agriculture

Increase the community's food security by creating a local food security baseline and increase local food production by 20% within five years.

Promote a local climate-appropriate economy

Support environmentally sustainable businesses and economy.

Municipal services, public health and safety

Energy systems

Decrease the ways in which energy supplies could be interrupted.

Expand conservation and demand side management to reduce peak loads during heat waves that make transmission systems vulnerable to blackouts.

Increase the resiliency of emergency energy systems.

Increase municipal and community energy security, use of renewable resources, and overall energy efficiency.

Emergency services, public health and safety

Improve the reliability of emergency communications during severe weather events.

Increase the ability of the public to respond/recover from extreme weather events.

Increase public awareness about the public health implications of climate change, including risks and the need for emergency preparedness.

Increase community communication for emergency events.

SECTION 6 ECONOMY

Dexter's economy has been witness to the same trends seen across Maine and the U.S. over the past thirty years. A decline in traditional industries, such as manufacturing, has impacted not only available job opportunities, but income levels as well. As a result, communities, including Dexter, have turned to retail and service industries for employment opportunities.

Unfortunately, businesses in the service sector have less of an overall economic impact and specifically, tend to pay less than manufacturing jobs. Subject to the broader economy as well, the service sector economy in Dexter has shed jobs as well.

While the shift explained above was largely played out in 1980's and 1990's, evidence of the change, and subsequent change, can still be found over the last decade. Below is a table detailing the number of employers in Dexter, the average number of employees held by employers over the year, and the average weekly wage, all from 2001 to 2010. This past decade saw a net of one new entity in Dexter, but a loss of 723 jobs. Furthermore, the average weekly wage over that same period has declined by \$19 per week. It is important to note that wages in Dexter have increased steadily since their low of \$414 in 2005.

All Industries in Dexter, Maine

Year	Average Establishments	Average Employment	Average Weekly Wage
2001	118	1,634	\$496
2002	120	1,114	\$451
2003	117	1,054	\$425
2004	110	1,000	\$422
2005	110	994	\$414
2006	119	1,017	\$429
2007	124	964	\$437
2008	121	943	\$459
2009	121	937	\$474
2010	119	911	\$477

Source: Maine Department of Labor, Center for Workforce Research and Information

Today, Dexter's economy is dominated by its retail industry. The table in Appendix: A details the change by major industries in Dexter over the last decade. Goods producing businesses dropped over 200 employees in Dexter since 2002 and shed eight businesses in that category. Average weekly wages fell from \$716 to just \$493. A similar sector,

manufacturing has seen all six of its employers go out of business by 2006. This sector of the local economy was in decline well before the start of the Century. As of 2002, though, there were 177 jobs in the sector, paying an average weekly wage of \$786. As of 2005, however, there were 13 remaining, with an average weekly wage of \$232.

The number of construction firms has stayed relatively the same, while only 11 total jobs were shed since 2001. Wages in this sector have increased from \$433 per week to \$568.

Since 2001, the service industry in Dexter has lost over 20 jobs. Those jobs have gained \$115 per week on average. The number of firms have increased from 96 in 2001 to 104 in 2010. However, there is a trend of decline in the number of establishments and jobs in this sector over the last 5 years.

Education and health services have remained a fairly strong part of the local economy. A total of 15 establishments exist today, employing over 300 people, and paying an average wage of \$539 per week. In this sector, wages are up since 2001 and the number of job opportunities is slightly down, -12.

Please see Appendix A for other industries.

With reduced employment opportunities, and being somewhat removed from the regional employment centers, it is likely that the decline in population seen in the Demographics section is attributable, at least in part, to Dexter's continued weak economy. Driving to Bangor, the region's economic hub, can take around an hour, one way, from Dexter. Not only is this taxing on a family, it is also taxing on their finances too. Increasing gas prices and overall maintenance costs on personal vehicles reduces income to pay for other essential costs, much less to spend in the local economy.

A decline in the local economy, and thus fewer businesses, results in less local tax revenue to support necessary government activity. Vacant homes and buildings decrease property values for those under utilized properties as well as neighboring properties too. Furthermore, fewer businesses result in less equipment to be assessed. A challenging aspect to this reality is that many of the costs associated with maintaining the existing infrastructure and necessary government services remain the same and even continue to increase over time. As a result, those left in the community bear a greater responsibility to maintain the community.

An analysis that highlights Dexter's lost retail opportunities can be found in Appendix B. The section compares six towns (Dover-Foxcroft, Palmyra, Newport, Monmouth, Oxford and Warren) who are either similar in size, or in close geographic proximity to the Town of Dexter. Over a seven-year period from 2000 to 2007, Dexter's total retail sales were among the lowest of the group, with a growth rate of almost 12%. The other communities had rates of almost 30%, one with over 44%, another with over 50%, and even one with over 68% rate in growth. During that same period, the State of Maine's retail sales grew at a rate of almost 24%.

Among the other types of analysis conducted, the section also researches the actual dollar amount of sales that Dexter is “leaking” to other towns in its area. The section finds that Dexter is losing retail dollars in five of the eight retail categories, for a total loss of over \$9.5 million in a year. Given that the analysis uses 2006 figures, and considering the further decline of Dexter’s economy since then, one can surmise that those figures may have gotten worse.

The town of Dexter continues to face the challenges of a transitioning economy. The decline in manufacturing felt by most Maine communities over the past few decades is still a prevalent issue. Beyond the difficulty of adapting, the town faces challenges with economic leakage to other parts of the region and state. Challenging work lays ahead, as numerous factors, some within the control of Dexter residents and many not, could prove to be a barrier to future economic growth and prosperity.

Dexter does not currently have an economic development strategy that sets a road map for economic revitalization or priorities for economic development. However, there has been considerable effort by community residents, and with support of the municipal government, have recently focused their efforts on renewable energy and agriculture. A local contingent of volunteers is seeking the implementation of small-scale hydro and wind power. While they may not generate significant job creation, these initiatives would reduce energy costs and perhaps spur others to invest in the community and become more entrepreneurial. Dexter has become a returning member of the Sebec Valley Chamber of Commerce and will network with members to expand the economic development with this merchant group.

Dexter Regional Development Corporation is currently in the process of redeveloping the Fossa Building in downtown into a store that will focus on selling locally made produce, meat and other goods. This activity will help support the resurgence of the local agricultural industry.

Dexter Regional Development Corporation was founded in 2001 to give the Dexter area a stronger voice in decisions being made at the state and federal level regarding economic development proposals, and to promote and assist in the growth and development of businesses concerns in our area.

Dexter’s Main Street is neither deteriorating nor thriving. Currently, there are eight vacant storefronts in downtown. Many of these are not in ready condition if a business was looking to move in. With the development of the Fossa building as previously discussed, more development in the downtown district may result.

Lake Wassookeag, and the rural beauty of the community, presents a great opportunity to draw visitors to Dexter. Through summer home ownership along the lakefront, along with patronizing local businesses, tourism does have a considerable impact in Dexter. The extent to which however, has not been fully assessed and is not known at this point. Echo Lake (Puffer’s Pond) and its proximity to the new Middle School adds to the students learning experience

With the development of Plum Creek on Moosehead Lake, Dexter is poised to potentially benefit from an influx of visitors through the community. Route 7, which passes through the heart of Dexter, is the major transportation corridor that travelers will be using to get to Moosehead Lake. Through façade improvements, signage that highlights the town's assets, and other activities, the community could stand to draw those travelers off of the road, at least for a short while, to spend some of their dollars in Dexter.

The impact on home-based businesses in Dexter has never been studied and therefore is rather unknown. However, with the decline in the local economy and job market, the applications over the last two years have permitted many home based businesses. Therefore, residents who do not want to move out of the community or travel great distances in search of employment opportunities have created home occupations.

An even greater number of home based businesses could be developed if there was better access to high speed internet in the community.

Given the high number of vacant and under utilized commercial and industrial sites in Dexter, there is no current demand for increasing the acreage of those areas. To name a few of the larger under utilized assets in the community, multiple Dexter Shoe facilities, the former Fayscott Facilit, and the True Textiles (Guilford Industries) facility that currently have no tenant or planned use.

The major infrastructure systems are currently installed or available at the doorstep of the major sites mentioned above. Furthermore, most of the areas in the commercial zones in Dexter are served by these utilities. With such under-utilization, and no immediate demand for, or stress on, existing systems, there is no support that is needed.

In the future, there could very well be demand for water and sewer along a greater section of Route 7, heading south out of Dexter. With the redevelopment of the Motor Lodge and a desire to develop properties even further south, sufficient demand could warrant an expansion.

Furthermore, a need for three-phase power could develop in and around the Dexter Regional Airport. With an expanded runway, more development could be created by businesses in the aviation industry, thus creating a greater demand for power and even other utilities.

There are currently no TIF districts in Dexter. This under-utilized economic development tool could be leveraged to attract new businesses and help grow existing businesses in Dexter. The Tax Increment Financing rules were placed in the Dexter Town Code in 1996 and should be reviewed and amended to help create some viability in this method of municipal help for new start-up business.

Dexter has identified the follow as its community assets:

A newly built school with green building standards and leading technology. It is considered one of the best schools in the State for special needs students.

The regional airport, with a recently expanded runway, can receive planes that seat 6 passengers, and maybe larger.

The Dexter Municipal Golf Course is expected to expand to an 18 hole course, with review and endorsement by the Town Council within the next two years. The golf course also boasts walking trails, cross-country skiing and other opportunities for outdoor year round activities.

Lake Wassookeag, covering over 1100 acres, is known for its landlocked salmon and the multitude of year round recreational opportunities.

International Trail system-85, a major snowmobile trail that winds through the heart of Dexter, is a major route to get to points South and North, including Canada.

The local agricultural community has a large number of farms with a variety of offerings, serving all corners of Maine and even parts of New England.

Route 7, which goes through the heart of Dexter, is the major route people take to travel into the community and through the community, on their way south or to Moosehead Lake. Traffic studies have been done for Route 7 and the route is one of the highest traveled secondary roads in Maine. A significant amount of tourists travel this route every year. With a targeted development approach, Dexter could capitalize off of those potential tourism dollars.

Dexter's large number of medical providers and other service sector businesses and entities in the community provide not only quality job opportunities, but also draw people into the community where they are more likely to shop at local stores.

Dexter's downtown, while under utilized, has the potential to provide a greater value to the local economy. The buildings that comprise the downtown district, while some are in need of repairs and façade work, already help to make Dexter the quintessential New England community.

The rural nature of Dexter, while hard to quantify, is an asset that is widely recognized. From its picturesque lakes, to its quaint downtown to the rolling hills scattered with farms, Dexter is a draw for anyone looking to find a peaceful and relaxing setting for just a short visit, to start a better life, or even a place to retire.

Most recently, the community has helped support its airport by playing a vital role in the recent runway expansion and has also played a leading role in the effort to develop a year

round farmer's market in downtown. Other municipally supported efforts include securing funding for a variety of business and community endeavors.

By its own admission, the community has not been as actively engaged in utilizing or fostering the development of its assets for economic development and job creation as it would like to be. Due to the effects of the recent recession, the community has begun to look at developing an approach that better fosters growth for its future. The community has decided to create a new staff position that is dedicated to economic development and planning in the community and to also develop a robust economic development strategy that will bring the community back to prosperity.

A Historical Perspective- The Economy Submitted by Roger Brawn

In the 1990's commercial development was concentrated on the town's Route 7 corridor. Retail merchandizing had changed dramatically from the 1940's and 1950's when there were nine "Mom and Pop" stores located in various neighborhoods through the town. Two of the nine stores that survived were Toot's and Browns market. They existed in the 1990's as a result of being on Route 7 and their significant expansion.

Most of the prominent businesses still in operation in the 1990's had remained successful because of sufficient capital, good location, superior management and diversification. Located on Route 7 P & L Market, Brooks' Auto Sales, Dunham's Furniture, and A.E. Robinson are examples. RH Reny's and Tillson's Hardware anchored Dexter's Main Street and they kept the downtown alive.

A playground was constructed on land at Crosby Park and Eleanor Smith Ronco Park was built on the shores of Lake Wassookeag.

A new water filtration plant was built and water lines were improved. A wastewater treatment system was constructed on land near Dexter Regional Airport.

These additions to the town had a positive environmental impact and also made Dexter friendlier to economic development.

Economic Development Planning:

There are no local economic development plans that have been developed in the past 15 years. A Comprehensive Economic Development Strategy for the entire Eastern Maine region is produced every year.

There are currently no economic development incentive districts in Dexter. As a part of the Statewide Pine Tree Development Zone program, Dexter's businesses are eligible for those incentives.

Appendix: A Table of Employment by Sector

Year	Industry	Average Establishments	Average Employment	Average Weekly Wage
2002	Goods-Producing	23	220	\$716
2003	Goods-Producing	20	53	\$396
2004	Goods-Producing	16	38	\$360
2005	Goods-Producing	17	39	\$364
2006	Goods-Producing	18	36	\$388
2007	Goods-Producing	17	33	\$434
2008	Goods-Producing	15	31	\$471
2009	Goods-Producing	15	29	\$460
2010	Goods-Producing	15	22	\$493
2001	Construction	13	26	\$433
2002	Construction	14	34	\$456
2003	Construction	13	24	\$430
2004	Construction	10	20	\$458
2005	Construction	11	19	\$474
2006	Construction	12	22	\$485
2007	Construction	12	20	\$524
2008	Construction	12	20	\$585
2009	Construction	13	21	\$537
2010	Construction	13	15	\$568
2002	Manufacturing	6	177	\$786
2003	Manufacturing	4	22	\$392
2004	Manufacturing	3	13	\$239
2005	Manufacturing	3	14	\$232
2001	Service-Providing	96	910	\$362
2002	Service-Providing	97	894	\$386
2003	Service-Providing	97	1,001	\$426
2004	Service-Providing	94	962	\$424
2005	Service-Providing	93	955	\$416
2006	Service-Providing	101	980	\$430
2007	Service-Providing	107	931	\$437
2008	Service-Providing	106	912	\$459
2009	Service-Providing	106	908	\$474
2010	Service-Providing	104	890	\$477
2001	Trade, Transportation and Utilities	34	375	\$350
2002	Trade, Transportation and Utilities	36	350	\$393
2003	Trade, Transportation and Utilities	35	467	\$453

2004	Trade, Transportation and Utilities	34	446	\$418
2005	Trade, Transportation and Utilities	35	433	\$406
2006	Trade, Transportation and Utilities	39	453	\$420
2007	Trade, Transportation and Utilities	40	396	\$412
2008	Trade, Transportation and Utilities	38	383	\$426
2009	Trade, Transportation and Utilities	38	370	\$425
2010	Trade, Transportation and Utilities	39	378	\$433
2001	Financial Activities	10	62	\$484
2002	Financial Activities	11	64	\$476
2003	Financial Activities	11	62	\$530
2004	Financial Activities	10	65	\$581
2005	Financial Activities	10	67	\$561
2006	Financial Activities	10	66	\$569
2007	Financial Activities	11	68	\$569
2008	Financial Activities	12	66	\$583
2009	Financial Activities	11	62	\$622
2010	Financial Activities	9	59	\$646
2001	Professional and Business Services	11	23	\$243
2002	Professional and Business Services	9	25	\$281
2003	Professional and Business Services	9	27	\$294
2004	Professional and Business Services	9	24	\$328
2005	Professional and Business Services	9	18	\$436
2006	Professional and Business Services	11	21	\$444
2007	Professional and Business Services	14	25	\$440
2008	Professional and Business Services	14	32	\$622
2009	Professional and Business Services	15	35	\$703
2010	Professional and Business Services	15	30	\$456

2001	Education and Health Services	17	320	\$407
2002	Education and Health Services	17	331	\$415
2003	Education and Health Services	17	329	\$437
2004	Education and Health Services	16	321	\$458
2005	Education and Health Services	15	316	\$452
2006	Education and Health Services	15	311	\$486
2007	Education and Health Services	16	316	\$499
2008	Education and Health Services	16	312	\$521
2009	Education and Health Services	17	319	\$544
2010	Education and Health Services	15	308	\$539
2001	Leisure and Hospitality	12	64	\$145
2002	Leisure and Hospitality	12	63	\$166
2003	Leisure and Hospitality	14	68	\$169
2004	Leisure and Hospitality	14	60	\$174
2005	Leisure and Hospitality	12	67	\$179
2006	Leisure and Hospitality	12	70	\$157
2007	Leisure and Hospitality	11	60	\$175
2008	Leisure and Hospitality	11	64	\$166
2009	Leisure and Hospitality	11	63	\$184
2010	Leisure and Hospitality	10	49	\$230
2001	Other Services	6	29	\$335
2002	Other Services	6	28	\$352
2003	Other Services	5	16	\$331
2004	Other Services	5	16	\$332
2005	Other Services	6	21	\$326
2006	Other Services	8	23	\$323
2007	Other Services	8	28	\$354
2008	Other Services	8	22	\$373
2009	Other Services	9	25	\$377
2010	Other Services	10	23	\$417

Source: Maine Department of Labor, Center for Workforce Research and Information

Appendix B.

A. Retail Trade Analysis

To ground the study, a series of data, based primarily on retail sales, were analyzed and calculations performed. These data helped to define trends of in-retail activity, and allowed for the calculation of “pull” factors to determine retail sales potential for Dexter.

Regional Context

Largely driven by the City of Bangor, total retail sales in Penobscot County are highest among the counties in Eastern Maine. Therefore, comparing the data for Dexter, to either the County or Bangor, would not allow for an accurate picture. As a result, this study compares six other towns (Dover-Foxcroft, Palmyra, Newport, Monmouth, Oxford and Warren) who are either similar in size, or in close proximity, to Dexter. The averages for the State of Maine are used where appropriate as well.

Per Capita Sales and ‘Pulling Power’

Per capita retail sales provide a measure of current retail dollar sales by population. Per capita retail sales in Dexter were \$10,172 in 2006, while Maine’s was \$13,028. The table below shows the other communities as comparison. Dexter’s growth was among the lowest of the towns.

Town	2000	2006	Percentage Change
Dexter	\$8,555	\$10,172	18.9
Dover-Foxcroft	\$8,066	\$9,588	18.9
Newport	\$18,352	\$23,632	28.8
Monmouth	\$1,141	\$1,622	42.1
Oxford	\$22,121	\$28,011	26.6
Palmyra	\$12,680	\$20,359	60.6
Warren	\$8,198	\$8,203	0.1
Maine	\$10,910	\$13,028	19.4

A pull factor is a measure of a community’s relative ability to attract consumers. A pull factor of 1.0 indicates that the community is able to capture or pull in consumers equal to its population. Pull factors greater than 1.0 indicates a community is able to attract or pull consumers from the surrounding area. Pull factors below 1.0 suggest “leakage” to other trade areas.

The table below outlines pull factors of select communities in Maine between 2000 and 2006. Dexter’s pull factor has been growing over the last six years that data is available. However, when compared to the communities of Newport and Palmyra, there is evidence that other parts of the region are able to draw in more money.

Pull Factors 2000-2006

Town	2000	2001	2002	2003	2004	2005	2006
Dexter	0.78	0.79	0.83	0.88	0.89	0.90	0.93
Dover-Foxcroft	0.74	0.69	0.79	0.73	0.77	0.83	0.88
Newport	1.68	1.66	1.88	1.91	2.18	2.14	2.17
Monmouth	0.10	0.11	0.13	0.14	0.14	0.15	0.15
Oxford	2.03	2.04	2.36	2.47	2.56	2.65	2.57
Palmyra	1.16	1.25	1.60	1.81	1.90	1.89	1.87
Warren	0.75	0.64	0.69	0.71	0.75	0.73	0.75

Dexter's Retail Sales by Sector

Total retail sales in Dexter have seen moderate growth over the past seven years. With a rise in sales of 12% from 2000-2007, Dexter came in as the second lowest growth for that period among towns used in this analysis. Three communities near Dexter: Palmyra, Newport and Dover-Foxcroft, all saw growth of over 68, 50 and 27 percent respectively, and all came in with vastly better sales. Two other communities, Monmouth and Oxford, are outside of the immediate region, but with similar populations and other characteristics to that of Dexter, saw growth of nearly 45 and 21 percent respectively over the same period. Further signaling that the moderate growth experienced by Dexter is strictly a local trend, the state Maine's growth for that period was 24 percent.

Town	Total Retail Sales		Percentage Change
	2000	2007	
Dexter	\$ 33,208,600	\$ 37,200,200	12.0
Dover-Foxcroft	\$ 34,061,700	\$ 43,458,300	27.6
Newport	\$ 55,367,000	\$ 83,255,700	50.4
Palmyra	\$ 24,801,600	\$ 41,838,300	68.7
Monmouth	\$ 4,330,400	\$ 6,264,700	44.7
Oxford	\$ 87,620,300	\$ 106,307,700	21.3
Warren	\$ 31,143,500	\$ 31,148,000	0.01
Maine	\$ 13,934,469,400	\$ 17,269,202,000	23.9

Maine Revenue Service data as of June, 2008

When looking at Dexter's retail sales categorically, one can gain a better perspective of its trends over the recent few years. The large decreases in business operations and restaurant retail sales have been offset by growth in other sectors. With the business

operations sector, sales have dropped from over \$787,000 in 2000, with a peak of over \$950,000 in 2001, to just under \$300,000 in 2007. The second largest drop in sales (10%), in the restaurant sector, saw a decline from \$1.5 million in 2000 to roughly \$1.37 million in 2007.

The three largest areas of growth were in the auto transportation, other retail, and the lodging sectors. The auto transportation sector saw a sales increase of \$2.34 million over the seven year period. The only other retail sector that saw an increase in sales, came in at \$764,000 over the same time. The table below shows the change in the sectors over the seven year period.

Dexter	2000-2007 % change
Business Operations	-62.7
Building Supply***	48.7
Food Stores	-5.4
General Merchandise***	-1.4
Auto Transportation	17.3
Other Retail	46.4
Personal Consumption	8.6
Restaurant	-9.9
Lodging	24.2
Total	12.0
***2000-2006	

Downtown areas usually have a mix of business operating, general merchandise, other retail and restaurants and lodging. Building supply, food stores, some general merchandise, and auto usually require a large space and therefore, are located outside of the downtown.

As stated earlier, the other communities used as a comparison have seen greater growth than Dexter recently. Over that same period, Newport only saw a decrease in one sector, general merchandise. While reduction in sales in that sector was roughly \$5.5 million, higher than average growth in the other sectors more than made up for it. Dover-Foxcroft also saw a decrease in sales (29%) in the general merchandise sector, but was made up for elsewhere in its economy.

Per capita, retail sales for each sector is a tool that can help determine what leakage, if any, is occurring among different sectors of the local economy. Dexter ranks lowest, or towards the bottom, in most categories listed in the table below. Retail sales are especially low in the business operations sector. Significant lack of sales can also be found in the restaurant and lodging sectors as well. Only in the food stores sector does Dexter rank higher than the state in per capita sales. While this data points to significant

amounts of economic leakage, further analysis that takes into account such variables as the community's income, is needed.

2006 Per Capita Retail Sales

	Dexter	Dover-Foxcroft	Newport	Monmouth	Oxford	Palmyra	Warren	Maine
Business Operating	\$89	\$1,289	\$5,023	\$145	\$446	\$258	\$227	\$1,596
Building Supply	\$1,673	\$1,246	\$4,816	N/A	\$4,830	N/A	\$5,615	\$1,922
Food Store	\$1,902	\$1,484	\$3,115	N/A	\$2,696	N/A	N/A	\$1,068
General Merchandise	\$1,186	\$1,429	\$909	\$36	\$14,968	N/A	N/A	\$2,356
Auto/Transportation	\$4,195	\$2,076	\$5,097	\$285	\$3,791	\$345	\$1,505	\$2,748
Other Retail	\$647	\$1,137	\$1,298	\$195	\$444	\$109	\$238	\$1,473
Consumer Sales	\$10,082	\$8,299	\$18,609	\$1,478	\$27,565	\$20,101	\$7,976	\$11,432
Restaurant	\$421	\$897	\$3,308	\$90	\$774	\$1,130	N/A	\$1,413
Total Sales	\$10,172	\$9,588	\$23,632	\$1,622	\$28,011	\$20,359	\$8,203	\$13,028

B. Potential Sales and Purchasing Power

Two methods were utilized to estimate the potential sales available to Dexter retailers. The methods to collect this information are explained below along with estimates of this potential.

Potential Sales

If we assume that sales in the Town of Dexter perform on a par with towns of similar size, we can estimate a town's sales potential. According to a joint report developed by the University of Maine and Eastern Maine Development Corporation, "potential sales are derived by use of the formula $PS = POP \times PCS \times PF \times II$, where PS = potential sales, POP = population of the town, PCS = per capita sales for the state, PF = the average pull factor for other towns of similar size and II = index of income (local per capita income divided by state per capita income)."

For example, if a town has a population of 5,000 and the state per capita sales are \$6000, and the average pull factor is 1.5, and the index of income – 1.0; potential sales = $5000 \times \$6000 \times 1.5 \times 1.0 = \4.5 million per year.

The table below provides information on potential sales and actual sales. Actual sales are taken from Maine Department of Revenue figures for goods that are taxed. In calculating the difference between 'potential' and 'actual' sales we can identify a surplus or leakage. A leakage would indicate lost sales that Dexter would be expected to have based on the averages for towns of similar population size. According to a University of Maine report,

“sometimes there are mitigating circumstances such as proximity to larger population centers, proximity to interstate highways and others that will cause the retail sales of a particular town to deviate substantially from potential sales.” Such might be the case for Dexter. For example, general merchandise sales have the presence of a strong general merchandise category in Newport, Palmyra and Bangor. Dexter faces a great level of competition from its surrounding communities, in each and every sector of its economy.

Merchandise Category	Potential Sales	Actual Sales 2006	Surplus or (Leakage)	Surplus or (Leakage) as a % of Total Sales
Auto/Trans	\$6,791,656	\$15,673,300	\$8,881,644	130.77%
Building Supply	\$7,518,603	\$6,250,700	(\$1,267,903)	-16.86%
Food	\$3,314,658	\$7,104,100	\$3,789,442	114.32%
General Merchandise	\$8,057,842	\$4,430,800	(\$3,627,042)	-45.01%
Other Retail	\$1,562,379	\$2,418,600	\$856,221	54.80%
Restaurant/Lodging	\$3,000,502	\$1,790,600	(\$1,209,902)	-40.32%
Business Operating	\$2,786,036	\$334,000	(\$2,452,036)	-88.01%
Consumer Sales	\$39,593,892	\$37,668,100	(\$1,925,792)	-4.86%
Total Sales	\$72,625,569	\$75,670,200	\$3,044,631	4.19%

While heavy surpluses in the auto/transportation and food sectors over shadow heavy losses in other important sectors, this analysis finds that Dexter is currently drawing in a surplus from the sale of goods to those outside of its borders. With a potential for an additional \$3.6 million in sales, the largest possible growth can be found in the general merchandise sector. The business operating sector is another larger loss for the Town. Potential sales in this sector stand at \$2.4 million per year.

Purchasing Power

By examining retail expenditures we can determine what purchasing power actually exists. In other words, we can determine how much in retail sales is generated by those who live in Dexter. However, the bigger question is how much potential is there for retail sales in Dexter. Pulling power provides one means to address this question. Another means is to combine data from the 2002 Consumer Expenditure Survey with Census data on income. In brief, by utilizing national data on the portion of income spent on various retail expenditures by household income, and combining this with data on household income, we can estimate purchasing power for the Town of Dexter.

The purchasing power data below is based on zip code geography for each town in study. The following table provides an estimate for 16 different categories of expenditures. Dexter has the potential to generate a total of \$14,823,137 in consumer expenditures for the 16 categories outlined above. The majority of this spending comes in the food sales for home category.

Text and information contributed by Jason Bird in his contractual agreement to provide economic development services to the Town of Dexter in addition to the committee oversight and review.

Estimated Annual Expenditure by
Community

Consumer Expenditure Category	Dexter	Dover-Foxcroft	Newport	Monmouth	Oxford	Palmyra	Warren
Food at Home	\$6,329,854	\$7,655,373	\$4,565,126	\$4,460,469	\$7,948,522	\$2,826,012	\$5,183,428
Food away from home	\$1,925,598	\$2,379,572	\$1,448,788	\$1,513,778	\$2,642,945	\$863,404	\$1,682,536
Apparel and related services	\$1,880,061	\$2,308,310	\$1,387,547	\$1,447,081	\$2,531,032	\$838,139	\$1,635,501
Television equipment, tapes disks	\$867,697	\$1,056,382	\$637,799	\$634,893	\$1,125,046	\$387,119	\$730,747
Audio equipment, CDs, tapes	\$205,264	\$258,144	\$154,690	\$164,296	\$280,721	\$92,573	\$183,160
Household textiles	\$119,348	\$147,728	\$87,899	\$93,285	\$163,602	\$52,784	\$105,359
Furniture	\$519,517	\$662,532	\$381,230	\$429,640	\$741,963	\$236,985	\$474,084
Floor coverings	\$56,472	\$68,268	\$39,959	\$41,446	\$74,352	\$24,390	\$46,620
Major appliances	\$268,197	\$334,649	\$198,014	\$209,829	\$367,106	\$121,682	\$233,429
Small appliances and housewares	\$82,320	\$102,101	\$62,451	\$64,681	\$113,897	\$36,987	\$72,440
Computer hardware and software	\$225,534	\$284,908	\$174,706	\$183,258	\$314,887	\$101,617	\$199,040
Miscellaneous household equipment	\$386,650	\$491,303	\$292,406	\$321,550	\$551,020	\$176,093	\$349,076
Non-prescription drugs and supplies	\$496,790	\$599,002	\$361,498	\$340,032	\$618,433	\$222,935	\$396,509
Housekeeping supplies	\$835,738	\$1,028,673	\$632,424	\$643,734	\$1,130,153	\$379,121	\$709,775
Personal products	\$477,315	\$581,493	\$347,098	\$346,418	\$610,042	\$212,318	\$400,930
Home repair commodities	\$146,782	\$190,231	\$114,592	\$129,612	\$220,101	\$69,347	\$138,486
Total for 16 categories	\$14,823,137	\$18,148,669	\$10,886,227	\$11,024,002	\$19,433,822	\$6,641,506	\$12,541,120

Source: University of Wisconsin-Milwaukee Employment and Training Institute, 2004.
The analysis is based on 2002 Bureau of Labor Statistics Consumer Expenditure Surveys and 2000 U.S. Census data.

<http://www.uwm.edu/Dept/ETI/PurchasingPower/purchasing.htm>

SECTION 7

POPULATION AND DEMOGRAPHICS

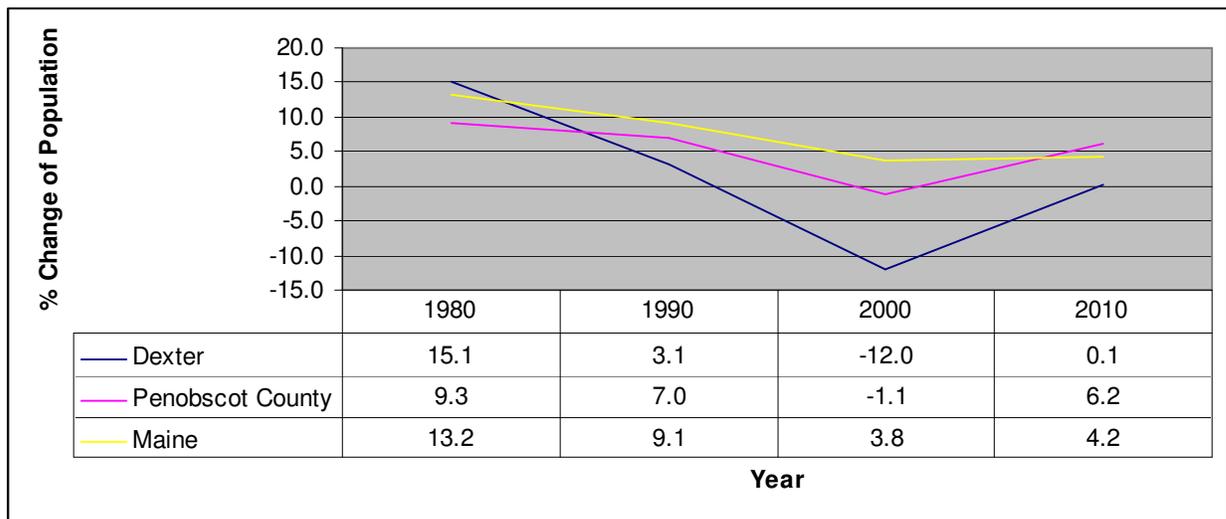
Population

The population of Dexter has risen at varying rates until the 1990s. With the decline of manufacturing jobs starting in the 1990s, Dexter’s population saw decreases as well. The most significant population decline, 12%, came during the period from 1990 to 2000. Today, the population of Dexter is just slightly higher than it was in the 1970s, while the populations of Penobscot County, Maine and the United States have seen considerable growth. The table below shows Dexter’s, Penobscot County’s and Maine’s populations every decade since 1970.

Population			
	<u>Dexter</u>	<u>Penobscot County</u>	<u>Maine</u>
2010	3,895	153,923	1,328,361
2000	3,890	144,919	1,274,923
1990	4,419	146,601	1,227,928
1980	4,286	137,015	1,125,043
1970	3,725	125,393	993,722

Source: US Census and Maine State Planning Office

The graph below breaks down the population trends of Dexter, Penobscot County and Maine from 1970 to 2010. The table below the graph shows the percentage change represented over the previous decade. For instance, from 1970 to 1980 Dexter saw a growth rate of 15.1%, while Penobscot County and Maine saw smaller growth rates, 9.3% and 13.2% respectively. Since 1970, Dexter’s population grew by 4.6%, while Penobscot County’s and Maine’s grew by 22.8% and 33.7% respectively.



Source: US Census and Maine State Planning Office

The table below breaks Dexter's, Penobscot County's and Maine's population down by age groups from 2000 to 2010.

Age Group	Dexter			Penobscot County			Maine		
	2010	2000	% Change	2010	2000	% Change	2010	2000	% Change
Birth to 9 Years	414	464	-10.8	16287	16802	-3.1	143636	153748	-6.6
10 to 19 Years	502	534	-6.0	20376	21654	-5.9	167323	181737	-7.9
20 to 24 Years	198	184	7.6	14014	10962	27.8	79646	69656	14.3
25 to 29 Years	191	213	-10.3	9407	8589	9.5	72681	71951	1.0
30 to 39 Years	406	487	-16.6	17145	21136	-18.9	151848	189815	-20.0
40 to 49 Years	565	589	-4.1	21804	23576	-7.5	199090	210752	-5.5
50 to 59 Years	641	520	23.3	23351	17215	35.6	213397	159165	34.1
60 and 64 Years	259	222	16.7	9286	6065	53.1	89660	54697	63.9
65 to 69 years	210	169	24.3	6574	5536	18.8	65014	50100	29.8
70 Years and Over	509	508	0.2	15679	13384	17.1	146066	133302	9.6

Source: US Census and Maine State Planning Office

In looking at the major age groups, the table above depicts a trend of fewer younger people, yet more older people living in Dexter. In Dexter, an almost 11% decline occurred among those 9 years old and younger. Across the County and the State, slightly less declines in that age group occurred. The number of registered voters in 2012 is 2363 residents.

In the 20 to 24 year old population, or recent high school graduates, an increase was seen in Dexter of 7.6%. However, Dexter's increase is much smaller than Penobscot County and Maine's growth rates. Presumably, this is due to a decline in job opportunities and even the fact that there are no secondary education opportunities in Dexter.

Significant decline could be seen in the 25 to 29 and the 30 to 39 year old population groups. This decline is notable not only for its percentages, -10.3% and 16.6% respectively, but more so when you consider these two age groups are those typically considered being young families. The income and employment statistics detailed later in this section may be a contributing factor for this age group.

The decline in population groups in Dexter from 2000 to 2010 is reduced the older the cohort gets. In fact, considerable increases are seen in those ages 50 to 69 years of age. Dexter's tranquility and peaceful way of life may be a pull factor for those age groups. The excellent health care opportunities within the Town of Dexter for this older age group contributes to the over 50 cohort staying in Dexter and adds to the fact that older residents stay in their homes. There are 4 retirement residential communities located in town that supply affordable housing for the independent retired resident.

Job opportunities in Dexter are expected to continue to decline or remain stagnant over the next 3 to 5 years, or maybe longer, while the economy is in the process of recovering from the most recent recession. While that happens, Dexter could see even further population decline as people move away for opportunities in other communities. This scenario is more likely when considering the aging population in Dexter and that the recent trends of less people moving into Dexter and the community being witness to fewer births. In fiscal year 2006, for example, there were 76 deaths and only 55 births. According to the Town Clerk's data, from July of 2008 until December of 2011, Dexter had 118 births. From that same period, Dexter witnessed 240 deaths.

With the further reduction in Dexter's population likely, the community can expect to see a reduction in tax revenue through property tax values, excise taxes and other fees. This will further strain an already difficult period in municipal budgets. Furthermore, the decline in population will make an economic recovery that much more difficult. With fewer customers, the service sector economy, one of the largest in Dexter, will struggle to grow and provide new job opportunities for residents. The community's housing stock may degrade when there are fewer people to live in the existing homes in town and care for them. With a potential surplus in housing in the community, prices will drop, and it is likely that fewer newer homes will be built as a result. The further decline in population could also have a negative affect on resident's perception of Dexter's future. The result could lead to a self-fulfilling prophecy where a reduction in optimism among residents, caused by the fear of decline, could further enable a greater decline.

A challenge ahead for Dexter is continuing maintenance of a municipal infrastructure built to accommodate a greater number of people. A decline in population often results in reduced demand for some municipal services. However, the costs to maintain roads, water and sewer systems, fire trucks and other essential infrastructure needs often remain the same, as capacity cannot easily be reduced at the same rate.

The Maine State Planning Office is considers the Town of Dexter a service center community, however, the increase in daytime population associated with being a service center community is negated in large part, by a declining population. No strain on the community's roads and other infrastructure has been witnessed in recent years due to an increased daytime population.

The effect of seasonal population whether the snowbird, tourist or three-season owner of a second home, is a factor in planning for the future. The impact of seasonal residency is felt throughout town with services at the Library, local business activity and contribution to the Dexter Lakes Association. The seasonal affects of fishing and hunting also bring people to Dexter.

Educational Attainment

The table below details the educational attainment of Dexter residents from 1990 2009, the most recent data available. These statistics should be viewed with the knowledge of the community's population decline detailed in the previous section.

	Dexter			Penobscot County			Maine		
	2009	2000	1990	2009	2000	1990	2009	2000	1990
Education Attainment									
Less than 9th grade	154	208	281	3,938	4,885	7,120	36,660	47,183	70,153
9 th -12 th grade, no diploma	161	305	507	7,011	8,775	11,998	61,090	80,105	98,307
High school grad. & GED	1,331	1,318	1,404	37,256	36,639	34,793	326,009	314,600	295,074
Some college, no degree	519	428	304	20,106	18,341	14,808	172,779	165,111	127,799
Associate degree	240	143	145	9,574	7,459	6,513	81,687	63,934	54,928
Bachelor's degree	234	198	102	14,994	12,302	10,429	157,038	129,992	100,788
Graduate or professional degree	111	87	95	8210	7,104	5,749	83,036	68,968	48,564
High School Grad. or Higher	88.5%	80.9%	72.2%	89.2%	85.7%	79.1%	89.4%	85.4%	78.8%
Bachelor's Degree or Higher	12.5%	10.6%	6.9%	23.0%	20.3%	17.7%	26.1%	22.9%	18.8%

Source: US Census and Maine State Planning Office

The percentage of Dexter residents that have obtained a high school diploma or higher in 1990 was considerably lower than the County and State averages, 6% to 7% lower. Since then, the community has made considerable gains in this category and, when factoring in the margin of error, is on par with the State and County attainment numbers. In 2009, 88.5% of Dexter's population had obtained a high school degree or higher. Penobscot County and Maine came in at 89.2% and 89.4% respectively.

In 1990, almost 7% of the population in Dexter had obtained a bachelor's degree or higher. Today, that number is over 12%. However, the rate of Bachelor degree attainment in Dexter is considerably lower than the averages found across Penobscot County and Maine. In 2009, Penobscot County had a rate of 23% and Maine had a rate of 26%, a rate that is more than double Dexter's. As a matter of percentage points, Dexter's population has fallen further behind over the last 20 years when compared to the County and the State

Income

The table below details the change in income from 2000 to 2009, the most recent data available. Household and per capita income in Dexter has historically lagged behind that of Penobscot County and Maine.

	Dexter		Penobscot County		Maine	
	2009	2000	2009	2000	2009	2000
Median Household Income	\$34,968	\$26,000	\$42,366	\$34,274	\$46,541	\$37,240
Per Capita Income	\$18,139	\$14,197	\$22,813	\$17,801	\$24,980	\$19,533

Source: US Census and Maine State Planning Office

When comparing median household income in Dexter to that of Penobscot County and Maine, from 2009 to 2009, the difference in income was either reduced in Dexter's favor, when compared to the county, or did not increase substantially when compared to the state. However, median household income in Dexter was still \$7,398 and \$11,573 respectively.

The gap between Dexter when compared to Penobscot County and Maine for per capita income rose considerably over the period from 2000 to 2009. When compared to the County, it rose from a \$3,604 difference to a \$4,674 difference. When comparing Dexter to Maine, the gap is even wider; from 2000 to 2009 it rose from \$5,336 to \$6,841. Those residents that are retired, living independently or seasonal do contribute to the overall economic health to the community, however it is difficult to quantify the statistics in this document. Based on 50 households polled, it was determined that 90% of residents between 60 and 104 are living in their own homes. The Dexter Public Health Nurses help people stay in their own homes by offering excellent home care.

Employment

The table below details the occupations in Dexter in 2000 and 2009. From 2000 to 2009, Dexter lost a total of 210 jobs, with no specific occupation type bearing the brunt of the decline. It is important to note that losses in occupation types tended to be in the manufacturing and construction areas and gains, as a percentage of all jobs, tended to gain. This is important to note because service sector jobs tend to pay less and also have a reduced economic impact when compared to manufacturing and construction occupations.

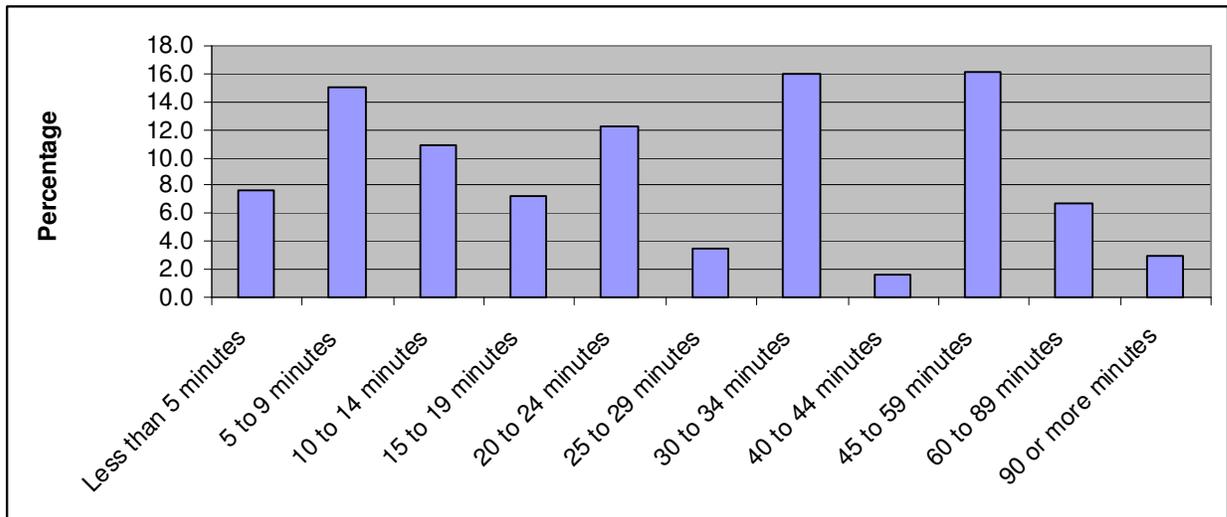
Employment - Occupation	Dexter				Penobscot County		Maine	
	2009	% of Jobs	2000	% of Jobs	2009	% of Jobs	2009	% of Jobs
Total Jobs	1,462		1,672		72,538		656,411	
Management, professional, and related	330	22.6	340	20.3	23,791	32.8	218,740	33.3
Service occupations	326	22.3	295	17.6	13,760	19.0	115,436	17.6
Sales and office occupations	338	23.1	404	24.2	18,679	25.8	162,634	24.8
Farming, fishing, and forestry	47	3.2	39	2.3	698	1.0	10,385	1.6
Construction, extraction, and maintenance	137	9.4	238	14.2	6,917	9.5	68,696	10.5
Production, transportation, and material moving	284	19.4	356	21.3	8,693	12.0	80,520	12.3

Source: US Census and Maine State Planning Office

Service occupations increased as a percentage of all jobs. Construction, extraction and maintenance saw the largest decline from over 14% to 9.4%. As a percentage of all jobs, production, transportation and material moving occupations are considerably higher in Dexter than in Penobscot County and Maine. Service occupations tend to have a larger impact on the total number of jobs in Dexter than they do across the County and Maine as well. In 2000, construction, extraction and maintenance occupations were notably higher in Dexter than in the County or across Maine. However, due to the decline over the last decade, the impact locally has fallen below that of the two other areas.

Transportation to Work

The graph below depicts the time Dexter residents spent traveling to work. Where most commuting in and around Dexter should take typically no more than 15 minutes, one can see that the many of those employed in the community commute out of town for jobs. The largest commute, only by a slight margin, was the 45 to 59 minute mark. This is roughly the time it takes someone to travel to Bangor, the largest economy in the region.



Source: US Census and Maine State Planning Office

In 2009, and historically, Dexter resident's primary mode of transportation is the automobile. This is in line with the rest of the county and the State of Maine. The obvious reasoning behind this is the rural nature of communities in Maine. There is not sufficient density in most parts to warrant the development of a public transportation system. Typically, there is not adequate infrastructure such as sidewalks/ shoulders or trails in rural communities to allow for a large amount of pedestrian transportation.

Text and information contributed by Jason Bird in his contractual agreement to provide economic development services to the Town of Dexter in addition to the committee oversight and review.

SECTION 8

EXISTING LAND USE PATTERNS

One of the most important elements of a comprehensive plan is an analysis of how land is used within a community. An inventory of current land use can be used to identify past trends, areas of seemingly incompatible uses, areas where future growth is likely to occur, and how existing regulations are influencing the development of the Town. All these factors, as well as others, provide valuable information for future planning.

This section provides an analysis of land use in Dexter and is accompanied by a graphic representation of the Town’s overall development pattern. Such information should help in the development of a land use plan for the future that promotes orderly growth, protects rural characters, makes efficient use of public facilities and services and prevents urban sprawl.

The Town of Dexter is located in the southwestern portion of Penobscot Count, approximately 30 miles northwest of the City of Bangor, in central Maine. It is bordered by the Town of Sangerville to the north, the Town of Dover-Foxcroft to the northeast, the Town of Garland to the east, the Town of Exeter to the southeast, the Town of Corinna to the south, the Town of St Albans to the southwest, the Towns of Ripley and Cambridge to the west, and the Town of Parkman to the northwest.

Approximately 73 percent of the land area of the Town is forested, approximately 19 percent is agricultural or open, and 8 percent is urban. Development in the Town is heaviest in and around its business core at the outlet of Lake Wassookeag, and along the shorelines of Lake Wassookeag and Echo Lake. Past residential and commercial development has been greatest within and near the urban area. Residential growth has also occurred along many of the rural roads.

Subdivision Activity

The Planning Board has approved 24 subdivisions since 1980, for a combined total of 149 lots that includes 18 units (the 18 unit development would not technically have been a subdivision in 1984, but would be under today’s subdivision law) and 789 acres. Table A contains a listing of these subdivisions.

TABLE A
SUBDIVISION ACTIVITY since 1980

Subdivision Name	Year	Location	# Lots/ Unit	# of Acres
Camp Dexter	1980	Old Shore Road	27	40 (approx.)

Gary & Frank Santos	1982	Eaton Road	4	101.9
Hillside Terrace	1984	Prospect Street	18 units*	4.0
Wm A Gourley	1984	Charleston Road	4	46.6
Mary Page	1985	Old Shore Road	3	4.9
Petracca Subdivision	1985	Route 94	3	2.8
Charles Ziemba	1986	Bugbee Road	9	7.0
Country View Acres	1986	Pullen Road	10	252
Country View Acres	1986	Pullen Road	3	30.4
James Ready	1986	Old Charleston Road	4	18.9
Everett Pullen	1988	Charleston Road	4	10.5
Hornbeam Ridge	1988	Shore Road	15	93
Abilio Santos	1990	Camp Dexter Road	3	19.6
Beech Wood Cove	1990	Zion's Hill Road	7	19.6
Gamester	1990	Bugbee Road	5	5.5
Ron Goldstone	1996	Beech Street	3	1.0
Michael Blake	1998	Water Street	3 uses	2
Webber	1999	Garland Road	3	11.34
Lillian Simon	2001	Goff Road	2	3.0
Brooks/ Herring	2002	Corinna Road	4	22
Southview Acres	2005	High Street	5	21
Lakeside	2006	Zions Hill Road	6	22
Veelewja Subdivision	2006	North Dexter Road	10 VOID	15 less
Sebasticook Shores	2010	North Dexter Road	10	50.5
TOTALS			149	789

* NOTE: Not technically a subdivision under State Statute in 1984. Source: Dexter Planning Board Files

Commercial and Industrial Land Use locations
TABLE B

<i>Map & Lot</i>	<i>Location</i>	<i>Use</i>
005-021-B	200 Church Street	Masonic Hall
006-005-A	54 Prospect Street	Army Reserve
006-035-A	64 Park Street	Dexter Healthcare
007-032	83 Church Street	Skowhegan Savings Bank
007-034	55 Church Street	Mike's Transmission
007-036	45 Church Street	Irving Gas Station
007-052	55 Grove Street	Motor Supply
007-054	60 Church Street	Varney Agency
007-055	74 Church Street	Irving Gas Station
007-057	86 Church Street	Lawyer

007-059	94 Church Street	CarQuest
007-060	102 Church Street	New Restaurant soon
007-060-A	98 Church Street	Fire Station
007-063	110 Church Street	Recycling Center/Tattoo Parlor
008-001	74 Grove Street	Kiwanis Thrift shop
008-015-B	85 Grove Street	Office Space/Apartment
008-017	144 Grove Street	Utilities
009-008-A	16 Crosby Street	School Bus Depot
009-017	12 Abbott Hill Road	High School
010-017	27 Main Street	Reny's
010-019	23 Main Street	Town Office
010-020	21 Main Street	Eastern Gazette
010-021	11 Main Street	Tillson's Hardware
010-022	15 Main Street	Bank Block Building (vacant)
010-023	11 Main Street	Tillson's
010-025	7 Main Street	Vacant next to Tillson's
010-026	3 Main Street	Rent-a-Center
010-029	29 Grove Street	Warehouse
010-029-A	12 Church Street	Historical Society
010-030	15 Grove Street	For Sale
010-031	9 Grove Street	Grange
010-032	1 Main Street	Police Station
010-033	1 Church Street	
010-034	10 Hall Street	Town Hall
010-037-042	20 Church Street	Bud's/Doctors/Hairdressers
010-040-041	37 Church Street	Bud's/Doctors/Hairdressers
010-045	15 Church Street	Church
010-082	18 Main Street Hill	Communications
010-092-C	23 Main Street Hill	Dentist
010-098	51 High Street	Doctor's Building
010-098-a	41 High Street	Doctor's Building
010-124	5 Main Street Hill	Baptist Church
010-125	2 Post Office Road	Post Office
010-126	10 Spring Street	Vacant
010-129	20 Spring Street	Car dealership
010-130	24 Spring Street	Car dealership
010-134	42 Spring Street	Car dealership
010-138	55 Spring Street	Plaza – Restaurant
010-149	35 Spring Street	Hotel (vacant) For sale
010-150	33 Spring Street	
010-152	29 Spring Street	Shell Station/Store vacant
010-153	23 Spring Street	Dr Chapman's Office
010-156	4 Main Street	Fossa General Store

010-157	6 Main Street	Dexter Café Vacant
010-158	12 Main Street	Partially occupied
010-159	16 Main Street	Lawyer's Office
010-161	22 Main Street	Bank
010-162	26 Water Street	Historical Society
010-162	26 Water Street	Historical Society
010-163	24 Main Street	Prudential
010-164	28 Main Street	Dragonflies & Gym
010-166	30 Main Street	Dried Spices etc
010-167	32 Main Street	Dried Spices etc
010-171-A	48 Main Street	Howard Insurance Company
010-175	45 Main Street	Dexter Boarding Home
012-042	130 Spring Street	Church
012-049	80 Spring Street	Al Tempesta Tempesta Motors
012-067	139 Spring Street	Dexter Discount Tire
012-073	103 Spring Street	Church
012-075	91 Spring Street	Toot's
012-078	81 Spring Street	Dr. Rudmin eyeglasses
012-089	66 Water Street	
012-092	93 Lincoln Street	
012-093	87 Lincoln Street	Garage – for sale Vacant
012-117	31 Mill Street	Vacant
012-137	76 Main Street	Pawn Shop
012-158	59 Main Street	Church
012-160	54 Main Street	Laundramat
012-161	11 Water Street	
012-171	Free Street	Church
013-031-A	69 Main Street	Credit Union
013-036	61 Main Street	Funeral Parlor
023-007	322 Dover Road	Second Hand Store
013-075	15 Lincoln Street	Ells Construction
014-011-A	16 St Francis Street	Storage
014-042-A	38 Railroad Avenue	
014-057	35 Sunrise Avenue	Golf Course
015-001	225 Spring Street	Old Fayscott – vacant/storage
015-007	183 Spring Street	Furniture Store
015-023-A	92 Liberty Street	Storage
015-026	16 Russ Street	Noah's Landing Restaurant
015-031	80 Water Street	Watering Hole/Warehouse
015-032	171 Spring Street	Dexter Variety
015-036-A	175 Spring Street	Norm Cookson Realty
015-038	166 Spring Street	Seaman's Flooring

015-042	182 Spring Street	Tom's garage
015-058	188 Spring Street	Rite Aid
015-070	283 Spring Street	Ambulance
017-001	325 Garland Road	Spring Street Greenhouse
018-003	100 Railroad Avenue	Town of Dexter
		Highway Garage
018-014	71 Railroad Avenue	H.H.Brown Shoe
018-016	11 McFarland Street	H.H. Brown Shoe
030-010	21 Jennings Hill Road	Dexter Lumber
030-011	11 Jennings Hill Road	Dexter Lumber
031-015-H	17 Crockett Road	Lakeshore Lunch
102-001-A	311 Corinna Road	Beta Business
102-002	335 Corinna Road	Vacant
102-003	339 Corinna Road	Brooks Cars
102-004	397 Corinna Road	Brooks Tires
102-008	445 Corinna Road	Mainley Crafts
102-015	514 Corinna Road	
102-021	300 Corinna Road	Motel
201-044	851 North Dexter Road	Wayside Theatre/Grange
201-085	612 North Dexter Road	T.J.'s Restaurant – for sale
202-004-H	188 Number Ten Road	Snowmobile Club
301-007	809 Dover Road	Log Cabin Grocery
301-011	845 Dover Road	Light Commercial Utility
301-052	257 Silver Mills Road	Church
302-084	460 Dover Road	DOT
401-007	487 Garland Road	Group Home
401-022	101 Dunn Road	Utilities
401-047	101 Pullen Road	Joe's Auto Repair
102-043-A	175 Fern Road	School

Source: 2011 Land Use Inventory of Dexter Tax Cards

Vacant Land

An examination of vacant land and its location can be used to determine the effectiveness of land use regulation and, in combination with information on land capabilities, the amount of land available for future development.

As of September 2011, 291 parcels of land in Dexter were vacant, for a total potential building acreage of 3,823 acres. The category of lot is as follows:

Buildable lots	168 lots	709 Acres
Unbuildable	25 Lots	115 acres
Landlocked	23 lots	374 Acres
Large Lots	75 lots	2625 Acres

Town of Dexter 2011 assessment record cards

The land described above as vacant land has been analyzed to reveal 168 lots that are ready to build on now. These lots appear throughout town but mostly appear in the rural district of town. In the rural zones of town there are approximate 90 vacant lots ready for development. This number will be sufficient for the planning period with the reduced growth during these economic stressful times.

Between 2008 and 2012 there have been 55 building permits for residential structures granted; some of the permits were to replace a Mobile home or a residence with a stick built structure. In the current building environment as we look ahead at the next 10 years, the current evidence, there may be more people upgrading their structure rather than building new.

The Town of Dexter has five ordinances related to land use currently in effect. The Planning Board is currently developing a Site Plan Review Ordinance to help manage non-residential uses within areas that are residential so the uses placed there will be compatible with residential neighborhoods. Each is described below:

Flood Prevention and Protection Ordinance

This Ordinance requires that before any construction or other development, including the placement of manufactured homes, begins within any area of an established special flood hazard area, a flood hazard development permit should be obtained from the Town Office. Certain development standards must be followed, such as having a design that prevents flotation, collapse or lateral movement of the structure; the use of materials that are resistant to flood damage; and special rules for mobile homes.

Shoreland Zoning Ordinance updated to 2006 state guidelines and adopted in 2009

The purpose of the Shoreland Zoning Ordinance is to further the maintenance of safe and healthful conditions, including the water supply for the Town; prevent and control water pollution; protect spawning grounds, fish, aquatic life, bird and other wildlife habitat; control building sites, placement of structures and land uses; and conserve shore cover, visual as well as actual points of access to inland waters and natural beauty. The Ordinance applies to all land area within 350 feet (more restrictive than the guidelines), horizontal distance, of the normal high water mark of both Big and Little Lake Wassookeag. The Ordinance also applies to all land areas within 250 feet horizontal distance, of the normal high water mark of any other great pond or river as defined and wetland rated high to moderate value wetland by the Maine Department of Inland Fisheries and Wildlife and such land areas as are zoned in this Ordinance.

Subdivision Ordinance

The Subdivision Regulations define a subdivision as a division of a tract of land into three or more lots or units within a five-year period. The Regulations have provisions for applications, inspection of required improvements, public acceptance of streets and recreation areas, calculating phosphorus run-off in lake watersheds of great ponds, street

design, water supply, sewage disposal, preservation of wetlands, natural and historic features, lot dimensions, common land, home owners associations, impact statements and performance guarantees.

When proposing subdivision in Shoreland Areas, a complete phosphorus study is required to help maintain the pre construction or better for newly developed lots in the sensitive areas near a water body.

Health and Safety Rental Ordinance

Establishes minimum standards governing the condition and maintenance of dwellings offered for rent. The Ordinance includes provisions concerning occupancy (number of persons per dwelling unit based on bedrooms), ceiling heights, rooms sizes, light and ventilation, accessory rooms, stairs, exits, maintenance, plumbing, heating, smoke and carbon monoxide alarms and control, electrical systems, yards, infestation and screening, garbage and refuse and responsibilities of landlords and tenants. This ordinance is in need of revision, having not been modified since 1989 with the exception of allowing the inspector to rely on the reports of the state and federal agencies when permitting the subsidized rental communities at Chaia housing, Silver Lake, Bishop Hill, Hillside Park and Fairway Knolls. This residential rental group Total rental units in Dexter have grown to be over 500 dwelling units town-wide. These rentals are located town-wide and comprise of 88 properties with 57 Single family or Mobile homes, 60 Multifamily and the Rental Communities 125 units town-wide

Land Use Ordinance, adopted 1999, upheld by referendum

Includes rules on lot size and frontage requirements in each zone, as well as setbacks from the property lines for structures for newly developed lots in four zones which include Residential, Commercial, Industrial and Rural land use areas. The areas generally mirror the historic scheme of development. The residential and primary commercial zones comprise the area served by town water and sewer. The active commercial locations table, recognizes that some commercial existed at the adoption of the ordinance and are allowed to continue uninterrupted as the town recognizes legally existing uses of record at the time of adoption of the Land Use Ordinance. There are also areas of the rural district that can support some commercial activities and uses.

Many residents including some committee members and advisors believe that the Land Use Ordinance is and continues to be too restrictive and the rules should be relaxed.

The following dimensional standards shall apply throughout the entire Town of Dexter:

DISTRICTS	Commercial	Residential	Rural	Industrial
1. Minimum Lot Area DIMENSIONS				
(a) With public sewer	10,000 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
(b) Without public sewer	20,000 sq. ft.	20,000 sq. ft.	1 acre	20,000 sq. ft.
2. Minimum Lot Frontage	75 feet	100 feet	150 feet	100 feet
3. Minimum Structure Setbacks				
Front Setback	10 feet	10 feet	10 feet	10 feet

Side Setback	None	10 feet	10 feet	10 feet
Rear Setback	None	10 feet	10 feet	10 feet

A. Required Frontage. All lots hereinafter created after the effective date of this Ordinance shall possess a minimum frontage (1) on a road as defined in this Ordinance, or (2) on a deeded private right-of-way a minimum of fifty (50) feet in width for the entire length of the right of way. The existing fire lanes in Dexter are accepted as meeting this requirement for a deeded private right-of-way for seasonal use only. For purpose of this subsection, seasonal use is defined as between the dates of May 15th. and October 1st.

B. Cul-de-Sac Frontage. New building lots located at the end of cul-de-sacs shall be designed so that they have a minimum of 100 feet of street frontage along the front lot line in the rural district or a minimum of 50 feet of street frontage in all other districts; and, all other dimensional requirements shall apply.

C. Setback Measurements. All setbacks shall be measured from the property line to the nearest part of the building.

D. Front Setback. The minimum front setback along a public road shall be measured from the edge of the right-of-way line, according to the above table. The depth of any yard abutting a public road shall conform to the front setback.

E. Driveways, Parking Areas. Driveways and parking areas may be located within any required setback area but shall not be located within six (6) feet of the side or rear lot lines.

SECTION 9 HOUSING

The Town of Dexter has been a recipient of a \$250,000.00 CDBG grant that provides for housing rehabilitation, housing replacement and emergency repairs as key to facilitate weatherization by others for low to moderate income homeowners in Dexter.

The project was completed in 2011. The housing assessment and outcomes are as follows:

Dexter Town Council Meeting– Initial Housing Assessment - May 14, 2009

Demographics

- How is the population changing
- Does this require new kinds of housing
 - More elderly, disabled
 - Smaller families mean smaller housing
 - Closer to services
- What is the current condition of housing?
 - What is condition of the housing
 - Are there particular types of housing or locations that need attention
- Is there enough rentals, homeownership opportunities?
 - Can the elderly age in place
 - Is there adequate housing for new families
 - Are there sufficient safe and affordable rentals
 - Is there a need for more subsidized housing
- Is there affordability, health, or other safety issues that require town support?
- Do town regulations support appropriate housing development?
- How has the economy affected housing and what does the future look like?
- If you had one wish to improve or change housing what would it be?

All Councilors and the Town Manager participated in the discussion on May 14, 2009

Key issues included:

- Funding is needed to purchase the ‘know how’ to fix homes
- There are more vacant homes than in the past.
- Older, pre-1976, mobile homes are a big problem.
- Large houses are becoming obsolete. They are difficult to fix and maintain, especially for older households. More ‘small house’ options are needed.
- The second home market has died.
- There are increasing number of bank owned properties due to foreclosures. An example was noted where a property was appraised for \$20,000 less due the presence of a nearby foreclosed property.
- Town has significant number of rental properties, perhaps 400. The Town performs inspections. January vacancies were high, perhaps as high as 6%.

Subsidized housing is full. There are waiting lists. The following elderly housing projects were mentioned: Silver Lake, Far Knows (SP?), Chaia, Bishops, and Hillside Park (mixture of age groups).

Many multi-families are reverting to single-family homes.

The Comprehensive Plan is in the process of being updated. It was requested that information be shared with the Town from this work that might benefit the Comprehensive Plan.

Information was provided by Mike Bush, Penquis

TOWN OF DEXTER-CDBG HOME REPAIR & REPLACEMENT PROGRAM *FINAL REPORT* September 21, 2011

By the completion of the grant a total of 38 households made application for assistance with home repair. Based on final production records, 45% of all those that applied were served. A waiting list of that size after completion of the grant is a very compelling reason for the Town to apply for a follow-up grant in 2012, the next cycle that Dexter is eligible to compete in.

The CDBG program served 17 applicants. Of these 17 projects, all are 100% complete and closed out. Field work began on November 16, 2010 and ended September 22, 2011.

All mortgages have been recorded in the Penobscot County Registry of Deeds, and original copies are included in the project files to be returned to the Town.

The home repair work included roof repair, window and door replacement, siding and trim wrap, electrical, plumbing, heating, handicapped access, lead paint hazard reduction, septic system repair, and removal of interior health/safety hazards.

One replacement project came to fruition as part of this grant. The other replacement candidates living in old mobile homes could not qualify for Rural Development (RD) financing to supplement the Town's grant funds. The one exception to that was an applicant who did qualify for an RD mortgage but wanted to replace their old mobile home with another mobile home on an in-town site, as opposed to a site-built home that CDBG and RD prefers. The Town's Community Development Advisory Committee decided that this was a poor use of scarce funding as the new mobile was a depreciating asset and also would not employ local labor or suppliers. This allowed the Town to address a failed septic system that was polluting ground water and presenting a public nuisance.

Where possible, small emergency projects were undertaken to remove severe health/safety issues on those mobiles that could not be replaced.

A total of \$212,500 in direct benefit CDBG funds has been expended. The average project cost was \$12,500, below the \$15,000 target set in the program guidelines. Project costs ranged from \$1,050 for a small emergency project to \$30,650 for whole house repairs on a home with severe health/safety issues. The state allowable maximum per project is \$40,000. As a result of the repairs made with the Town's CDBG funds, Penquis was able to follow up and provide weatherization and Central Heating

Improvement Program services on homes that they had been forced to walk away from due to their condition. A total of \$52,027 has been expended by Penquis to date for these services, with more expected in the future.

In addition, Rural Development funds totally \$88,890 were leveraged to supplement the Towns CDBG funds. A total of \$353,417 from all sources was invested in improving the quality of Dexter's housing stock.

The future of programs like the Community Development Block Grant Program is very much in doubt. The state share of CDBG funds was reduced 20% in 2011 due to budget cuts in Washington. MSHA's role in providing home repair services is greatly diminished. USDA Rural Development continues to offer home repair loans and grants, but those funds too are being cut.

Historically, a waiting list as large as the one left after this grant would guarantee a follow-up grant by DECD to complete the job. Regardless of the funding outlook, I recommend the Town consider applying for another CDBG Housing Assistance Program grant in the near future. The chance may not come again, and the need remains.

Report provided by Carlton Pinney of Northeast Housing Services

The letter of intent has been sent to the CDBG program for additional funding (due March 2012) to continue this home repair and replacement program for low to moderate income homeowners in Dexter. The grant request will be for \$300,000.

Information was provided by Carlton Pinney, Northeast Housing Services

Housing – Subsidized Units, 2008

	Dexter
Disabled Units	
Family Units	22
Housing Choice	13
Vouchers	
Senior Units	94
Special Needs Units	8
Total	137

U.S. Census, 2010

Some of the subsidized retirement communities have experienced waiting lists and this issue may need further investigation. How many units will be needed is currently not known, however the four retirement communities located in town consist of over 100 at this time and the Dexter Healthcare nursing home is local. There are retirement communities in Dover-Foxcroft as well as assisted living centers with nursing homes. The town also has a Group Home for developmentally and mentally challenged adults operated by Charlotte White Center from Dover-Foxcroft and a private boarding home that serves the disabled and elderly. Dexter also has a home specifically for mothers and children that is operated by Penquis.

Housing – Median Home Price, 2008	Dexter
Affordable at Median Income	83,136
Income Needed for Median Price	32,775
Median Sale Price	91,000

The median home price in Dexter, when analyzing the ability to afford, based on 80 % of median income, shows that most people can afford homes in Dexter with less than 25% of the household income.

Housing – Unable to Afford Median Home	Dexter
Percentage of Households Unable to Afford	0.53
Number of Households Unable to Afford	847

Housing – Average 2 Bedroom Rent Average @ Bedroom Rent with Utilities	Dexter
	708.41

Housing – Unable to Afford 2 Bedroom Rent Dexter

Percentage of Renter Households Unable to Rent	0.61
Number of Renter Households Unable to Rent	270

Information provided by U.S. Census Bureau, 2010

The charts above speak to the complex low to moderate income housing situation in Dexter that is currently being helped, dramatically, through the CDBG housing Grants. Workforce housing is not under any additional regulations than any other building in town,; all structures are required to follow ordinances outlined in Existing Land Use Patterns section. There are no special zones for affordable housing; all zones allow workforce housing that may include small stick built homes, mobile homes and modular homes. The total mobile homes that we have in town are 150 on their own lot and 168 with no land. The 3 Mobile home parks have a total of 105 mobile homes and some are rental homes.

The 2011 town of Dexter Tax assessment records show the percent of the tax valuation for each category of property:

125 uncoded lots	3 %
408 Land only lots	3.1%
168 mobile homes with no land	.70 %
150 Mobile homes on lots	3.3%
73 Auxiliary lots	1 %
114 Commercial Lots	7.0 %
14 Industrial Lots	4.0%
24 Agriculture lots	.80 %
6 Utility lots	1.3 %
75 Exempt Lots	.20 %
1272 Residential Lots	54 %
311 Lake front lots	22 %

Totaling 2740 lots assessed town wide- \$223,121,050.00

Some seasonal homes have been weatherized to make year round homes over the last 10 years. Some old cottages have been demolished or lifted to replace the home or the foundation. This has happened in the shore land areas around the lakes. The State Plumbing Code requires a complete year round septic system to be installed for this seasonal conversion to take place.

The chart below show the to date age of the housing stock in Dexter. As the chart denotes, the housing stock is predominately 40 years and older buildings, with the majority of homes being over 70 years old.

Housing – Age of Home by Tenure,		
	2000	2010
Owner occupied	1,163	1,089
2005 or later		0
2000-2004		134
Built 1990 to 1999		103
Built 1980 to 1989		55
Built 1970 to 1979		211
Built 1960 to 1969		63
Built 1950 to 1959		106
Built 1940 to 1949		38
Built 1939 or earlier		379
Renter occupied	452	575
Built 2000-2010		21
Built 1990 to 1999		52

Built 1980 to 1989	20
Built 1970 to 1979	171
Built 1960 to 1969	66
Built 1950 to 1959	26
Built 1940 to 1949	0
Built 1939 or earlier	219

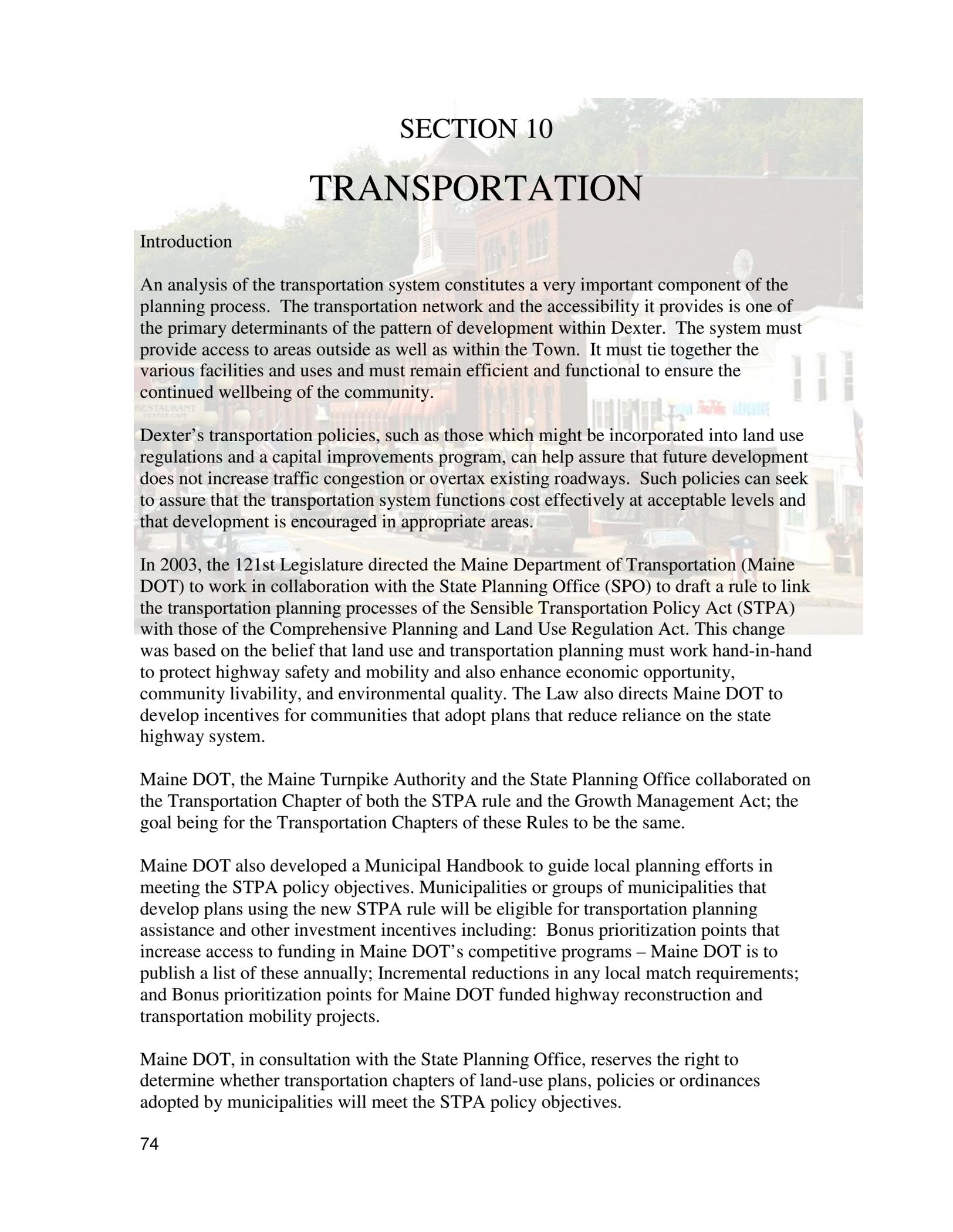
U.S. Census, 2010
Housing Vacancies, 2010

Occupied	1651
Vacant	490
Vacant, for rent	54
Vacant sale only	51
Recreational	304
All other vacant structures	68

U.S. Census, 2010

With the inventory presented above, the town of Dexter has an older housing stock that includes subsidized, retirement, rental and residential communities that are within reach of the low to moderate income residents.

There are many vacancies throughout town, homes and rentals. The stock is available for more than we have looking for housing. The current economic situation statewide puts added stress on the housing market and as the crisis lifts, the town of Dexter is poised to have a expansion of homes and renovations of the historic homes in the future planning period. There are homes that have fallen into disrepair and require attention and rehabilitation. These homes may be the ones chosen for the Housing Assistance funds.



SECTION 10

TRANSPORTATION

Introduction

An analysis of the transportation system constitutes a very important component of the planning process. The transportation network and the accessibility it provides is one of the primary determinants of the pattern of development within Dexter. The system must provide access to areas outside as well as within the Town. It must tie together the various facilities and uses and must remain efficient and functional to ensure the continued wellbeing of the community.

Dexter's transportation policies, such as those which might be incorporated into land use regulations and a capital improvements program, can help assure that future development does not increase traffic congestion or overtax existing roadways. Such policies can seek to assure that the transportation system functions cost effectively at acceptable levels and that development is encouraged in appropriate areas.

In 2003, the 121st Legislature directed the Maine Department of Transportation (Maine DOT) to work in collaboration with the State Planning Office (SPO) to draft a rule to link the transportation planning processes of the Sensible Transportation Policy Act (STPA) with those of the Comprehensive Planning and Land Use Regulation Act. This change was based on the belief that land use and transportation planning must work hand-in-hand to protect highway safety and mobility and also enhance economic opportunity, community livability, and environmental quality. The Law also directs Maine DOT to develop incentives for communities that adopt plans that reduce reliance on the state highway system.

Maine DOT, the Maine Turnpike Authority and the State Planning Office collaborated on the Transportation Chapter of both the STPA rule and the Growth Management Act; the goal being for the Transportation Chapters of these Rules to be the same.

Maine DOT also developed a Municipal Handbook to guide local planning efforts in meeting the STPA policy objectives. Municipalities or groups of municipalities that develop plans using the new STPA rule will be eligible for transportation planning assistance and other investment incentives including: Bonus prioritization points that increase access to funding in Maine DOT's competitive programs – Maine DOT is to publish a list of these annually; Incremental reductions in any local match requirements; and Bonus prioritization points for Maine DOT funded highway reconstruction and transportation mobility projects.

Maine DOT, in consultation with the State Planning Office, reserves the right to determine whether transportation chapters of land-use plans, policies or ordinances adopted by municipalities will meet the STPA policy objectives.

Highway and Road Classification

The Maine Legislature has authorized and directed the Department of Transportation (MDOT) to classify all public roads throughout the State. The classification system that was established was based on the principle that the roads, which serve primarily regional or statewide needs, should be the State's responsibility; and roads, which serve primarily local needs, should be a local responsibility.

The State's classification system includes the following:

State Highways are usually arterials and are comprised of a system of connected highways throughout the State, which serve arterial or through traffic. The State is responsible for all construction/reconstruction and maintenance on the 9.98 miles of arterial highway in Dexter. Highway Route 7 and Route 23 from the center of Town northwestward to Sangerville are arterials. Route 7 connects Dexter to Dover-Foxcroft (13 miles) on the North and to Corinna (8 miles) and Newport (15 miles) on the South. At Newport Route 7 intersects with Interstate 95. Arterial Route 23 links Dexter to Guilford (13 miles) and Sangerville in the north.

State Aid Highways are usually collectors and are roads that are not included in the system of State highways, but which serve as feeder routes connecting local service roads to the State highway system. The State is responsible for construction, reconstruction and summer maintenance of 12.74 miles of State Aid collectors. Collector Route 23 from the center of Town southwestward to Ripley, Route 94, Cambridge Road and Railroad Avenue are the Town's Collector highways. Route 23 links Dexter to Ripley (6 miles) on the West. Route 94 links Dexter to Garland (9 miles) and East Corinth (17 miles) on the East. The Cambridge Road links Dexter to Ripley and Railroad Avenue links Dexter to Corinna.

Local Roads include all other public roads not included in the State Highway or State-aid Highway classification system. These roads are maintained entirely by the municipality, and based on the state system, serve primarily as local service road, which provide access to adjacent land. There are 46.30 miles of roads in this category. The community is located on the state routes and they provide a seamless network of good quality and well cared for roads. (with the 2011 resurfacing of Spring Street)

The town of Dexter has no standards for private roads unless the road is in a subdivision. This is a deficiency in the ordinances and rules should be brought forward for private road construction to assure the quality of these ways. The camp roads around the lakes have been given a status of seasonal use only. Year round camp roads have been built as a result of subdivision review and approval. Therefore, year round roads meet the Subdivision rules for construction of roads and private maintenance is required by the residents to share the cost of repair and maintenance. An inventory of camp roads around Lake Wassookeag has been provided to the Dexter Lake Association. The Penobscot County Soil and Water Conservation district provides information and assistance with the

development of plans for preventing soil and sedimentation control and information on the formation of Road associations.

The town needs the tools supplied by the Maine Local Roads Center, a section of Maine Department of Transportation. There are computer programs that have been developed by the MDOT to help towns develop a comprehensive road management plan. It is strongly recommended that town be using a process to move the road maintenance plan to more planning.

There are a total of 61.27 miles of roads in the Town of Dexter. A road inventory has been updated as a result of this plan and a copy of the inventory is available upon request.

Accident Data and Hazardous Locations

The Maine Department of Transportation (MDOT) keeps records on the number and severity of vehicular accidents within Maine municipalities. Critical Rate Factors are computed for each accident location. The Critical Rate Factor (CRF) is a comparison of the actual accident rate to the expected accident rate based on road type, vehicle miles traveled, and statewide average accident ratio. A CRF greater than one, with more than eight accidents within a three year period, indicates an accident rate higher than should be expected at that location based on statewide data. Dexter does not currently have any locations that have accident rates higher than what would be expected based on MDOT criteria.

Traffic locations:

State Route 7 from (Corinna town line) in the center of town and within the business district, Route 94, Garland Road to the Fern Road for the New Middle School- for morning and afternoon daytime School bus and School staff and parent vehicle traffic,

State Route 23(Mooshead Trail) summer and winter Gatherings at Lake Wassookeag and events at the Wayside Theatre/Grange mostly on the weekends.

Parking

The Town of Dexter has a number of parking facilities, both on and off-street. Near the central business district off-street parking areas can be found both to the north and south of Main Street. The municipal lot of Main Street contains 50 to 60 spaces and the municipal lot to the north side of Main Street contains over 100 spaces. Most of the streets in the downtown have on-street parking. The Town does not have metered parking. All commercial locations have adequate parking for the current use.

The Town's Subdivision Ordinance does not contain any provisions for parking. The Health, Safety and Rental Ordinance requires at least 1½ parking spaces per rental unit for all new construction or renovated rental housing.

Pedestrian Ways

Routes 7 and 23 within urban Dexter have sidewalks on at least one side of the street. Few sidewalks are found along street in other areas. Maintenance is performed on an as needed basis. The Town's Subdivision Ordinance does not contain provisions for pedestrian ways and/or sidewalks. The Walking Trail needs upgrading and maintenance connecting Zions Hill Road- Ripley Road through the trail and Sunrise Avenue. Walking routes to Dexter High School are located through Crosby Street and Park and Dustin Street. Sidewalks are located along Route 7 from Liberty Street extending up Church Street to Acadia Street and Route 23 through downtown extending to Lincoln Street. Sidewalks are also located up Zion's Hill turning on to Dustin Street leading to Pine and Abbott Hill Road to the Dexter High School.

With this extent of sidewalks, the town of Dexter affords a resident a opportunity to walk to school, to downtown, to the residential areas adjacent to Route 7 and Main Street.

Public Transportation

There is no public bus transportation serving the Dexter Area. Two local cab services are available to the public. The Eastern Agency on Aging supports the LYNX bus to transport residents to Doctor's appointments out of town. The Lynx Van does accept fares that are going a greater distance.

The Lynx provides transportation services for residents of Penobscot and Piscataquis Counties. All transportation is by appointment. We need to hear from you 3 full business days prior to the day of your appointment.

Weekdays 8:00 am to 4:30 pm

Transportation in: vans and buses, private vehicles, direct family reimbursement for MaineCare covered services Serving: general public, special services for the elderly, MaineCare recipients, other social service clients by agency contract, paratransit provider for The Bus. Vans are fully accessible.

For more information about services: www.penquis.org

Motor Freight Transportation

The Town of Dexter is served by a number of motor freight (trucking) companies largely as a result of its being a hub of two major arterials, Routes 7 and 23. These arterials serve as major trucking routes for the region. Motor freight carriers operating in the area include Cole's Express, St. Johnsbury Trucking Company, Yellow Freight System, Inc., Federal Express and United Parcel Service.

Spring Street (Route 7) service center road through town just was repaved but it became almost un-passable before repaving in fall of 2011. The major concern is to keep the

state roads in good condition with the existing State maintenance budget fluctuating and the high competition for Road dollars.

State Route 7 through town flows very well as there is a reduced speed limit in this densely populated area. The town of Dexter commercial and many residences are located along this thoroughfare.

The Maine DOT planned repaving project to be completed in the summer of 2012 for the Dover Road past the Farrar Road for 2.94 miles, which extends into Garland.

Budgeting is done each year and roads to be repaved and graded with added gravel are included in the list to put aside for.

The Pullen Road Bridge was replaced late in the year in 2011 and came in under budget

The road replacement plan has identified Fern Road and assigned 50K – 2013, 50K 201) as the target. The school project paved to the school as part of the MDOT road upgrade. When the new school was placed there, it was discussed that the road would not get that much traffic. That has turned out to not be inaccurate and some School Buses are traveling on the gravel part of the road to save Fuel along with many residents. Now the town is planning this large road upgrade and has had only a short time to respond to the pressures from residents and the unexpected stress from excess traffic on the gravel road.

The Capital Replacement Plan included in the Government & Fiscal Capacity Section 13, identifies out until 2020, with two bridge projects on Mill and Water Street and the paving of Fern Road. Sidewalks are planned for Church Street- (Route 7 toward Dover) for 2016.

The past practice for identifying roads for repair is done on an as needed basis. Over the past 19 years under the leadership of Public Works Director, Michael J. Delaware, all gravel roads have had installation of geo-textile and resurfacing of processed gravel. These gravel roads are graded as needed through the summer.

Road System Management Software (RSMS11) for Maine Towns

This new-and-much improved software was introduced on a very limited basis in October 2010 to several towns who attended a training session in Augusta and Farmington. Those towns and our staff worked over the Winter and Spring to make small changes to the Program and add the gravel management module. As of August, 2011, the final version was released through statewide workshops. It focuses on both paved and gravel roads and was designed to meet the needs of small to large towns with a particular focus on keeping it simple, simple, simple.....but powerful.

The original RSMS software, which was introduced in Maine in 1990, has been completely rewritten from scratch and this new version is very user-friendly. However, the concepts of the program plus the inventory and condition survey formats are very

similar. The new RSMS Users Group website can now be found at <http://www.rsms.info/> along with much more information.

The actual data collection method used for this software includes:

1. How to inventory a Town's entire local road network,
2. How to do road surface condition surveys and record the data,
3. How to interpret the surface distress information gathered, and
4. How to arrange the findings into a form that is useful to local decision makers who must produce fundable road maintenance programs.

The methodology and software for this system is flexible enough to accommodate the needs of all users in a simple, direct, and easily applied manner. The goal is to identify which road maintenance techniques should be considered for individual roads or streets in a particular local street network.

The system is generic and is simply a tool to manage a local road network. Its optimum value is when a town "customizes" the system with its own repair techniques and local costs.

Chart of Road Maintenance 2002-2010 showing road maintenance over the past 8 years is as follows.

	Ditching	Storm Basins	Rebuild	New SW	Paving	Gravel & Fabric	Culverts	Widen Road
Abbott Hill Road				2003	2001			2003
Airport Road	2004 2006 2008		2007		2001 2009	2004 2005	2004	
Arno Road	2006							
Bugbee Road	2008							
Carr Road						2007		
Charleston Road	2006 2008				2004 2005			
Common Street				2003				
Crawford Road	2002	2003			2004	2006	2005	
Crockett Road	2004				2004	2006		
Dearth Road						2005		
Dunn Road			2008		2006 2007		2005	

Eaton Road	2004		2007			2004	2005	
						2005		
Fern Road	2004					2003		
						2005		
Free Street		2005		2003				
Goff Road		2008			2007			
Hall Street								2003
Highland Avenue								2003
Jennings Hill Road					2009		2006	
Kaeton Pond Road	2006						2006	
Lincoln Street	2005							
	2006							
Main Street Hill	2005							
Mill Street	2006							
Nelson Road	2004		2008					
Number 10 Road	2002					2006		
	2004-2008							
O'Brien Road						2005		
Old Dover Road					Reclaim 2010			

	Ditching	Storm Basins	Rebuild	New Sidewalks	Paving	Gravel & Fabric	Culverts	
Old Pond Road	2006							
Owlsboro Road							2004	
Park Street	2006							
Pleasant Street		2006						
		2008						
Pullen Road	2002					2003		
						2004		
						2006		
						2007		
School Street	2006	2005						

Shore Road					2001		2006	
					2006		2010	
Silver Mills Road	2004							
Summit Road					2009			
Sunrise Avenue					2001			
Tremblay Road	2002					2003	2006	
Trotting Park Road	2008					2008		
Upper Garland Road					2010	2003		
						2006		
						2007		
Water Street				2003				
Wing Road	2005				2006			
					2009			
Zions Hill Road				2003				

2003 – Paved majority of town streets with a 500k bond.

The information for this chart was provided by Highway Dept. and Annual Reports.

Railroad Transportation

At this time the railroad bed has become part of the Interconnected Trail System for Snowmobiles and all terrain vehicles and is managed by the Department of Conservation. The years 2010-2011 saw a resurfacing of most of the trail as it passes through Dexter providing additional culverts to manage the storm water issues on the trail as it passes by Lake Wassookeag.

Air Transportation

Since approximately 1941, the Town of Dexter has owned a small municipal airport (Senator Owen Brewster Airport, renamed the Dexter Regional Airport), situated on a 310.8 acre site about three miles southeast of the urban area. The Airport has a lighted 3,000 by 150 foot paved runway of bituminous concrete and an unlighted 1,800foot grass landing strip, but no terminal or attendants. No landing fees are charged and the airport is open to public use.

Airport use consists of private recreation and pleasure flying (75 percent), with some student training (5%), business usage (5%), and other (15%). There is a part-time fixed based operator who offers flight instruction. There are over 30 locally owned general aviation aircraft based at the airport, including airplanes owned by the Dexter Aero Club. These aircraft (all single engine) are stored in 30 privately owned hangars at the site. As of 2011 fuel is available on site.

Dexter Regional Airport is in excellent condition at this time. The runway was repaved in 2009. Inspection by the State Bureau of Aeronautics found the airport to be safe and well maintained. The airport is kept free of snow during the winter months.

The Airport is currently benefiting from expanded use as a result of projects done under the 2002 Airport master plan and funded in part by the ARRA Stimulus funding 2008-2011. It is hoped that the improved airport and fuel services will increase the use of the airport for business travelers and boost economic opportunities in Dexter and the surrounding areas.

The Bangor International Airport, 42 miles from Dexter, offers both chartered and scheduled passenger flights to a number of points within Maine, nationally and internationally. Freight operations are limited, with most cargo carried on scheduled domestic flights. Major shippers such as Federal Express and UPS generally use contractors to provide service.

SECTION 11

RECREATION AND OPEN SPACE

Recreational opportunities and open space amenities are abundant and diverse in Dexter. There are numerous water bodies and an expanse of open space with forests and farms that provide opportunities for many outdoor recreational activities. There are also a number of recreational facilities, such as Crosby Park, Wassookeag Lake boat launch and the Municipal Recreation Facility. The Town's Recreation Department conducts up to 41 recreational programs, including roller-skating, skiing, first aid classes, basketball, gymnastics. The Town has a new part-time Recreation Director and otherwise relies on volunteers to run the recreation programs and activities. The operation of a Teen Club has been discussed but no action has been taken to re-establish the Club. The Recreation committee may be the group to revive the Teen Club.

The Town of Dexter has a total of 13 recreational areas consisting of over 150 acres, as well as a network of snowmobile trails (on the railroad bed) that are available to the public. A brief discussion of each is given below:

Wassookeag Lake Rest Area – A Town owned highway rest area consisting .61 acres, and consists of four picnic tables and a gravel area often used to launch boats.

A gate was installed by the Town of Dexter to limit the launching of boats during the high lake levels in the spring and the fall for large boats that cannot get under the float bridge.

Access to this gate is available with help from the Dexter Fish and Game Club.

Wassookeag Boat Launch – This is the official municipal boat launch located on Little Wassookeag Lake on the same lot of 6 acres. Dexter Municipal Beach is a public swimming beach with approximately 350 feet of fresh water shoreline, a playground, a bathhouse, and two picnic areas and 15 available campsites for Recreational Vehicles and tents. The campground is managed by the Dexter Fish and Game Club and plans to offer some of sites with electricity in the near future.

Crosby Park – This is a 7.60 acre municipal park with four sitting benches, a pavilion with room to seat an audience of fifty people, two picnic tables, one soccer field, one baseball field with a built grandstand, two lighted full basketball courts, a creative playground and two lighted outdoor tennis courts. This playground is in very bad Repair and should be replaced in the near future.

Pleasant Street Ice Skating Rink – This is a 1.10 acre municipally owned lighted outdoor skating rink.

SAD# 46 Recreation Complex – This is a school-owned two acre complex with includes one football field, two playgrounds, one gym, one field hockey field, two multi-purpose fields, and 1,320 feet of track. (There is also a gym and athletic fields at the new Ridgeview School).

Wayside Park – This is a .42 acre municipally owned park with 200 feet of walking trails and two sitting benches.

Veterans Memorial Park – This is a .10 acre municipally owned park by the outfall dam at Wassookeag Lake.

Eleanor Smith Ronco Park – This 1.16 acre municipally owned park is located at Little Wassookeag Lake and has 600 feet of waterfront. There are several picnic tables

Dexter Municipal Recreation Facility – This is a 56 acre municipal golf course which includes nine regulation par three golf holes. This facility also has a Year Round fitness trail walking Path and Cross-country skiing trails located on the undeveloped 25 acres. This trail system, unknown to many residents, holds much promise to add to the Outdoor recreation opportunities of the Town of Dexter. This maze of trails is unmarked but with a committee to oversee the development and maintenance of the trails, they could be ready to go quickly. The trails connect the Golf Course with Bud Ellms Field, Fairway Knolls Housing community, which connects Ripley Road to Zion’s Hill Road. A Dog park can also be established at the golf course on the walking trails. “Scoop the Poop Stations” should be located at all of the outside recreation locations to encourage the dog owner to keep Dexter clean.

Bud Ellms Field consists of 72 acres and has one Little League field, one softball field, connection to the fitness trail, and two lighted tennis courts.

Ridge View Middle School outdoor facilities - on Fern Road comprise of 5 acres of athletic fields for Baseball and Softball and plans for a practice field and half field for construction the future. There is a full size gym in the building (not included in the acreage total) and an outdoor basketball and soft play area with playground.

Town Hall Gym – on a lot of .22 acres is the gym used by the Recreation Department for a number of recreational activities for adults and youths.

Morrison Building Third Floor - Zumba and Yoga Classes are offered on a regular basis to residents at reasonable costs by private instructors.

Canoe access lot – This .75 acre lot on North Dexter Road and provides access to Main Stream .

Snowmobile Trails – The Wassookeag Snowmobile Association maintains 38 miles of snowmobile trails and 5 miles of cross-country skiing trails in Dexter that are available to the public. Much of the multi-purpose trail was maintained by the Department of Conservation the fall of 2010 and spring 2011.

Town of Dexter Parks & Recreation Department

The Town of Dexter has a very comprehensive recreation department program. The program consists of a full time Recreation Director, as well as paid officials and

volunteers coaches for the teams. The programs cost the participants a minimal fee to keep the program running smoothly.

The programs are Flag Football K-2nd grade, Tackle Football grades 3-4 and 5-6, Soccer for K-6 grade Basketball, Wrestling, Cheer leading, Baseball and Softball, Co-ed T ball for age 5-6, Coach Pitch for age 7-8, and summer Babe Ruth for ages 13-16 year old.

The Town of Dexter has a recreation committee that consists of 7 regular members and 4 associate members. The current committee consists of 5 appointed members. The purpose of the committee is advisory to the Recreation Director, James Bell. It also plays a vital role in providing quality control to programs, selection of Coaches, formation of policies and procedures, development of the annual budget and serves as a forum for resolving problems associated with the departments programs.

The Recreation program also includes, in the winter, Saturday Roller Skating, Teen Dances and movies at the Town Hall. The hall is also available for rent with the Director managing the rental agreements.

Working with the Recreation Committee and the new Town Manager, the Recreation director is anticipating additional programs to be offered in the future. The new programs may include swimming, adult volleyball, indoor soccer, Basketball foul shooting and a kayaking instructional program.

Open space land. "Open space land" means any area of land, including state wildlife and management areas, sanctuaries and preserves designated as such in Title 12, the preservation or restriction of the use of which provides a public benefit in any of the following areas:

Conserving scenic resources,
Enhancing public recreation opportunities,
Promoting game management; or
Preserving wildlife or wildlife habitat.

Wildlife habitat. "Wildlife habitat" means land that is subject to a written management agreement between the landowner and either the Department of Inland Fisheries and Wildlife or the Department of Conservation to ensure that the habitat benefits provided by the land are not lost. Management agreements may be revised or updated by mutual consent of both parties at any time. Management agreements must be renewed at least every 10 years. "Wildlife habitat" must also meet one of the following criteria:

- A. The land is designated by the Department of Inland Fisheries and Wildlife as supporting important wildlife habitat;
- B. The land supports the life cycle of any species of wildlife as identified by the Department of Inland Fisheries and Wildlife,
- C. The land is identified by the Department of Conservation as supporting a natural vegetation community; or
- D. The land is designated as a resource protection area in a comprehensive plan, zoning ordinance or zoning map.

There are no Open Space conservation easements in the Town of Dexter. Sebasticook Regional Land Trust is an organization that helps local landowners to place preservation/conservation easements on land to protect from development and loss of significant habitat, forest and farm lands. The Town of Dexter Assessors office should educate property owners to the pro's and con's of open space designation.

[Conservation easements](#) can be a flexible but powerful tool. An easement on property containing critical wildlife habitat might prohibit any development, for example, while an easement on a farm might allow continued farming and the addition of agricultural structures. An easement may apply to all or a portion of the property; in some cases a landowner may not include a portion of the land s/he may want for future development or sale. Public access is typically not a requirement.

Sebasticook Regional Land Trust (formerly Friends of Unity Wetlands) is a nonprofit membership-supported land trust with a mission to recognize and conserve the rich wild and working landscape of the Sebasticook River Watershed in Central Maine. The largest tributary of the Kennebec River, the Sebasticook watershed contains 7 Focus Areas of Statewide Ecological Significance, paired with extensive farmland and productive forests. We are excited about increasing the pace of land conservation in Central Maine and realizing the tremendous conservation potential of this expansive watershed.

The landowner liability law is as follows:

14 §159-A. LIMITED LIABILITY FOR RECREATIONAL OR HARVESTING ACTIVITIES-

1. Definitions. As used in this section, unless the context indicates otherwise, the following terms have the following meanings.

A. "Premises" means improved and unimproved lands, private ways, roads, any buildings or structures on those lands and waters standing on, flowing through or adjacent to those lands. "Premises" includes railroad property, railroad rights-of-way and utility corridors to which public access is permitted.

B. "Recreational or harvesting activities" means recreational activities conducted out-of-doors, including, but not limited to, hunting, fishing, trapping, camping, environmental education and research, hiking, recreational caving, sight-seeing, operating snow-traveling and all-terrain vehicles, skiing, hang-gliding, noncommercial aviation activities, dog sledding, equine activities, boating, sailing, canoeing, rafting, biking, picnicking, swimming or activities involving the harvesting or gathering of forest, field or marine products. It includes entry of, volunteer maintenance and improvement of, use of and passage over premises in order to pursue these activities. "Recreational or harvesting activities" does not include commercial agricultural or timber harvesting.

C. "Occupant" includes, but is not limited to, an individual, corporation, partnership, association or other legal entity that constructs or maintains trails or other improvements for public recreational use.

2. Limited duty. An owner, lessee, manager, holder of an easement or occupant of premises does not have a duty of care to keep the premises safe for entry or use by others for recreational or harvesting activities or to give warning of any hazardous condition, use, structure or activity on these premises to persons entering for those purposes. This subsection applies regardless of whether the owner, lessee, manager, holder of an easement or occupant has given permission to another to pursue recreational or harvesting activities on the premises.

3. Permissive use. An owner, lessee, manager, holder of an easement or occupant who gives permission to another to pursue recreational or harvesting activities on the premises does not thereby:

A. Extend any assurance that the premises are safe for those purposes; Make the person to whom permission is granted an invitee or licensee to whom a duty of care is owed; or
C. Assume responsibility or incur liability for any injury to person or property caused by any act of persons to whom the permission is granted even if that injury occurs on property of another person.

4. Limitations on section. This section does not limit the liability that would otherwise exist:

A. For a willful or malicious failure to guard or to warn against a dangerous condition, use, structure or activity;

B. For an injury suffered in any case where permission to pursue any recreational or harvesting activities was granted for a consideration other than the consideration, if any, paid to the following:

(1) The landowner or the landowner's agent by the State; or

(2) The landowner or the landowner's agent for use of the premises on which the injury was suffered, as long as the premises are not used primarily for commercial recreational purposes and as long as the user has not been granted the exclusive right to make use of the premises for recreational activities; or

C. For an injury caused, by acts of persons to whom permission to pursue any recreational or harvesting activities was granted, to other persons to whom the person granting permission, or the owner, lessee, manager, holder of an easement or occupant of the premises, owed a duty to keep the premises safe or to warn of danger.

5. No duty created. Nothing in this section creates a duty of care or ground of liability for injury to a person or property.

6. Costs and fees. The court shall award any direct legal costs, including reasonable attorneys' fees, to an owner, lessee, manager, holder of an easement or occupant who is found not to be liable for injury to a person or property pursuant to this section.

N. H. Fay Hill Ski Tow
by Fred Wintle

From time to time it is nice to remember that ordinary people can get together to do extraordinary things for their community without benefit of structured meetings, formalities, or increased taxes.

A few years ago a group of local people conceived, planned and implemented a successful recreational program that resulted in a fully functioning ski tow complete with automated towrope, concession stand, and groomed slopes. It operated atop Fay Scott Hill in Dexter in the late fifties and remained in operation at least three years.

The theme for this collection came to me early last winter as I strolled along High Street on a lazy Sunday forenoon. I stopped to look across what one was our old softball field and imagined things as they once were in my younger days. As I reminisced, I took note of a long crabapple tree with its tiny scarlet fruit clinging bravely to leafless branches. It might have been played left field in the old ball diamond if trees do such things.

The tree leaned towards the crest of the hill in the background. That was when it struck me that there might still be evidence of the old ski tow way back up there as I was revisiting old ghosts near that overgrown hayfield listening to the dried up milkweed pods rattle, I walked past the scraggly apple tree leaving it to play perpetual left field in the old softball field and started up the hill.

No doubt back when N. H. Fay students played softball there the field was clear and afforded easier access to the top of one of Dexter's well known hills. The hill was one of Dexter's premier sliding and tobogganing areas. Now with all the overgrowth, I suspect that less sliding is done there. Especially now because to reach the top of the hill one must thread their way through black spined thorn bushes and short, scratch, green, ground junipers that snatch your clothing like angry farm cats as you wind your way up the hill. Late last year as I poked my way around the area, the early winter sun, even at its zenith did little more than promise to warm a deep chill in the air. The low-slung sun didn't seem to affect the frost that covered the dry dead leaves. They crunch, crunch, crunched under my feet like corn flakes before the milk is added. Thinking that, I happily trudged up N. H. Fay hill into the woods and at on a knoll overlooking part of my old neighborhood.

The first big impression on me was a growth of towering Eastern Pines that today stand over thirty feet tall. I realized that they came only up to my kneecaps when I was a younger man. The stand of pines gave way quickly to a beech grove as I trekked further east exploring an area that once was as familiar to me as it was to over laughing youngsters than ran with me here long ago. A quick glance over the tops of several beeches of a hardwood grove reminded me that I was near another local landmark, 'Death Valley'. But that's a different story.

On that particular chilly day last winter I was looking for evidence of the old ski tow and found exactly what I was looking for still remaining there on the crest of the hill hidden from view by the pine grove, is the skeleton of the old ski tow. I could almost hear echoes of happier days when idyllic lovers stopped to carve their initials into the gray trunks of the majestic old beech trees.

Many of the old beeches that the locals carved their initials in days gone by, still stand today. Lots of initials and arrow shot valentines are still clearly visible in the smooth gray barked beeches. Although most of the ancient trees are toppled and decaying today, they still sport valentine shaped hearts and the initials of long forgotten love affairs and lovers. On the frosty day that I strolled along the hill top, it was no longer the happy laughter of young lovers that I heard in the grove, but the lonely scolding of a red squirrel mixed with the easily identifiable call of some twittering, darting, black capped chickadees. They broke the day's solitude as the filtered winter sunlight angled against the ancient beech trees creating long shadows though it was getting very near noon. As I breathed the chilly New England air I tried to imagine what the ski tow was like when it began, I sensed something that day that was almost haunting.

There is almost always something lonely about places where happy people once played together, but have long since abandoned. Yet at the same time there are much happier thoughts hovering there in that quiet place. The ski tow is a place with lots of proof that someone made something wonderful happen here a long time ago on N. H. Fay hill.

Today the proof is reflected in the ruins of the recreational site. All that is left today is a serpentine line of four, fifteen foot creosote coated telephone poles that stand proudly

between the pines and the beech trees as sentinels of times past. The poles are topped with old car wheels fastened to long rusted hubs. The wheels and hubs once acted as pulleys servicing over 1300 feet of one inch rope from the Narragansett Rope Company that pulled rosy-cheeked skiers from the bottom to the crest of the hill.

According to Charlie Bachelor, the telephone poles came from a construction site on the Ripley Road and the first motor that drove the tow was a 1937 Oldsmobile engine donated by Walter Leo Function of the mechanical portions of the tow were conceived during the breaks at Fay Scott Landis Machine Shop and were literally placed in motion using good old Yankee ingenuity.

The rope tow had a dead mans switch that shut the tow off in case of an emergency. The switch was designed using a clothespin capped with copper. It was connected to the ignition side of the engine coil and acted as a safety tip. The safety pin was fastened to a small rope that trailed to the bottom of the hill allowing anyone near it to shut the entire operation off remotely.

Operational safety of the rope tow was further assured by state officials who stopped by to inspect the entire operation from time to time.

A brief interview with a couple of the principals involved in the early stages of developing the ski tow gleaned some information and a lot of worthwhile memories as I researched this story about Dexter's earliest ski tows. I talked to Errol Arnold and Charlie Bachelor both of whom worked at Fay Scott Landis and were largely responsible for a large part of the early planning and formation of the ski tow. They were kind enough to give me the names of the people that still deserve some thanks and recognition. There are lots of familiar names associated with the planning, building, operating, maintenance, as well as administration of the old ski tow. Here is a list of the names of some of the folks that played vital roles in making the ski tow a reality: Ardell 'Pud' Howard, Don Champion, Audry Champion, Charlie Bachelor, Ralph Batson, Keith Lancaster, Errol Arnold, Bart Siciliano, Helen Brown, Tom Brown, Dave Brown, Walter Leo and Charlie Wilson.

There are of course others, but that is part of the fun of writing that type of story, it is bound to jog a few memories. It may even remind someone that Paula Chabot has the dubious distinction of being the first person to break her leg on the slopes of the N. H. Fay Hill ski tow shortly after it opened. (Note Paula told me that she broke her leg on the new ski tow not the N. H. Fay Hill – Fred)

While is operated, admission to the ski tow was free and the monies needed to keep it open were partially provided by operation of a concession stand located in a small shack at the top of the hill. Some folks might remember that the shack was later vandalized and burned to the ground. But while it stood, it helped defray some of the cost of up-keep. The stand was often voluntarily operated by Helen Brown or some of the area's young people. The ski tow came about the meet the recreational needs of lots of Dexter's youth of those days, including Helen's sons Dave and Tommy who often helped out in the concession booth or pitched in elsewhere. As mentioned earlier, lots of people unselfishly donated their time, material and money to keep the ski tow operating. The project remained a success for at least three years running and was the forerunner of the ski tow that operates on Abbott Hill overlooking Lake Wassookeag today.

This story was used with permission from Fred Wintle.

SECTION 12

PUBLIC SERVICES AND FACILITIES

Certain services and facilities are provided by the Town to protect the public health and safety and to ensure the well being of all residents. The availability and adequacy of these services and facilities reflect the community's desirability as a place in which to live and work.

The following sections include an examination of the Town's form of government, water supply, sewage disposal, solid waste management, emergency services, municipal buildings, school facilities, Airport Services, Town library, telephone and television service, public works, cemeteries, and health care.

Administration

Dexter has a Town Council-Town Manager form of government, which was established in 1975. The Dexter Town Council has regularly scheduled monthly meetings the second Thursday of each month. Special meetings relating to various issues are held occasionally. The Town Council consists of seven members.

Public Water and Sewer

Water and sewer services provided by the Dexter Utility District, a quasi-municipal organization established in 1971 by an Act of the Maine State Legislature. The Utility District succeeded the Dexter Water Works, which had served as a department of Town administration since 1904. There are five publicly elected trustees of the District serving staggered three-year terms. The District operates independently of the Town, and is regulated only by the Public Utilities Commission in Augusta. There are currently two full-time employees at the water district, and two full time employees at the sewer plant and one seasonal employee.

Public Law 761 enacted in 2000 gives public water suppliers an opportunity to review proposed development projects within a given source protection area. (See Water Resources Section - Source Water Protection Plan)

Water System

The District provides good quality water to the Town's urban area. The water supply source is Upper Lake Wassookeag, which has a drainage area of approximately 11.7 miles. The lake is not at sufficient elevation with respect to the service area to enable direct gravity flow at adequate pressures to the Town. Water is pumped from the lake into the system, which contains a 1 million gallon reservoir built in 1995. In 1995 the water filtration plant was built and expanded in 2007.

The pumping station is located on the shore of Lake Wassookeag just below Grove Street, (Route 23) bridge on 5.5 acres. This station takes water through a suction line from the lake through 3 sand filtration systems. The water is chlorinated and treated with fluoride before it is pumped into the distribution system.

The water supply system consists of 25 miles of piping and is operating at about 50 percent of capacity. A total of 9 miles of the piping has been replaced in two projects, 2001 and 2009. The 700,000gallon capacity system pumps an average of about 333,000 gallons per day. In some areas of the distribution system, water lines are of inadequate dimension to provide adequate water pressure for fire protection and to accommodate additional growth. The District has no plans to expand the capacity of the system or increase the service area at this time. There are nearly 2350 water users within the service area. The 16 miles of water main that needs replacement will be replaced as grant money becomes available.

Sewer System

The original public sewer system was initiated in 1910 to serve the urbanized area. The old system was replaced with a new sewage treatment plant and collection system that meets all federal and state mandates, in 1987 at a cost of approximately \$16 million. The system consists of primary treatment with three facilitative ponds for aeration and two storage ponds with 990,000 gallons capacity licensed to spray 273,000 per day between April and November. December through March the ponds are used for storage.

There are nearly 2300 users, with no significant industrial users. The sewer system is 273,000 gallon per day plant that was designed for current use. There is very little extra capacity to serve future growth. The system's winter storage capacity and ability to spray on land in the winter are the limiting factors. The District does not have any plans to expand the capacity or service area of the system.

Solid Waste Management

A major problem for municipalities in Maine is that of handling solid waste. Traditionally, waste has been taken to landfills, but in the 1970s, Maine enacted legislation aimed at phasing out open-burning dumps and landfills that contaminate ground water. The Town of Dexter operated a landfill on the Upper Garland Road. The facility has now been closed since 1992.

In December 1987, the Town of Dexter took the lead in establishing the Mid Maine Solid Waste Association (MMSWA) consisting of the charter member towns of Dexter, Corinna, St. Albans, Exeter and Ripley. Other users are Guilford and Cambridge. The MMSWA was established as a regional approach to solving the waste disposal problem. This regional solution not only benefits each member town financially, through greater economies of scale, but also helps to solve the waste disposal problems of an entire region for the future. The goal of the MMSWA is to provide a means to dispose of the

waste of a total regional population in excess of 10,000 people for at least the next 30 years.

MMSWA has received a \$200,000 recycling grant from the State to develop a recycling program for its member towns. The transfer station is on the Dexter-Corinna town line was built at the construction cost of \$1.16 million. Solid waste is then hauled to Penobscot Energy Recovery Company (PERC) in Orrington.

It is estimated that each household generates a ton of trash and recyclables per year. With that in mind, it is estimated that Dexter Residents that use the transfer station provide 44% of the entire waste stream for the MMSWA. Almost 50% of all Dexter users of the transfer station recycle some, with only half of that percentage recycling all possible items accepted by the transfer station. The goods to be recycled create a revenue stream that offsets the municipal funding for the transfer station. The MMSWA contracts with Maine Resource Recovery Association to get the best return on the tons of goods recycled. The more that is recycled, the more that comes out of the trash going to PERC, therefore the less it would cost the town and the more return on the recycled goods. There is no municipal trash pick up currently in Dexter, but we do have three private trash haulers that use the transfer station.

Going into the future, the MMSWA transfer station fees for PERC will be increasing \$4.00 per year going forward, the 2010 costs are \$45.00 per ton. The 2011 costs per ton will be \$49.00

A \$500.00 Grant was awarded for composting education in the spring of 2011.

Police Protection

The Department provides 24-hour Municipal, seven-day-a-week police protection service. The department is open with a 1st shift at 6 AM and 2nd shift at 2:30 PM.

The Department has a staff of 5 full time officers including the Chief and 8 reserve officers.

The Police Department was the recipient of a grant that paid for the 2010, F150 Ford Truck, which keeps the truck as an extra vehicle for the daily police operations. The building is currently effective for the department needs.

Fire Protection

Dexter has an “on-call” volunteer fire department that provides 24-hour fire protection to the towns of Dexter and Ripley. Mutual Aid is provided from Garland, Corinna and Dover-Foxcroft. The Department receives funding from the Town, supplemented with its Dexter Fire Fighters Association, which usually raises \$5,000 to \$7,000 per year. The supplemental funds donated goes to the purchase of equipment that is not funded by the taxpayers. The Association is currently seeking 501.C.3 non-profit status.

The Department has 40 volunteers. Fire call dispatching is done through the Penobscot Regional Communication Center. The Town has the emergency 911- system since 1993.

The Dexter Fire Department has an ISO Community Rating Code sometimes called a fire rating of six as of 2008 data, which is good for an “on-call” department. Dexter is on call for the Town of Ripley which has an ISO Community rating of nine.

The Town’s level of fire protection should be adequate for the upcoming decade.

Ambulance Services

The Dexter Ambulance is performed by the Mayo Regional Hospital. The services are 24/7. A facility, built in 2007 is located on Spring Street across from the Fay Scott Bog. On any given shift, day and night, there are 2 paramedics, and 2 Emergency Medical Tech on staff. In 2009 the Mayo Regional Hospital Ambulance made over 700 calls and was 62 % of the total ambulance calls for the region.

HUMAN SERVICES/GENERAL ASSISTANCE

The General Assistance program is a service for the immediate aid for persons who are unable to provide the basic needs to maintain themselves or their families. General Assistance provides a specific amount and type of assistance on a short term or emergency basis. A person in need completes an application with the General Assistance administrator to assess need/needs and if eligible the needs are met.

The Human Services aspect of this office also assists whenever possible with completing applications for Property Tax & Rent Refund, TANF, Maine care, Food supplement, and low income housing as well as connecting to other resources such as scheduling appointments with LIHEAP, phone interviews for SSI, Unemployment reviews, etc.

The Human Services office also requires eligible General Assistance applicants to participate in the Workfare program and provides a volunteer site for ASPIRE and Community Service workers.

Also, the Clothes Closet, an Emergency Food Cupboard, and hygiene program are administered through this office along with the processing of applications for the Community Food Cupboard at the church.

Eastern Agency on Aging offers these services to Seniors: They meet with Applicants at the Town Council Chambers one morning a week

1. Information and Assistance that might include office appointments, home visits and telephone calls linking resident with available services. In the past year we provided services to 215 Dexter residents. We have one of our staff meeting with residents regularly in Dexter as a roving Information and referral person.
2. State Health Insurance Assistance Program (SHIP) helps people understand their Medicare benefits and other health insurances. In particular, we help enroll seniors in

Medicare supplemental and prescription programs. We helped 158 Dexter seniors in the past year.

3. Transportation for medical appointments – provided one person with 78 one way trips
4. Community Cafés where seniors can socialize and receive a nutritious meal for a requested donation of \$4.00 – We served 54 Dexter seniors 1,965 meals in the past year.
5. Meals on Wheels provides meals to homebound seniors. Last year the program provided 11 Dexter seniors with 736 home delivered meals.
6. Commodities – Food surplus provided to qualified low income seniors and in Dexter we provided ten seniors with regular monthly delivery of 30lbs of surplus foods.
7. Legal Services for the Elderly provides free legal services to those Dexter residents over 60 years of age and last year helped 18 seniors solve legal issues.
8. Family Caregiver Services helped nine Dexter caregivers by providing support and education. \$3,800 of respite is available to Dexter caregivers providing care to someone with dementia or Alzheimer’s disease.
9. Furry Friends Food Bank has help two Dexter residents feed their pets.
10. EAA-Z Fix was able to help one Dexter senior with their home maintenance needs last year.

* The only other service that I think Dexter could benefit would be the evidence based programming that helps older people live with chronic disease and offers ways to become healthier, reduce falls, etc.

Submitted by Noelle Merrill, Executive Director, EAAA

Community Café located in the Town Hall

The Community Cafe, formally known as Meals For Me, is a program sponsored by the Eastern Area on Aging. The Cafe operates Tuesday and Thursday and Thanksgiving out of the Dexter Town Hall. Historically this was for people age 60 or older. Now the hope is to entice people of all ages hence the “Community” in the new name.

The move to the Town Hall occurred in August of 2007 because this location is more readily accessible to those with mobility issues. The site is very satisfactory and many of the group of approximately 20 regulars, come early to enjoy conversation, cards, cribbage and the occasional sing along. The vast majority of the groups are widows and widowers and for some, our gathering is the only regular opportunity to enjoy the companionship the program offers.

Submitted by Director Jill Jones

Adult Education at the Town Hall

Piscataquis Valley College Prep supplies the Adult Education for adults program. The “Learning Center” program started in 2008 in Dexter. First located at a rented space at the Legion Hall, PVAEC moved into the back part of the Town Hall, first floor, with a new handicapped ramp and entrance door on the back of the building off of Pleasant Street. The Town of Dexter provides this space for a very reasonable annual lease and supports the program as part of the annual School Budget. The rooms have computer stations and study tables. The schedule for classes is mornings, three a week. Courses offered are GED, Business Skills, Personal Enrichment, Literary skills and College Transitions. The Director of the program Thelma Regan, has stated that at this time, the only issue that needs a solution is the Internet connection at the center. Funding is

providing for this program through the school budget. There are other parts of the program that take place at other facilities. The program has graduated with GED and High School Credit, 58 in 2009, 48 in 2010 and expects to graduate 50 in 2011. The program covers four communities of Dexter, Dover-Foxcroft, Milo and Guilford. Town of Dexter WEBSITE: www.dextermaine.org was launched in 1999 and expanded in 2001 to provide information and connectivity. The website has links to many other agencies that enhance the residents ability to stay informed about town activities, boards and committees and the Town Council issues.

This is a contractual position and requires bidding on the job annually.

Abbott Memorial Library

The Abbott Memorial Library, on Church Street, is open 40 hours a week and provides the following services: reference information, inter-library loans, telephone requests for materials as well as renewals, circulating music and audio cassettes, micro-computer access, photocopying, reader advisory, a public meeting room, monthly book lists, and special programs during the year for all age groups.

The Library is using MAINECAT, a computer-assisted catalog of over 350,000 book titles available in Maine libraries. Information stored on compact disks is quickly scanned by CD-ROM drives and the library's computer finds the location of a book within seconds.

The Eastern Gazettes from 1868 to 1951 have been microfilmed with eight year sent annually. The library has 8 public, Internet accessible computers networked to a HP Laser-jet printer and will shortly have them also networked to a color copier. The library has one laptop for public use. We have high-speed wireless service. Services are provided to the residents of Dexter, Cambridge, Garland, Exeter, Ripley and St. Albans. The library currently uses Winnebago as a circulation and cataloging program. In the near future, we will be switching to Evergreen, an open source automation program. Circulation for 2010 was about 21,000(estimated) and we have had 5,500(estimated) computer users. Community groups on a regular or irregular basis use the library. Such groups are Social workers and clients, tutors and students, quilters, knitters, book club, educational testers, Dexter Area Towns in Transition, special education teachers and students, etc.

Health Care

Medical services located within the Town include: Dexter Family Health Care, with Physical Therapy services, Private Doctors, Dentists and a residential facility for rehabilitation and nursing care. Dexter is a member of Hospital Administration District #4 (HAD #4), which is affiliated with the Mayo Regional Hospital located approximately 14 miles away in Dover-Foxcroft. The Town of Dexter has three representatives that serve on HAD #4 Board.

The Mayo Regional Hospital provides 24-hour-per-day emergency medical treatment and a full range of community health programs, clinics, and screenings in addition to the usual medical care. Sebasticook Family Doctors has a location in Dexter at the plaza and supplies medical and dental services.

The area's largest hospital, Eastern Maine Medical Center in Bangor, provides open-heart surgery, CAST scans, and other sophisticated procedures in addition to the usual medical,

educational, and social services. St. Joseph's Hospital in Bangor, offers a community wellness education program, diet therapy, and hospice care in addition to the usual medical services.

Dexter Public Health Association;

Dexter Public Health started prior to 1929 with one nurse working and being on call 7 days a week. The work done by the nurse included total patient care in individual homes for many family members. Funding was provided by donations acquired by an association of people from the towns of Garland, Ripley and Dexter.

Today the Dexter Public Health Association has one nurse that works 14 hours a week and one nurse that works 8 hours a week. The nurses help individuals with medications as well as doing vital sign checks at housing developments, at the weekly clinic, in individual homes and Meals for Me. There are medical equipment and supplies that can be loaned or given out to individuals, depending on each ones needs. Funding for the salaries comes from donations from the towns of Garland, Ripley and Dexter, as well as the Annual Appeal Drive and Plummer Corporation.

For the future of Dexter Public Health many of our association members would like to see nurses return to giving total patient care in the homes. If Dexter Public Health is to remain in existence funds will continue to be needed from the towns of Garland, Ripley and Dexter, individual community members, businesses, and The Plummer Corporation. Patients have never been charged, nor are they charged today for the services that have been and continue to be provided by Dexter Public Health.

Thank you to Jan Rines and Marita Farrar for the historical information and Jill Jones for helping with the editing of this document.

Respectfully Submitted,

Nancy Hoskins, President Dexter Public Health Association.

Telephone and Television Service

Dexter's telephone exchange (924) includes all of Dexter and most of Garland. Fairpoint Communications is the telephone provider and has telephone bundle services with Dish network television and Internet services.

Time Warner Cable is the Dexter's Cable TV provider with the Communication Tower located on the top of the Hill at Bryant Road. Time Warner Cable provides Cable Television, computer and telephone service and is available to most Dexter residents, offering a wide selection of channels. The service is privately operated and involves a fee to subscribers.

Main Street-Mill Stream Road/Culvert

The Mill Stream-Main Street area is in immediate need of a formal study of the connection between the water and the road and buildings that are on top of the stream. This is part of the MDOT/town road and the water flow has significantly degraded the entire structure.

The Green Thumb Society- Organized in 2004 was formed to beautify the Main Street with flower arrangements throughout town.

Crosby Park: Deeded in 1912 to the Town. The park includes a covered pavilion and a large playground area. The playground is in need of repair or ultimate replacement. The pavilion is used for many activities and has electric services available.

Parola Field: Parola Field is used by the School for Soccer. There is a Basketball court as well and is used seasonally.

Bud Ellms Field: This field has tennis courts, soccer field, baseball area and a horse arena used for annual shows.

Wayside Park: Wayside Park is located in the center of town and has a Gazebo and picnic tables. The park is used for weddings, summer music, family gatherings and special events.

Eleanor Ronco Park: Ronco Park also has a smaller gazebo and is located on Grove Street on small Wassookeag Lake and is enjoyed by the community for gatherings, weddings and relaxing at the waters edge, enjoying the magnificent views.

Small Lake Wassookeag: At the beach area there is swimming with access to a bathrooms/changing building that is equipped with electricity. Picnic tables are intermittently spread across the grassy areas for family use. The beach campground, currently operated under a lease between the Town of Dexter and Dexter Fish and Game Club has 15 lots for rent in the summer. It is proposed that electricity will be run to some lots in the future to accommodate camper with power needs.

A public boat launch and access ramp is located to the side of the swimming area next to the newly formed Dexter Fish and Game Association, which runs the campground. They also hold an annual fishing derby. There is also the Matt Pooler play ground to the back of the beach area. Ice and regular fishing is a year around favorite past time.

Large Lake Wassookeag: There are covered picnic tables to enjoy eating and the wonderful views at the waterside. Boating, with access by a large culvert that links both lakes and individual camp owners. The access on Large Lake is limited to times when the lake levels are at elevation 433.3. In 2010 a gate was installed and is open most of the fall and winter and early spring when the water level is higher. Many residents and tourists enjoy ice and regular fishing.

Dexter Municipal Golf Course: Located off Route 23 this is a 9-hole course that is open to the public. There is a restaurant and pro shop with rental carts available. This is a year-round golfing experience with computerized golfing in the winter months. A Plan was promoted to enlarge the Golf course to 18 holes in 1992. The Town Council supported the 1 million dollar expansion and a plan was proposed with partial funding in place from a private donor. The expansion was not carried out and still remains an option. The 25 remaining acres on golf course land has a maze of walking trails that can link the Bud Ellms field, and Fairway Knolls Housing complex and supply a wealth of outdoor recreation for residents and tourists.

Golf Course Equipment-

1	Set of 5 Tag Along Gang Mowers and 1 Spare Reel	1966
1	Ford Tractor & Bush Hog Attachment	1991
1	Toro Grounds Master	1991
1	EZGO	1992
1	Toro Tri-Plex	1993
1	John Deere Greens Mower	1996

1	John Deere Greens Mower	1996
1	Gator	1997
1	Golf Cart	1997
1	Toro Aerator	1999
1	John Deere Riding Mower 48"	2001
1	John Deere Z-Turn	2008

Golf Course Club House- The building is a two-story frame building located on Sunrise Terrace and includes a kitchen, dining area, pro shop and restrooms. The upper floor is rented as an apartment. There are 4 golf cart storage buildings and a storage building on site.

Ice Skate rink. The rink is located on Common Street and is maintained and lighted for winter skating and hockey. In 2001 improvements were made to the rink.

Grist Mill Museum. This building is a two-story frame structure located on Water Street. It is maintained as a historic structure, has been weatherized and is in good condition. The foundation is in need of maintenance, which is planned by the Dexter Historical Society for 2010-2011. The Miller's House and the Carr Schoolhouse are located behind the Grist Mill Museum and are also leased. The Carr Schoolhouse was moved from the Carr road to the site in 1999. The Grist Mill building is listed on the National Registrar of Historic Places.

Veteran's Memorial Park is located on the corner of Dam Street and Church Street and provides a location for celebrations at Memorial Day and Veterans Day. In 2001, the park was dedicated and a cannon was placed there that was donated by Fort Devens in Massachusetts. In the summer of 2010 the congregation area was expanded to provide for safety during the observances.

Lake Wassookeag Dam:

A substantial leak was reported by a water district employee, in early October 2005. The leak was washing out part of the earthen part of the structure on the north end of the cement structure itself. This had be sand bagged by the Dexter employees, but not doing much good, other than slowing the water from the lake.

It was suggested to have a State dam inspector view the damage and he reported this leak was a major danger of collapse of the whole dam and needed to be repaired or replaced immediately in case of failure and damage to down stream businesses and homes.

The town council was notified and agreed to pursue design and prices for a total replacement. A Lake and Dam Management Plan was prepared in May 2006, a permit application was submitted DEP on September 20, 2006, bids to be submitted by September 29, 2006.

Work was started on August 20, 2007 after awarding the job to Wyman & Simpson Contractors of Reading Maine. Construction plans were designed by Myron Petrovsky of M.P.B. Consulting of Portland Maine. The rebuild went very well and was completed in

51 working days, losing only two and one-half days due to rain. The dam was dedicated in the spring of 2008 with two additional spillways.
Submitted by Bob Crawford, Clerk of the Works

Bud Ellms Field:

Softball Field Utility Building. This is a one-story frame building located on Zion's Hill Road

North County Riding Club. A show area and an office are located to the club.

Baseball Diamond with 2 Dugout buildings provided for the Recreation department games.

A new parking lot was constructed in 1992.

Wayside Park Gazebo. Built in 2004, is available for the public and for rent for special occasions. Has electricity available.

Wayside Park Covered Bridge- An Eagle scout project by Kyle Wilson completed in 2002-

CEMETARY DEPARTMENT

There are four municipal cemeteries including Greene (established in 1920), Storer (established in 1826), Elmwood (established in 1843), and Mt. Pleasant (established in 1859).

1993	GMC		SIERRA			
1998	CHEVROLET		C1500			
Riding Lawn mower	1995	LawnBoy Mower	2002	Toro Commercial Mower	2008	
John Deere tractor	1996	LawnBoy Mower	2002	Toro Commercial Mower	2008	
Back Hoe	1996	LawnBoy Mower	2002	Columbia Mower	2008	
John Deere Bucket Loader	1996	LawnBoy Mower	2002	Toro	2009	
Rock Rake	1996	LawnBoy Mower	2002	Toro	2009	
LawnBoy Mower	1999	Pressure washer	2002	Toro	2009	
LawnBoy Mower	1999	John Deere Z-Trak Mower	2005	Toro	2010	

Dexter Regional Airport

In 1996, the new terminal for the Airport was funded and constructed along with a new pavement for the parking area and taxiway. In 1996, the airport completed a project to re-pave and re-stripe runway to make it an all weather facility. A new storage garage was built before 2002 that houses the snow removal and mowing equipment.

In 2002 the Dexter Regional Airport prepared a Master Plan Update (10 year plan) that has brought many developments to the Airport. This was a comprehensive update of the 1985 master plan. Each year the Federal Aviation Administration contributes \$150,000 to the Dexter Regional Airport as the 95 % contribution that is matched 2.5% by the town and the Maine Department of Transportation for major projects. Future funding may be at a reduced FAA contribution and increased Town and State share for major projects.

In 2007-08 a runway visibility study was done for the grass runway at the cost of 300K. Completed in 2009 a major Runway clearing (600K) and a runway extension, runway re-paving project that \$3.8 million ARRA Stimulus Funds were used, that saved the town capital reserve funds that had been put aside to be combined with the Yearly FAA funding. The town also installed a fuel farm and that will bring revenue to the airport with the sale of Aviation Fuel and will also bring economic development to town as a benefit. The project was partially funded by the FAA funding. The current upgrades to the airport will set us up, for a good future ten years, without many more major construction projects. The project that is currently underway is an expanded location for more airplane hangers. The Dexter Regional Airport will work with the Maine Department of Transportation to revise the ten-year plan going into the future.

Airplane excise taxes and hanger fees, together with the profit from the fuel supports the airport operating budget. There are currently 30 hangers privately owned on leased land, at the airport. Dexter Aero Club is composed of 7 members that share the 2 airplanes and building at the airport as co-owners. The Dexter Fire Department has a storage building at the airport. Information provided by Roger Nelson, Airport Manager

Airport Equipment

John Deere	1997	855
John Deere 60" Mower	1997	JOQ60
John Deere Bush Hog Attachment	2000	513
John Deere Loader	2004	624JTC
Tenco Snow Blower	2004	SP21HP3
Frink American Plow	2004	5016
Craig Snow Basket	2004	8CU

Schools

Dexter is one of four towns served by Alternative Organizational Structure # 94, which includes Harmony School Administrative District #46. The other towns are Exeter, Garland, and Ripley.

Dexter Regional High School serves grades 9 through 12, and the Tri County Tech

Center (Penobscot, Piscataquis and Somerset) serves 11th- and 12th-graders enrolled in vocational curriculum. The programs that are offered by the Vocational School are Automotive, Building Trades, Commercial Truck Driving, Computer Systems Repair, Criminal Justice, Culinary Arts, Graphic Arts and Communication, Health Occupations and Metal Manufacturing. The participating School areas are Newport, Milo, Dover-Foxcroft and Guilford. The students are bused from the surrounding areas and are in two groups; each group comes every other day for classes. The Piscataquis Valley Adult Education Cooperative offers a Certified Nursing Assistant (CNA) that is held at the Tri County Tech Center.

DEXTER REGIONAL HIGH SCHOOL ENROLLMENT

	9 th	10 th	11 th	12 th	Special	Total
2000	87	89	80	78	49	383
2005	95	98	85	75	55	408
2009	80	67	63	87	45	342
2010	80	76	64	66	59	345

Staff- Teachers - 37, Maintenance- 4, Administration- 3, Guidance 1
Custodial services are provided by outside contractor.

Dexter Primary and Middle Schools were closed for the school year 2010 and the new school was opened up to an expanded enrollment of students. The previous ten years enrollment will have no relevant information for this plan as a new school was built and now starts a new set of enrollment figures. This school was built with the next decades of students in mind.

RIDGEVIEW MIDDLE SCHOOL ENROLLMENT:

School opened in late August 2010

Year	pre-K	K	1	2	3	4	5	6	7	8	Total
2010	35	85	70	57	71	77	76	73	87	86	717

Staff - Teachers- 63, Maintenance- 3, Administration- 3, Guidance-2 Total- 71 employees

Tri-County Technical Center-

In 2010, the enrollment is 236 students from the 11th and 12th grade with 46 Dexter students participating in various programs. Currently 21 students are enrolled in a program for 9th and 10th graders from the participating districts to provide for dropout prevention.

TOWN FACILITIES Complete List of Facilities: A Capital reserve plan is established for the repair and maintenance of public buildings, which will appear in the Fiscal Capacity Chapter 13.

Abbott Memorial Library	1 Church Street
Airport Snow Removal Eq	99 Airport Road
Airport Terminal Building	430 Airport Road
Carr School House - Leased	6 Water Street
Crosby Park	16 Crosby Street
Ellms Field Rec Area	166 Zion's Hill Road
Fire Station	98 Church Street
Golf Cart Barn (4) Cart	35 Sunrise Avenue
Golf Course Barn (2) Cart	35 Sunrise Avenue
Golf Course barn (1) Cart	35 Sunrise Avenue
Golf Course Barn (3) Cart	35 Sunrise Avenue
Golf Course Club House	35 Sunrise Avenue
Golf Course Storage Bldg.	35 Sunrise Avenue
Grist Mill Museum - Leased	5 Water Street
Ice Rink	11 Common Street
Miller's House - Leased	5 Water Street
Morrison Memorial Bldg	23 Main Street
Mt. Pleasant Cemetery	Bryant Road
Old Town Hall	10 Hall Street
Police Station	1 Main Street
Public Beach Bath House	17 Crockett Road
Public Works Garage	100 Railroad Avenue
Radio Comm. Bldg.	45 Bryant Road
Radio Comm. Tower	45 Bryant Road
Ronco Park Gazebo	67 Grove Street
Wayside Pk Covered Bridge	Lower Main Street
Wayside Park Gazebo	Lower Main Street

Town Office Building.

The Dexter Municipal Office Building (Morrison Memorial Building) houses many of the Town employees and provides rental space. Located in the building on the first floor are the Town Manager, the Town Clerk, Deputy Town Clerk, Finance Director, Tax Collector and Assistant Finance. The second floor is the Tax Assessor, Code Enforcement/Plumbing Inspector, Human Services Director, Cloths Closet, Dexter Utility District office, the, Dexter Public Health and Woman-care Program. Yoga and Dance classes have used the third floor rooms.

This three-and-a-half story brick structure was built in 1901. The large Town clock (NANCY) mounted on the roof, together with a well-maintained early twentieth-century exterior, adds to the character of the central business district. Centrally located, the building is easily accessible from all parts of Dexter. There is ample parking available in nearby areas. The town office building (and our entire downtown) is a prestigious icon for the Town of Dexter. The Morrison building historic preservation and restoration will require professional services and acquisition of grants similar to those completed for our revitalized Town Hall. A complete facility analysis and energy and life cycle cost report can both identify and prioritize an immediate and long term corrective action plan. Replacement windows have been installed over the past three years on the first and second floors.

The Odd Fellows had the use of the third and fourth floors as their meeting place since the building was built, before it was disbanded in 2007 for lack of interest.

Town Hall. The Town Hall, originally designed for Town meetings, is now used principally for recreational purposes. The gym is used for roller-skating, elections, and other community gatherings. The building also contains Adult Education, Facilities Department workshop and Recreation Department office.

The Town Hall is a well constructed two-story building appropriately located in the center of Town on the corner of Hall and Pleasant Streets. It was built before the turn of the century but is in excellent condition. The building is well insulated with new windows and siding.

A \$165,000 Grant helped improve the Town Hall in 2006. With these funds the building was made handicapped accessible in 2007-2008 with the installation of a handicapped ramp and elevator and a handicapped bathroom. The funds were granted to the town from State CDBG program.

Parking is a problem. The lot is small and contains parking space for no more than 20 cars; and additional parking on adjacent streets is sometimes inadequate. There does not appear to be any solution to this problem with the lack of available space in the area.

Facilities Department is located at the Town Hall with workshop and tool storage.

2000 GMC 3500 TRUCK

Abbott Memorial Library. The Library, built in 1897, and listed on the National Register of Historic places, this 115 year-old two-story granite and marble building is located on Church Street. The building is in good shape. The Abbott Library Board of Trustees incorporated in 2001. The building is listed on the National Registrar of Historic Places. In 2008, The Town of Dexter, paid in part by the Board of Trustees, put in an extensive drainage system. A hole was made in the basement area to monitor water levels. A dehumidifier was purchased and radon testing was done with further, more accurate testing to be done in the near future.

In 2010, in the basement, an area used for archival items was beautifully walled off with a separate locked entrance, also a safety exit door, monitor, separate cubicles for individual study or research, a child's platform and puppet theater and chair cushions were made possible by a generous benefactor who also made it possible to refinish floors and some table and chairs along with new furniture for the reading room.

WBRC, an architectural firm in Bangor, was hired in 2010 to check out the library in total and to assess what and where problems may be. The report submitted would put into perspective the needs that are to be addressed in the order of their importance to the building.

Police Department

The Dexter Police Department is based in the building at 1 Main Street. The Department's staffing includes a Police Chief, Sergeant, Corporal and two patrolmen and 9 active reserve officers. The reserve officers always take the Sunday morning shift. In 2000, the police station moved from the Morrison Building to the building at the building converted from Webber Oil Co. In 2001, the Penobscot Regional Communication Center became the dispatch services to the Police. A new pitched-roof was built to replace the flat roof. The newly created upstairs was improved in 2008 to include records and

evidence storage and a meeting room for training purposes. A community message board was installed on the station in 2008 to provide information about local events.

2010	FORD	F150
2011	FORD	CROWN VICTORIA

Fire Station

Dexter has one fire station located on Church Street. Although this location is not central in relation to the existing urban cluster, it is near enough to all densely built-up areas to meet minimum New England Fire Insurance Rating Association standards. The building, completed in 1955, is of concrete block construction with new brick veneer as of 2007 and is in good condition. The building contains five bays, a meeting room, a kitchen, bath, recreation and utility room. The basement is insulated and zone heating has been installed in the building. The larger garage door was installed in 2007 to accommodate the ladder truck. New interior doors have been recently installed and some of the lighting. The building needs a new roof, new appliances in kitchen and lighting throughout the building. The remaining lights are being replaced with financial help of Efficiency Maine.

Fire Department Equipment

FD	1984	E-1	AERIAL LADDER T
FD	2011	INTERNATIONAL	S3000 TANKER TR
FD	1992	E ONE	CUMMINS 350 FIRE Pumper
FD	1996	FREIGHTLINER	FIRE TRUCK Pumper
FD	1998	FREIGHTLINER	TRIDENT E-1 FIRE & Rescue

Municipal (Highway Department) Garage.

This building, built in 1966, is located on Railroad Avenue. The building is of structural steel and concrete block construction with a cement slab floor. Enough storage space is afforded in the large (70' x 144') structure to accommodate the department's heavy vehicles and machinery. There are seven bays, a tool room, an oil room, bathroom and small office. The building is well insulated and in good condition. It is currently heated with a wood stove, which is adequate, but may have to be replaced with an oil furnace in the near future to meet federal health and safety regulations. A salt storage building is also located on the site.

The Department employs six full-time people and hires one person for winter snowplowing. The town owns a gravel pit that supplies most of the gravel and stone for the building and maintenance of town roads in Dover.

HIGHWAY DEPARTMENT EQUIPMENT

1996	INTERNATIONAL	4900S DUMP W/PL
1997	INTERNATIONAL	4900S DUMP W/PL
1999	INTERNATIONAL	4900S DUMP W/PL
2001	INTERNATIONAL	4900S DUMP
2002	INTERNATIONAL	4900S DUMP - PW
2004	FORD	F550 TRUCK -PW
2008	GMC	K2500 C/K
2009	INTERNATIONAL	WORK STAR DUMP W/PLOW

DEXTER SCHOOL BUILDINGS

Dexter High School- Building built in 1969

Tri-County Technical Center- Building was built in 1969 with 2 additions in the 1970's

Ridgeview Community School- 32 million dollar School opened in the Fall of 2010.

SECTION 13

Dexter, Maine



GOVERNMENT AND FISCAL CAPACITY

Dexter’s fiscal capacity is examined to determine the ability of the Town to meet future needs through public expenditures and other fiscal policies. This analysis continues to provide the basis for the capital investment plan.

Comparative Tax Information

Table A contains comparative tax information for Dexter and its surrounding communities. This information is derived from Maine Revenue Services as they apportion municipal revenue sharing and highway and education funding. Towns such as Dexter and Dover-Foxcroft that serve as trading and employment centers characteristically provide more community services and as a result have higher tax rates.

TABLE A
COMPARATIVE TAX INFORMATION DEXTER AND SELECTED COMMUNITIES

Community	2010 Census	100% State Valuation 2010	Municipal Property Tax spending 2009-2010	Property Tax Rate 2009-2010
Cambridge	462	\$ 34,300,000	\$ 293,059	17.6 mills
Corinna	2198	106,550,000	1,571,673	17.2 “
Dexter	3895	226,600,000	3,236,042	14.5 “
Dover-Foxcroft	4213	316,800,000	4,279,838	13.7 “
Exeter	1092	56,650,000	707,813	13.9 “
Garland	1105	53,050,000	555,302	13.2 “
Parkman	843	53,050,000	545,655	16.5 “
Ripley	488	34,450,000	472,343	17.8 “
Sangerville	1343	86,750,000	1,235,365	16.7 “

Municipal Property Tax Spending per person

Cambridge	\$632.16
Corinna	715.05
Dexter	830.82
Dover-Foxcroft	1015.86
Exeter	648.18
Garland	502.54
Parkman	647.28

Ripley	967.92
Sangerville	919.85

Valuations

Table A displays information on total property valuation. Between 2005 and 2010 the total local valuation increased from \$120,146,536 to \$227,278,750 largely from a town-wide revaluation in 2008.

The Town’s mil rate decreased from 22.5 mils to 14.5 mils over the same period.

**TABLE B
DEXTER TOTAL VALUATION**

Tax Year	Total Valuation	% Change
2005	120,146,536	(7)
2006	136,276,126	13
2007	138,113,528	1
2008	224,005,550	62
2009	223,175,300	(.3)
2010	227,175,300	2

Overall Percentage Increase 70

Chart below displays Dexter’s valuation versus State valuation. The State valuation increased 55% between 2005 and 2010. The Town’s valuation increased 70% during the same time.

Tax Year	State Valuation	Local Valuation
2005	\$129,975,000	\$120,146,536
2006	135,350,000	136,276,126
2007	146,650,000	138,113,528
2008	159,900,000	224,005,550
2009	163,850,000	223,175,300
2010	191,950,000	227,175,300
2011	207,900,000	227,278,750
2012	226,600,000	

Expenditure Forecasts

Dexter's projected municipal expenditures are shown in Table C for the years 2011 – 2020. It is expected that revenues will be adjusted, primarily through the property tax, to meet expenditures. Going forward, it seems reasonable to suppose that aid from the State to the towns in the form of municipal revenue sharing, road support, and other reimbursement programs will not be increasing as the State wrestles with its own budget problems. It also seems reasonable to expect that the State aid to education will never rise to the 55% of expenditures that the voters mandated and will, in a best-case scenario, stay at around 40%. Even this might be an optimistic projection.

It is projected that cost-of-living adjustments for wages will average 3% per year and that fuel costs will continue to be volatile from year to year. An expectation of average fuel cost increases of 5% is being made but may also prove optimistic.

TABLE C
ESTIMATE OF FUTURE EXPENDITURES

2011	\$3,254,626	2016	\$4,153,819
2012	\$3,417,517	2017	\$4,361,510
2013	\$3,588,225	2018	\$4,579,586
2014	\$3,767,636	2019	\$4,808,564
2015	\$3,956,018	2020	\$5,048,993

Long-Term Debt

Dexter has three Series B Municipal Bonds that it is repaying. The oldest is a \$500,000 bond. The remaining principal of this bond is \$150,000 and the 3 remaining principal payments of \$50,000 will be completed November 1, 2013. The interest rates for the final three years are 3.416%, 3.641% and 3.841% respectively. The second oldest bond was taken out for dam repairs in 2006 for a total of \$250,000 at 4.585%. The remaining principal is \$150,000, which is to be paid in six annual payments of \$25,000 towards the principal and declining interest per year. This bond will be paid for on August 1, 2016. In 2011, the Town took out a third Municipal Bond in the amount of \$150,000 at 3.9% for the purchase of a fire truck. The six annual payments of \$25,000 plus interest will be paid up on August 26, 2016. The legal level of Municipal borrowing allowed by statute is 6.7 million and the current status of borrowing is \$450,000, which is far below the statutory limit. The town is the guarantor for debt that is held by the School, the Utility District and the Mid Maine Solid Waste Association.

The annual requirements to amortize all debt outstanding as of June 30, 2011, including interest payments is as follows:

\$117,318.20	year ending June 30, 2012
\$113,432.42	year ending June 30, 2013
\$109,458.73	year ending June 30, 2014

\$ 56,411.15 year ending June 30, 2015
\$ 54,274.34 year ending June 30, 2016
\$ 52,130.45 year ending June 30, 2017

The Town of Dexter has a Municipal investment policy that was adopted in 1999 and has not been amended since then. It is the policy of the town to invest public funds in a manner which will provide safety of the principal, a market rate of return, meet the daily cash flow demands of the municipality, and conform to state statutes governing the investment of public funds. (Section 2-200 of Article VIII. of Dexter Town Code)

Included in this document is the Capital Replacement Plan currently revised by the Town Manager and the Town Council for Budget FY 2013. The Capital Reserve accounts are outlined from the current budget and show a total of \$951,449.00 in the reserve accounts and are broken down by category. The Building Improvement Capital Reserve FY 2012 is further broken down by building as \$146,435 with expenditures FY 2012 of \$14,156.

The town stays within the state mandated spending guidelines of. LD 1 The town has never voted to exceed the mandatory limits.

The 2011 town of Dexter Tax assessment records show the percentage of the tax valuation for each category of property:

125 uncoded lots	3 %
408 Land only lots	3.1%
168 mobile homes with no land	.70 %
150 Mobile homes on lots	3.3%
73 Auxiliary lots	1 %
114 Commercial Lots	7.0 %
14 Industrial Lots	4.0%
24 Agriculture lots	.80 %
6 Utility lots	1.3 %
75 Exempt Lots	.20 %
1272 Residential Lots	54 %
311 Lake front lots	22 %

Totaling 2740 lots assessed town wide- \$223,121,050.00

**CAPITAL RESERVE ACCOUNTS
FY 2012 (PROPOSED)**

03/31/11 ACCOUNT	FY 2012 BALANCE	FY 2012 APPRO	FY 2012 AVAILABLE	FY 2012 EXPEND
LIBRARY	\$ 23,468	\$ 0	\$ 23,468	
\$ 0				
AIRPORT	\$ 38,636	\$ 0	\$ 38,636	
\$ 0				
AIRPORT EQU	\$ 4,528	\$ 1,000	\$ 5,528	
\$ 0				
ASSESSING	\$ 7,795	\$ 0	\$ 7,795	\$
0				
BUILDINGS	\$ 128,435	\$ 18,000	\$146,435	
\$ 14,156				
FIRE TRUCK	\$ 48,215	\$ 50,000	\$ 98,215	
\$ 0				
FIRE EQUIP	\$ 4,767	\$ 5,000	\$ 9,767	
\$ 0				
MUSEUM	\$ 4,734	\$ 1,000	\$ 5,734	
\$ 0				
CODIFICATION	\$ 3,474	\$ 0	\$ 3,474	
\$ 0				
CLERK	\$ 4,709	\$ 1,000	\$ 5,709	
\$ 0				
POLICE EQUIP	\$ 24,354	\$ 10,000	\$ 34,354	
\$ 25,500				
SIDEWALKS	\$ 40,083	\$ 3,000	\$ 43,083	
\$ 5,000				
PAVING	\$ 114,837	\$ 62,000*	\$176,837	
\$ 0				
HWY EQUIP	\$ 120,402	\$ 25,000	\$145,402	\$
45,000				
BRIDGES	\$ 37,407	\$ 3,000	\$ 40,407	
\$ 0				
INFO MGT	\$ 6,166	\$ 1,000	\$ 7,166	\$
0				
FACILITIES EQ	\$ 9,303	\$ 5,000	\$ 14,303	
\$ 0				
LANDFILL	\$ 8,680	\$ 0	\$ 8,680	\$
0				

CEMETERY EQ	\$ 5,673	\$ 2,000	\$ 7,673
\$ 0			
GOLF COURSE	\$ 4,809	\$ 1,000	\$ 5,809
\$ 0			
RD RECONST.	\$ 28,675	\$ 3,000	\$ 31,675
\$ 0			
CABLE TECH	\$ 30,982	\$ 0	\$ 30,982
\$ 0			
LAKES & DAM	\$ 4,170	\$ 0	\$ 4,170
\$ 0			
GEN FACIL RES	\$ 20,004	\$ 2,500	\$ 22,504
\$ 20,000			
DECORATIONS	\$ 2,538	\$ 0	\$ 2,538
\$ 0			
SEVERANCE	\$ 17,255	\$ 2,000	\$ 19,255
\$ 0			
POLICE ACAD	\$ 850	\$ 1,000	\$ 1,850
\$ 0			
SUCKER BROOK	\$ 5,000	\$ 5,000	\$ 10,000
<u>\$ 0</u>			
TOTALS	\$ 749,949	\$201,500	\$ 951,449
\$109,656			

**from Me.URIP funds.*

Equals Revenue Summary Page 1; Account # R10120-40500 Projected

Equals detail on Building Improvement Capital Reserve report

SECTION 14

REGIONAL COORDINATION

The Town of Dexter is in the business center of a five town regional area. The towns that Dexter share boundaries are Garland, Ripley, Sangerville, Corinna and Cambridge.

The Ridgeview Middle school AOS 94 School houses students from three of these five communities. Those sharing the school are Garland Exeter, Ripley with one additional community of Harmony. The Tri County Technical Center provides vocational training to students who qualify in Penobscot, Somerset and Piscataquis Counties.

The Dexter Fire Department has mutual aid agreements with all neighboring towns and is the exclusive provider of fire and rescue for Ripley.

The Water resources and wetland habitats primarily located in Dexter; Lake Wassookeag, West Garland Pond and Main Stream are shared with Ripley and Garland and Sangerville along the boundaries with Dexter and are advised to cooperate in protecting the shared water resources. Fishing and hunting land and water in Dexter draw sports people from the region year round.

Communication towers located in Dexter provide services to the larger region.

Mid-Maine Solid Waste is supported by Dexter and is located on the Corinna boundary. Services are provided to Area towns that participate in the organization. The organization charter members are Dexter, Corinna, St. Albans, Exeter and Ripley. Other local users are Cambridge and Guilford.

The Abbott Memorial Library provides services to the neighboring communities for a nominal fee. Many cultural, educational and human-interest programs are offered to the multi-town area.

The Dexter Parks & Recreation program services the four town neighborhood and beyond.

The Dexter Regional Airport serves the larger region, providing landing, fueling and storing of airplanes.

The Wayside Theatre/Grange, located very close to the boundary with Sangerville, provides local talent and productions throughout the year and adds a cultural entertainment activity for the wider region.

The Town of Dexter shares a code enforcement and plumbing inspection services to two other towns, one boundary town. The Animal Control Officer is shared with other communities within a 30-mile radius.

The Dexter Farm Project is involved with connecting with Farmers within a 50 mile radius to bring local farm products to market at the Fossa General Store, now being established in downtown Dexter. The Store has been a fortunate recipient of Community Block Grant Program Funding in two phases to adaptively reuse the building that had fallen into deep disrepair. The building was purchased by the Dexter Regional Development Corporation many years ago with the express reason to renovate for commercial purposes. The anchor store on the corner of Route 7, Moosehead Trail and our very own Main Street, Route 23 providing a local Farm store offering local alternatives to purchasing products and saving the cost and the energy to get products here from markets in California or beyond.

The Dexter Farmers Market from May to October currently has been offering farm and homemade products to local residents located at P & L Market adjacent to the boundary with Corinna.

An alliance of energies is being initiated with the Town of Dexter, Town Manager Linda-Jean Briggs and the Town of Dover-Foxcroft, Town Manager Jack Clukey to work together to enhance services to the local resident population with challenges through partnering to open a day facility located at the Center Hall in Dover. This collaboration will stimulate continued partnering on other fronts as time goes forward.

The Town has renewed as a member of the Seabasticook Valley Chamber of Commerce and will network with other members and member towns to seek collaboration.

The Charleston Correctional is n economical workforce resource to Dexter and provides regular services as needed on larger projects taken on by the town.

Our state and local Roads, both arterials and collectors branch into the town roads into other towns bordering Dexter and provide a seamless network of transportation corridors. The ITS 84 snowmobile trail also connects our community to neighboring towns and brings people to the Dexter service center for fuel and food. The recreational events bring residents of neighboring towns to Dexter on a regular basis.

Dexter also has Reny's Department Store; it is common knowledge that Reny's brings people from all over.

Regional Cooperation Plan

Going into the future, it will be even more important that the Town of Dexter partner and collaborate on a wide variety of products and services, with the larger region, to maintain the level of service to resident at reasonable cost and prevent leakage. Shared purchasing programs with neighboring towns have not been researched or instituted. When making future plans for the town, the larger area may benefit by establishing a wider variety of shared services and programs. Establish an organizational network of home-based business to promote buying local goods and services with the potential of joint advertising strategy. Support the local Tri-County Technical Center in establishing curriculum that include a wider variety of offerings that can lead to jobs to help keep out graduates from leaving the area. Cost benefit analysis should be done on the programs offered to see which programs are cost effective and efficiently provide good paying jobs. The aspect of developing community college classes locally could provide local higher educational opportunities.

TOWN OF DEXTER Future Land Use Plan - 2012 – 2022

The Future Land Use Plan Growth areas include:

Land and existing buildings from Acadia Street on Church Street (Route 7) following Route 7 along Spring Street to the Fay Scott Bog then beyond to the Corinna town line

From Corinna Road (Route 7) on Route 94 to the Fern Road, where our new K-8th grade school has been built, and continues around to Main Street Hill to the intersection of Church/Main Street.

Downtown Main Street (Route 23) which includes around to Liberty Street to Spring Street (Route 7).

Map 8 Lot 16, the previous location of the Primary-Middle School. This lot is served by public utilities and is located partly in the shoreland zone. The critical resource adjacent to this lot is protected by Shoreland rules and a Sourcewater Protection Plan.

The Main Street/Ripley Road (Route 23) Growth area continues beyond the Municipal Golf Course and to the extent of sewer and water services to the limits of tax Map 19. (Map 19 shows some vacant business locations possible for reuse in this area)

The proposed growth area, beyond the Fay Scott Bog, is not served by the town water and sewer. The area on upper Main Street Hill and around Fern Road is also not served by town sewer and water but the New Middle School is served by public utilities. Zoned areas in color are shown on the MAP and the white areas are the town's rural district. Utility expansion to the town line is advised by this plan in Public Facilities and Services section. Private sewer and water serve the entire rural district with lot sizes allowed compliant with state standards for septic systems.

This area includes many downtown buildings that are vacant, yet could serve as locations for future business. The existing commercial and industrial district areas include vacancies as well. The location of the new Middle School has put stresses on the transportation network on Fern Road, requiring needed road upgrade because of vehicle traffic on the gravel road that leads to the school off of Main Street Hill. There are residential and rural districts well represented in the Growth Areas to allow infill of homes on the various vacant in town lots, while protecting the Fay Scott Bog and the Lake Wassookeag from further water quality degradation from intense development.

The growth area excepting Map 8 Lot 16, is positioned beyond the outlet from Lake Wassookeag and inside the existing developed area, therefore maintaining protection of the lake from most development pressures. The rural growth areas have additional allowances for lot density provisions in the existing Subdivision Ordinance

Development should be directed to these growth areas. The plan suggests that the existing ordinances may need some minor revisions for the addition of one accessory apartment from strategies stated in the Housing Section and protection of Farm and Forest land, as proposed in the Agriculture and Forestry Section. The protection of critical natural resources is noted in many sections of the plan, which has been considered, above all, in determining the growth areas for the Town of Dexter. We know that Lake Wassookeag is very valuable and must be protected to preserve our water supply and our local and regional economy.

The Town of Dexter will: Minimum Policies

Coordinate the community's land use strategies with other local and regional land use planning efforts.

Support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.

Support the level of financial commitment necessary to provide needed infrastructure in growth areas.

Establish efficient permitting procedures, especially in growth areas.

Protect critical rural and critical waterfront areas from the impacts of development.

Strategies

Minimum strategies required to address state goals: Duties to be assigned to Town Manager, Town Council, Planning Board, Economic Development Director and Code Enforcement Officer.

- (1) Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.
- (2) Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:
 - a. Clearly define the desired scale, intensity, and location of future development;
 - b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and
 - c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
 - d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.
- (3) Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.
- (4) Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.
- (5) Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.
- (6) Track new development in the community by type and location.
- (7) Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.
- (8) Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.

Section 16: GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Water Resources State Goal	Policies	Strategies	Responsibility	Timetable
<p>To protect the quality and manage the quantity of the State’s water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.</p>	<p>The town of DEXTER will:</p> <p>(1) Protect current and potential drinking water sources. See Proposed Sourcewater Protection Measures from Protection plan.</p> <p>(2) Protect significant surface water resources from pollution and improve water quality where needed.</p> <p>(3) Protect water resources in growth areas while promoting more intensive development in those areas.</p> <p>(4) Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.</p> <p>(5) Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.</p>	<p>(1) Amend local land use ordinances as applicable to incorporate storm-water runoff performance standards consistent with: a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).</p> <p>(2) Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.</p> <p>(3) Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.</p> <p>(4) Adopt water quality protection practices as defined in the Best Management Practices provided by the State and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.</p>	<p>Planning Board Town Council</p> <p>Code Enforcement Officer (CEO) Planning Board</p> <p>Dexter Utility District Planning Board CEO</p> <p>PB, CEO, Town Manager, Town Council</p>	<p>Short term 1-2 years</p> <p>Short term 1-2 years</p> <p>Ongoing</p> <p>Short term 1 –2 years</p>

		(5) Participate in local and regional groups to monitor, protect and, where warranted, improve water quality.	Dexter Lakes Assn., Drinking Water Source Committee, Town Manager/Town Council	Ongoing
		(6) Provide educational materials at appropriate locations regarding aquatic invasive species.	DLA, CEO	Ongoing

Natural Resources State Goal	Policies	Strategies	Responsibility	Timetable
<p>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.</p>	<p>The town of DEXTER will:</p> <p>(1) Conserve critical natural resources in the community.</p> <p>(2) Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.</p>	<p>(1) Continue to ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.</p> <p>(2) Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.</p> <p>(3) Through newly established site plan review ordinance, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p> <p>(4) Through local land use ordinances, require the planning board or CEO to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.</p> <p>(5) Continue to participate in inter-local and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.</p> <p>(6) Pursue public/private partnerships to protect critical and important natural resources such as through of land acquisition and/or open space easements from willing property owners.</p>	<p>Planning Board/CEO</p> <p>See Future Land Use Plan and MAP</p> <p>Planning Board /CEO</p> <p>Planning Board /CEO</p> <p>Town Manager, SWPC, PB, CEO</p> <p>Town Manager Town Council</p>	<p>Ongoing</p> <p>With this document</p> <p>Immediate 2-6 months</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>

		(7) Continue to distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	Assessor/CEO	Ongoing
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Historic & Archaeological Resources State Goal	Policies	Strategies	Responsibility	Timetable
To preserve the State's historic and archaeological resources	<p>The town of DEXTER will:</p> <p>(1) Protect to the greatest extent practicable the significant historic and archaeological resources in the community.</p>	<p>(1). For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances in effect (SZ, FP, Subdivision) will require subdivision or non-residential developers to take appropriate measures to protect those resources</p> <p>(2). Planning Board and CEO will to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</p> <p>(3). Perform a local comprehensive community survey of the community's historic and archaeological resources.</p> <p>(4). Develop a comprehensive list of historic structures and areas. Establish recognition program of all listed historically significant historical structures and places to determine register designation</p>	<p>Planning Board/ CEO</p> <p>Planning Board/ CEO</p> <p>Dexter Historical Society/ NEW Conservation Commission</p> <p>Dexter Historical Society/ NEW Conservation Commission</p>	<p>Ongoing</p> <p>Immediate-2-6 months</p> <p>Short term 1-2 years</p> <p>Short term-1-2 years</p>

Agricultural and Forest Resources State Goal	Policies	Strategies	Responsibility	Timetable
<p>To safeguard the State’s agricultural and forest resources from development which threatens those resources.</p>	<p>The town of DEXTER will:</p> <p>(1) Safeguard lands identified as prime farmland or capable of supporting commercial forestry.</p> <p>(2) Support farming and forestry and encourage their economic viability.</p>	<p>(1) Minimum strategies required to address state goals: Consult with the Maine Forest Service district forester as needed, when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.</p>	<p>CEO, Town Manager, Planning Board</p>	<p>Ongoing</p>
		<p>(2) Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.</p>	<p>Penobscot County Soil & Water Conservation District, Planning Board</p>	<p>Ongoing</p>
		<p>(3) Amend land use ordinances to require subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.</p>	<p>Planning Board</p>	<p>Short Term 1-2 years</p>
		<p>(4) Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers’ markets, and home occupations.</p>	<p>Planning Board</p>	<p>Short Term 1-2 years</p>
		<p>(5) Encourage owners of productive farm and forest land to enroll in the current use taxation programs.</p>	<p>Assessor</p>	<p>Ongoing</p>
		<p>(6) Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-</p>	<p>CEO/Planning Board</p>	<p>Short term</p>

		<p>your-own operations. Allow signs for Farm Stands and work with MDOT to allow farm stand signs on state roads.</p> <p>(7) Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.</p>	<p>CEO, Planning Board, Town Manager</p>	<p>1-2 years</p> <p>Ongoing</p>
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Economy State Goal	Policies	Strategies	Responsibility	Timetable
<p>Promote an economic climate that increases job opportunities and overall economic well-being.</p>	<p>The Town of Dexter will:</p> <p>(1) Support the type of economic development activity the community desires, reflecting the community's role in the region.</p> <p>a. Foster the development of Route 7 from the downtown intersection, south to the Town line, to capitalize off of the significant tourists and visitors that travel through Dexter each year. Businesses to attract include antique shops/malls, sporting goods retailer, restaurants and more.</p> <p>b. Further support the local agricultural community by fostering access to new customers and markets, especially institutional customers, and to provide the necessary infrastructure for them to succeed in their growing sector.</p>	<p>(1) If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).</p> <p>a. Create the first economic development committee in Dexter, to be comprised of local business owners, municipal staff and community leaders. The committee will be tasked with developing and implementing Dexter's economic development study.</p> <p>b. At the start of the FY13 fiscal year, fund a full time economic development/planning position who will be charged with retaining existing businesses, implementing the soon to be developed economic development strategy and other initiatives.</p> <p>(2) Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic</p>	<p>Town Manager Town Council</p>	<p>Immediate 2-6 months</p> <p>Short Term</p>

	<p>c. Develop an economic development tool kit that includes an update tax increment financing program, available resources and services, and more.</p> <p>d. Create the first economic development committee in Dexter, to be comprised of local business owners, municipal staff and community leaders. The committee will be tasked with developing and implementing Dexter’s economic development study.</p> <p>e. Support existing businesses through the development of various programs and services, including, seminars, trainings and other events geared towards their needs, hosting forums to discuss their ideas and to foster networking, provide information on the variety of programs and services available to businesses and more.</p> <p>f. Market the community to</p>	<p>development.</p> <p>a. Establish Site Plan Review performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape?</p> <p>b. Proactively review the current ordinance for a local tax increment financing program in order to better meet the needs of existing and future businesses developments and expansions.</p> <p>c. Review existing ordinances to assess their impacts on the business community and determine if any need to be updated to better reflect today’s economy and business needs.</p> <p>(3) If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)</p> <p>a. Through the development of the before mentioned economic development tool kit, the newly hired economic development director will have knowledge of, and access</p>	<p>Planning Board</p> <p>Town Manager Town Council</p> <p>Town Manager Town Council</p> <p>Town Manager</p> <p>Town Manager Town Council</p>	<p>1-2 years</p> <p>Immediate 2-6 months</p> <p>Short term 1-2 years</p> <p>Immediate 2-6 months</p> <p>Immediate Ongoing</p>
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	<p>the region, the state and the country as the ideal rural recreational community.</p> <p>g. Attract businesses to the community by fostering relationships with entrepreneurs to meet their relocation/expansion needs and by instilling confidence in their local municipal leaders.</p> <p>(2) Make a financial commitment, if necessary, to support desired economic development, including needed public improvements.</p> <p>a. Develop a capital reserve fund, with a goal of reaching \$100,000 in eight years, to be used as a negotiated match with Dexter Utility District for a future grant application for a water and sewer expansion along Route 7 south to the Town line.</p> <p>b. Develop another separate capital reserve fund, with a goal of \$15,000 a year, to support other community wide economic development initiatives.</p> <p>c. At the start of the FY13</p>	<p>to:</p> <ol style="list-style-type: none"> 1. Economic Development Administration funds for the water and sewer expansion along Route 7 and other larger, publicly owned infrastructure projects that support the private sector 2. Community Development Block Grant funds for the water and sewer expansion and other general business development financing 3. A local tax increment financing district that would allow for flexible financing of larger expansion or start up ventures 4. USDA, Finance Authority of Maine, Small Business Administration and other loans funds that can be used for existing or expanding businesses 5. Funding programs at USDA-Rural Development for agricultural businesses, businesses with a need for renewable energy implementation, and more 6. Funding programs for the development of green and renewable energy sources for heating and cooling buildings for municipal and business district(s) by a central heating/cooling plant from the Department of Energy 	<p>Town Manager Economic Development Director (new position to be created)</p>	<p>Immediate Ongoing</p>
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	<p>fiscal year, fund a full time economic development/planning position who will be charged with retaining existing businesses, implementing the soon to be developed economic development strategy and other initiatives.</p> <p>(3) Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.</p> <p>a. Participate in regional economic development efforts initiated by Eastern Maine Development Corporation and others.</p> <p>b. Develop a regular meeting with municipal leaders in the region to foster better communication, attract businesses on a regional basis and to jointly address common barriers to prosperity.</p>	<p>4) Participate in any regional economic development planning efforts</p> <p>a. Participate in regional economic development efforts initiated by Eastern Maine Development Corporation that include the Comprehensive Economic Development Strategy, Mobilize Eastern Maine and others.</p>	<p>Town Manager Economic Development Director</p>	<p>Immediate Ongoing</p>
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Housing State Goal	Policies	Strategies	Responsibility	Timetable
<p>To encourage and promote affordable, decent housing opportunities for all Maine citizens.</p>	<p>The town of Dexter will:</p> <p>1) Encourage and promote adequate workforce housing to support the community's and region's economic development.</p> <p>(2) Ensure that land use controls encourage the development of quality affordable housing, including rental housing.</p> <p>(3) Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.</p>	<p>(1) Enact growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.</p>	<p>Planning Board</p>	<p>Short term 1-2 years</p>
		<p>(2) Amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.</p>	<p>Planning Board</p>	<p>Short term 1-2 years</p>
		<p>(3) Continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.</p>	<p>Human Resource Committee</p>	<p>Ongoing</p>
		<p>(4) Continue to allow areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).</p>	<p>Planning Board</p>	<p>Ongoing</p>
		<p>(5) Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</p>	<p>Town Manager Town Council</p>	<p>Ongoing</p>
		<p>(6) Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.</p>	<p>Town Manager Town Council</p>	<p>Ongoing</p>

Recreation State Goal	Policies	Strategies	Responsibility	Timetable
<p>To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.</p>	<p>The town of Dexter will:</p> <p>(1) Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.</p>	<p>(1) Create a list of recreation needs or develop a recreation plan to meet current and future needs. Work with Parks & Recreation Director and committee official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.</p>	<p>Recreation Director and Committee</p>	<p>Immediate and Ongoing</p>
	<p>(2) Preserve open space for recreational use as appropriate.</p>	<p>(2) Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.</p>	<p>CEO, Planning Board Town Manager</p>	<p>Short Term 1-2 years</p>
	<p>(3) Continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.</p>	<p>(3) Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine’s landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.</p>	<p>CEO, Assessor</p>	<p>Ongoing</p>
		<p>(4) Educate landowners about the Open Space tax exemption program.</p>	<p>Assessor</p>	<p>Ongoing</p>
		<p>(5) Create a fenced-in area at Bud Ellms Field to provide for an enclosed area for dog walking and develop a “Scoop the Poop” campaign for all public lands.</p>	<p>Recreation Director and Committee</p>	<p>Immediate 2-6 months</p>

Transportation State Goal	Policies	Strategies	Responsibility	Timetable
<p>To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</p>	<p>The town of Dexter will:</p> <p>(1) Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.</p>	<p>(1). Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community’s transportation network.</p> <p>a. Recommend the RSMS11 software provided by the Maine Local Roads Center for the local roads in Dexter.</p>	<p>Highway Department Town Manager</p>	<p>Short Term 1-2 years</p>
		<p>(2) Initiate or actively participate in regional and state transportation efforts.</p>	<p>Town Manager</p>	<p>Ongoing</p>
	<p>(2) Safely and efficiently preserve or improve the transportation system.</p>	<p>(3) Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:</p> <p>a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73);</p> <p>b. State access management regulations pursuant to 23 M.R.S.A. §704; and</p> <p>c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.</p>	<p>Planning Board</p>	<p>Short term 1-2 years</p>
	<p>(3) Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.</p>	<p>(4) Maintain, enact or amend ordinance standards for subdivisions and for public and year round private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.</p>	<p>Planning Board</p>	<p>Short term 1-2 years</p>

Public Facilities and Services State Goal	Policies	Strategies	Responsibility	Timetable
<p>To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</p>	<p>The town of DEXTER will:</p> <p>(1) Efficiently meet identified public facility and service needs.</p> <p>(2) Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.</p>	<p>(1). Expand the Municipal Golf Course to an 18 hole facility after extensive review and investigation</p> <p>(2). Contract with an engineer to evaluate and work with the MDOT and report on possible need to repair of this stream flow and degradation of the culvert under Main Street and the major buildings including public and private buildings with a goal being collaboration resolve both private and public storm water issues</p> <p>(3). Crosby Playground, This facility must be renovated or replaced. The playground equipment is dangerous. Pursue funding for playground equipment, Pavillion repair, bathroom upgrade.</p> <p>(4). Recycling education is recommended to improve the cost recovery of corrugated cardboard, white paper, newspaper and magazines, steel and aluminum cans, glass bottles and jars and yard and food waste. This will reduce the cost of waste management services at MMSWA.</p> <p>(5). The Fire department’s greatest concern is maintaining adequate daytime manpower.</p> <p>a. A program of Junior firefighters or Adventurer Boy Scouts may help expand the local presence of firefighters for the future.</p> <p>b. A dialog between the towns of Dexter,</p>	<p>Golf Course Advisory Committee-Town Council</p> <p>MDOT Town Council</p> <p>Town Manager Recreation Director and Committee</p> <p>MMSWA Town Manager</p> <p>Fire Department Town Manager</p>	<p>Long term 2-5 years</p> <p>Short term 1-2 years</p> <p>Immediate 2-6 months</p> <p>Immediate 2-6 months</p> <p>Short term 1-2 years</p>

		<p>Corinna, and Garland is necessary for these small towns to provide adequate firefighting services.</p> <p>(6). Strongly recommend the initiation of a complete study and establish outline criteria to be used to combine Dexter Utility District with the Town of Dexter. Check into manpower/equipment and cost savings.</p> <p>(7). Re-evaluate expansion of sewer and water services to reach the Corinna town line.</p> <p>(8). The Dexter town website must be reviewed and updated annually and monthly information inputted to reflect updated committee calendar, meeting minutes and community events.</p> <p>(9). A Police officer should be assigned as School Resource Officer</p> <p>(10). Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.</p> <p>(11). Investigate the location of new public facilities at percentage to be determined, of new municipal growth-related capital investments, given the size and location of the designated growth areas.</p>	<p>Town Council Dexter Utility District</p> <p>Town Council Dexter Utility District</p> <p>Town Manager</p> <p>Police Department Town Council School Department</p> <p>Town Manager Town Council</p> <p>Town Manager Town Council</p>	<p>Short term 1-2 years</p> <p>Short term 1-2 years</p> <p>Immediate 2-6 months- Ongoing</p> <p>Short term 1-2 years</p> <p>Ongoing</p> <p>Ongoing</p>
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Fiscal Capacity and Capital Investment Plan State Goal	Policies	Strategies	Responsibility	Timetable
<p>To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</p>	<p>The town of Dexter will</p> <p>(1) Finance existing and future facilities and services in a cost effective manner.</p> <p>(2) Explore grants available to assist in the funding of capital investments within the community.</p> <p>(3) Continue to reduce Maine’s tax burden by staying within LD 1 spending limitations.</p>	<p>(1) Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.</p> <p>(2) Recommend that a revaluation of the town be completed by 2018</p> <p>(3) Explore the percentage of the town is financed by lake front properties tax base</p>	<p>Town Manager</p> <p>Town Manager/Town Council</p> <p>Town Manager/Town Council/ Assessor</p>	<p>Immediate and Ongoing</p> <p>Long Term-2-5 years</p> <p>Immediate and ongoing</p>