

Town of St. Albans Comprehensive Plan

**Prepared by the St. Albans
Comprehensive Plan Committee
November, 2016**

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Acknowledgements

On April 14, 2014, The Board of Selectmen of the Town of St. Albans appointed a diverse group of residents to a committee charged with updating or rewriting the town's comprehensive plan. I was asked to chair that committee.

The original comprehensive plan was finalized and approved in 1993 and was, in many ways, outdated. The current Comprehensive Plan Committee began its work in May of 2014.

Initially, the committee consisted of:

Ellen Bridge	Thomas Short – Selectman's Rep.
David Bubar	Ann J. Smith
David Crocker	Dennis Smith
Robert Davids – Chairman	Seth Snowman
Peter deBethune	Earl Sorensen
David Jones	Rhonda Stark – Town Manager
Jantha Jones	Brian Steinwand
William McPeck	Robin Steinwand
Brian Mower	Charles Surprenant
Mary Orloski	Irene Wilson
Marek Plater	C. John Wilson – Code Enforcement Officer
Thomas Roach	

During the process of preparing the plan, some of the original members of the committee found it necessary to resign for various reasons. I want to express my appreciation for their contributions to our efforts and work during their tenure on the committee.

As we continued the process, several more St. Albans residents either came forward or were asked to participate on the committee. They are:

Jason Emery – Fire Chief	Julie Plater
Christina Gee	Jason Gay

As the committee began the process of developing the plan, it became apparent that the assistance of a consultant would be of tremendous value to lead us through the development of the Plan. As we wanted our Plan to actually represent St Albans as it is and as we hope it will be, engaging a person familiar with our town made sense.

At the 2015 Town Meeting, the townspeople agreed to raise money to fund a consultant. The Selectmen chose to engage William "Bill" McPeck as the consultant to the Comprehensive Plan Committee. Bill chaired the committee which prepared the 1993 Plan and is a long-time resident of St. Albans.

I want to thank Bill for the tremendous assistance he has provided to me and to others who have lead tasks during this process.

I also want to thank Town Manager Rhonda Stark for all she has done to help with our task. Rhonda has served as our recording secretary, researcher and keeper of documents. She has volunteered to do things way beyond her official duties.

Town Clerk Stacy Desrosiers has assisted the committee on several occasions, as both the town's institutional memory and filling in as recording secretary.

I also want to thank all the residents of St. Albans for their willingness to participate in this process, either by completing a survey, providing information when asked or in any number of other ways.

Thank you.

Robert Davids - Chairman

Introduction

In March of 1993, the residents of the Town of St. Albans approved a Comprehensive Plan. That plan represented the work of many volunteers over a period of almost five years, as well as a consultant assisting for about two years.

In 2014, the 1993 Plan was overdue for an update. Although the State of Maine no longer required the town to have a comprehensive plan, it was decided that having a current plan was in the best interest of the town and its residents.

On April 14, 2014, the Board of Selectmen appointed a Comprehensive Plan Committee comprised of 22 St. Albans residents and the Town Manager. That committee met for the first time on May 5, 2014. Since then, the committee has met monthly and the minutes of those meetings are available on the town's website.

Several decisions had to be made at the June 2, 2014 committee meeting. It was decided that the committee would develop a "state approved" Plan as opposed to a local plan. A "state approved" plan would qualify the town to apply for various future grants.

It was also decided that subcommittees would be formed to prepare each section of the Plan. The committee also decided that a consultant would be necessary, as was done for the 1993 Plan, to complete this process.

At the March 2015 Town Meeting, an article on the warrant to raise money to pay a consultant to assist the Comprehensive Plan Committee was approved by the voters. With the advice of that committee, the Board of Selectmen chose St. Albans resident Bill McPeck to be the consultant.

The committee prepared a survey to obtain input from St. Albans residents. That survey was included as an insert in the Rolling Thunder Express, a free weekly publication, in those papers delivered in St. Albans.

During the development of the new Plan, it was decided that additional sections beyond those included in the 1993 Plan, would be appropriate.

As in 1993, the overwhelming majority of St. Albans residents who responded to the committee's survey of town residents made it known that they wanted the town to retain its rural character. This Plan addresses that desire.

The Comprehensive Plan Committee has sought input from St. Albans residents and made every effort to include that input into this new plan. It is very obvious that our town does not stand still,

but changes noticeably over time. This plan is our attempt to identify and direct future change in order to retain the character and environment that are important to the residents of St. Albans.

St. Albans' Vision Statement

Our vision is to promote a sustainable community in the areas of the environment, recreation, economy, culture, heritage, health and education through community based planning and conservation.

For all current and future residents of St. Albans to have the opportunity to share the quality of life that many enjoy, our Plan includes encouraging business and employment opportunities and striving to bring state of the art communications technology to all residents.

The natural, agricultural, economic and cultural assets of our town are important to us and should be protected as we promote those opportunities.

Version 3 – 6-7-16

Public Participation in Plan Development Summary

After the Comprehensive Plan Committee became operational, the committee created and distributed a town wide survey through the use of multiple distribution strategies. The survey results were collated by topic area component and distributed to committee members to inform the work of each topic area component subcommittee.

In July of 2015, the Comprehensive Plan Committee held a public information/discussion session at the Town Hall. The session was held during the Fourth of July weekend to maximize the opportunity for summer residents to attend. Attendees were given an overview of the process, a review of the topic area components to be included in the plan, as well as some of the information regarding the town that had been gathered by the committee to date. A series of set questions were then used to generate facilitated discussion.

In March of 2016, the Comprehensive Plan Committee held a public information/discussion session at the Town Hall following the annual town meeting. Attendees were given an overview of the process, a review of the topic area components to be included in the plan, as well as some of the information regarding the town that had been gathered by the committee to date. The committee also shared with attendees the committee's recommendations that had been generated to date. A series of set questions were then used to generate facilitated discussion.

In July of 2016, members of the Comprehensive Plan Committee set up a booth at the town's annual Summerfest festival. The recommendations for the topic area components were posted and committee members answered questions from the public who visited the booth. Booth visitors were also invited to submit written comments regarding the recommendations and answer several short survey questions related to the town's vision and recommendations.

On August 30, 2016, the draft comprehensive plan was presented to attendees at a special town wide meeting. The meeting was promoted through the use of multiple strategies. Attendees were invited to ask questions or speak to any part of the plan they desired.

Inventory of Topic Area Components

Section 1: Population

Here Is What We Learned In This Section

Population Trends

According to the first official U.S. Census data, in 1890, the population in St. Albans totaled 1,206 people. This number steadily declined until 1920, when the population was 920 people. For the next 50 years, the population consistently fluctuated up and down. Beginning in 1970, the population began a steady increase, reaching 2,005 people according to the 2010 census. The increased change between 1970 and 2010 reflects a 92.6% increase in population.

Total year-round population figures for St. Albans are shown in Table 1-1. Chart 1-1 illustrates St. Alban's population changes. Whenever discussing the town's population, it is important to take into consideration that the town experiences a substantial population fluctuation due to the season, especially during the summer months.

Table 1-1

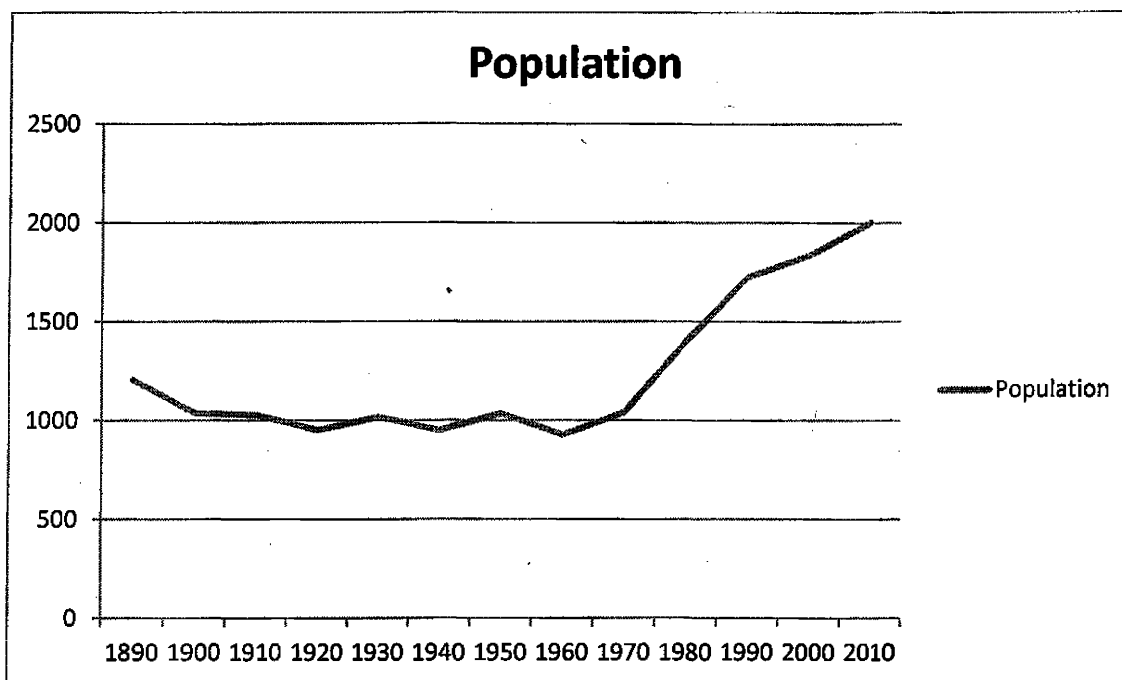
Overall Population Levels and Percent Changes

Year	Population	Percent Change
1890	1,206	Baseline
1900	1,037	-14.1%
1910	1,027	-1.0%
1920	952	-7.4%
1930	1,018	6.9%
1940	950	-6.7%
1950	1,035	8.9%
1960	927	-10.5%
1970	1,041	12.3%
1980	1,400	34.5%
1990	1,724	23.1%
2000	1,836	6.5%
2010	2,005	9.2%

Source: U.S. Census

Chart 1-1

Population Levels Illustrated



Source: U.S. Census

Population Projections

Maine's Office of Policy and Management has projected population levels for all Maine communities through the year 2030. Town projections are calculated using two pieces of information:

1. The recent historical growth of each town's share of its county's population and
2. County population projections.

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

This method produces some results that may seem counterintuitive. For example, a town may be projected to shrink between 2010 and 2015, even though it showed historical population growth during the 1990-2010 period, while the county is expected to grow from 2010 to 2015. Remember,

the population projections for a town are based on changes in its share of the county's population. A town's share of the county population may be declining even though the town and the county have both been growing in population. The town population projections thus rest on the assumption (among many others, including those upon which the county population projections are based) that relative growth rates of towns in a given county will continue into the future.

Table 1-2

Overall St. Albans Population Projections Through 2030

Year	Projected Population	Percent Change
2015	2,037	1.4%
2020	2,064	1.3%
2025	2,083	0.9%
2030	2,092	0.4%

Source: Maine Office of Policy and Management

The total projected population percent change from 2010-2030 is anticipated to be a growth of 4.1%.

Population Projections – Observed Population Comparison

In the 1993 Town of St. Albans Comprehensive Plan, the town's population was projected out to the year 2002. Table 1-3 displays these projections compared with the actual observed population obtained from the U.S. Census Bureau.

Table 1-3**Projected Populations Compared to the Actual Observed Population**

Year	Projected Population	Observed Population
1988	1,587	
1990		1,724
1992	1,649	
1994	1,690	
1996	1,716	
1998	1,753	
2000		1,836
2002	1,799	
2010		2,005
2017	2,023	
2022	2,032	
2027	2,028	
2032	2,010	

Sources: U.S. Census and Maine Office of Policy and Management

The figures presented in Table 1-3 suggest that the state's population projections are conservative and have historically been less than the actual 10 year observed population number. This will be an important consideration when considering the state's population projections through 2030.

Population Age Distribution Comparisons

The median age of St. Albans' population in 2010 was 43.9 years. This compares with the median age in 1990 of 33.7 years and 37.8 years in 2000. Table 1-4 shows the age distribution for the town based on the 2010 census. Chart 1-2 graphically displays the population age distribution comparisons.

Table 1-4**Age Distribution Comparisons 1990 – 2010 by Percentage**

Year	Under 5	5-17	18-44	45-64	65+	Median Age
1990	6.1%	23.1%	41.6%	18.9%	10.3%	33.7 years
2000	6.1%	17.8%	37.1%	27.2%	11.8%	37.8 years
2010	5.7%	15.2%	30.7%	32.9%	15.5%	43.9 years

Source: U.S. Census

Table 1-7

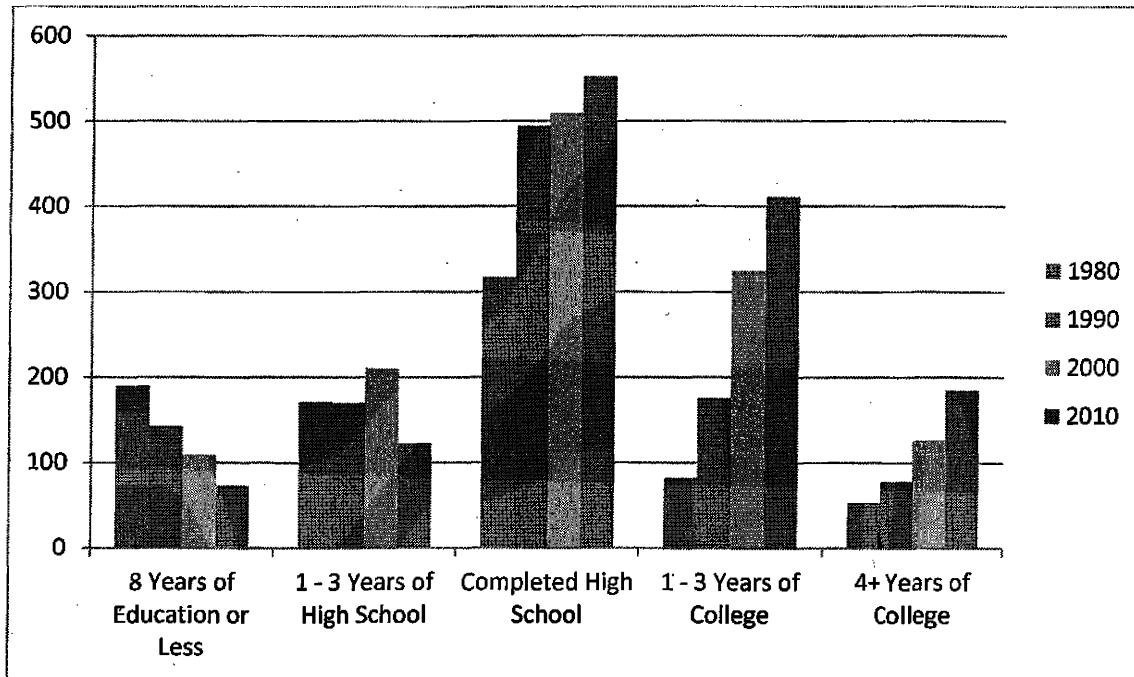
Comparison of Educational Attainment of Persons 25 Years and Older By Year, Frequency and Percentage

Educational Attainment	1980		1990		2000		2010	
8 Years of Education or Less	190	23.4%	143	13.5%	109	8.7%	73	5.0%
1 – 3 Years of High School	171	21.0%	170	16.1%	210	16.7%	122	8.3%
Completed High School	317	39.0%	494	46.7%	509	40.6%	552	38.0%
1 – 3 Years of College	82	10.1%	176	16.7%	324	25.8%	411	28.0%
4+ Years of College	53	6.5%	78	7.4%	126	10.0%	185	13.0%

Source: U.S. Census

Chart 1-3

Comparison of Educational Attainment of Persons 25 Years and Older By Year and Frequency



The following comparative data is provided in compliance with Title 30-A MRSA Section 4326.

Table 1 – 8**Comparative Population Levels and Percent Change by Municipality**

Municipality	1970 Population	1980 Population	1990 Population	2000 Population	2010 Population	Percent Change From 1970
St. Albans	1,041	1,400	1,724	1,836	2,005	92.6%
Corinna	1,700	1,887	2,196	2,145	2,198	29.3%
Dexter	3,725	4,286	4,419	3,890	3,895	4.6%
Harmony	650	755	838	954	939	44.5%
Hartland	1,414	1,669	1,806	1,816	1,782	26.0%
Newport	2,260	2,755	3,036	3,017	3,275	44.9%
Palmyra	1,104	1,485	1,867	1,953	1,986	79.9%
Ripley	297	439	445	452	488	64.3%
Somerset County	40,597	45,028	49,767	50,888	52,228	18.8%

Source: U.S. Census

Table 1 – 9**Comparative 2010 Age Distribution Comparisons by Percentage by Municipality**

Municipality	Under 5 Years	5 – 19 Years	20 – 44 Years	45 – 64 Years	65+ Years	Median Age
St. Albans	5.7%	17.4%	28.5%	32.9%	15.5%	43.9
Corinna	5.6%	19.3%	21.8%	30.6%	16.9%	43
Dexter	5.0%	18.5%	20.4%	31.3%	18.4%	44.8
Harmony	3.4%	20.6%	22.3%	36.2%	20.9%	49.4
Hartland	5.5%	17.8%	26.2%	32.3%	18.1%	45.2
Newport	6.5%	18.0%	29.4%	29.9%	16.2%	42.6
Palmyra	4.9%	23.5%	28.5%	30.4%	17.7%	43.9
Ripley	4.5%	15.8%	24.4%	38.9%	16.4%	49.1
Somerset County	5.2%	18.5%	28.5%	31.5%	16.4%	43.6

Source: U.S. Census

Table 1 – 10

Comparative 2010 Gender Distribution in Number and Percentages by Municipality

Municipality	Male	Female
St. Albans - 2005	1021 (50.9%)	984 (49.1%)
Corinna - 2198	1069 (48.6%)	1129 (51.4%)
Dexter - 3895	1871 (48.0%)	2024 (52%)
Harmony - 939	470 (50.01%)	469 (49.99%)
Hartland - 1782	860 (48.3%)	922 (51.7%)
Newport - 3275	1581 (48.3%)	1694 (51.7%)
Palmyra - 1986	977 (49.2%)	1009 (50.8%)
Ripley - 488	249 (51.0%)	239 (49.0%)
Somerset County – 52,228	25,890 (49.6%)	26,338 (50.4%)

Source: U.S. Census

Table 1 – 11

Comparative 2010 Average Size of Household and Family by Municipality

Municipality	Average Household Size	Average Family Size
St. Albans	2.55	2.80
Corinna	2.37	2.81
Dexter	2.31	2.77
Harmony	2.35	2.79
Hartland	2.38	2.80
Newport	2.32	2.83
Palmyra	2.45	2.87
Ripley	2.25	2.65
Somerset County	2.35	2.80

Source: U.S. Census

Here Are the Implications of What We Learned

1. Since St. Albans is a great place to live, it is more than likely that the population will continue to grow, placing increased demands on the town's infrastructure and services.
2. The town's population will continue to age with the 65 years of age and over percent of the population continuing to increase. This is likely to result in a shifting of resident needs and the nature of the services they request from the town.
3. As the 65 years of age and over percentage of population increases, seniors on a fixed income may find it harder and harder to pay increasing property taxes every year.

4. As a percentage of the town's population, since 1990, the town has seen a steady decline in the percentage of the population in the 5 – 17 year range.

Comprehensive Plan Committee Recommendations

1. The municipal officers and Town Manager should keep a close eye on population growth as significant continued growth of the population will put pressure on town resources and operations.
2. With the likely closing of the St. Albans Elementary School, the town should begin assessing and planning how the town might optimize the use of the building when it becomes available. Some possibilities to consider might include a community center, a senior center, relocation of the town office, collaborating with Hartland for joint or separate town office space, spaces for small, entrepreneur type businesses and office space for professionals.
3. Given the town's aging population, we recommend the Board of Selectmen commission the creation of a demographic report on St. Albans older residents.
4. The Selectmen should consider the creation of an ad hoc community committee to explore how the town, in concert with area health and social service providers, might work towards becoming an "Age Friendly Community" and how to best assist the town's aging residents to "successfully age in place" in their current residences.
5. Using town records and other publicly available data sources, we recommend the town periodically assess the population level to ascertain any possible changes to the overall population number.

Chapter 208 Comprehensive Plan Review Criteria

State Goal:

None Required

Town Goal:

Periodically monitor the town's population level.

Analyses:

1. Is the rate of population change expected to continue as in the past, or to slow down or speed up? What are the implications of this change?

Given the attractiveness of St. Albans and its proximity to the growing Newport Area Service Center and Interstate 95, it is likely that the town will see steady growth in the years

Table 1-5

Gender Distribution in Percentages

Year	1990	2000	2010
Male	50.4%	50.5%	50.9%
Female	49.6%	49.5%	49.1%

Source: U.S. Census

Households and Household Size

In 2010, the average household size in St. Albans was 2.55 persons per household. This reflects a slight increase over 2000, but still lower than the 1990 average household size of 2.80 persons per household. In 1990, the average household size in St. Albans was higher than the average household size in both Somerset County and Maine as a whole. This remains true in both 2000 and 2010.

Average household size has been decreasing in Maine due to smaller family size, the divorce rate, single parenting and the increasing number of older people living alone.

Table 1-6 displays the average size of households in St. Albans beginning in 1990.

Table 1-6

Average Size of Households Comparison by Census Year

Year	Average Household Size
1990	2.80
2000	2.52
2010	2.55

Source: U.S. Census

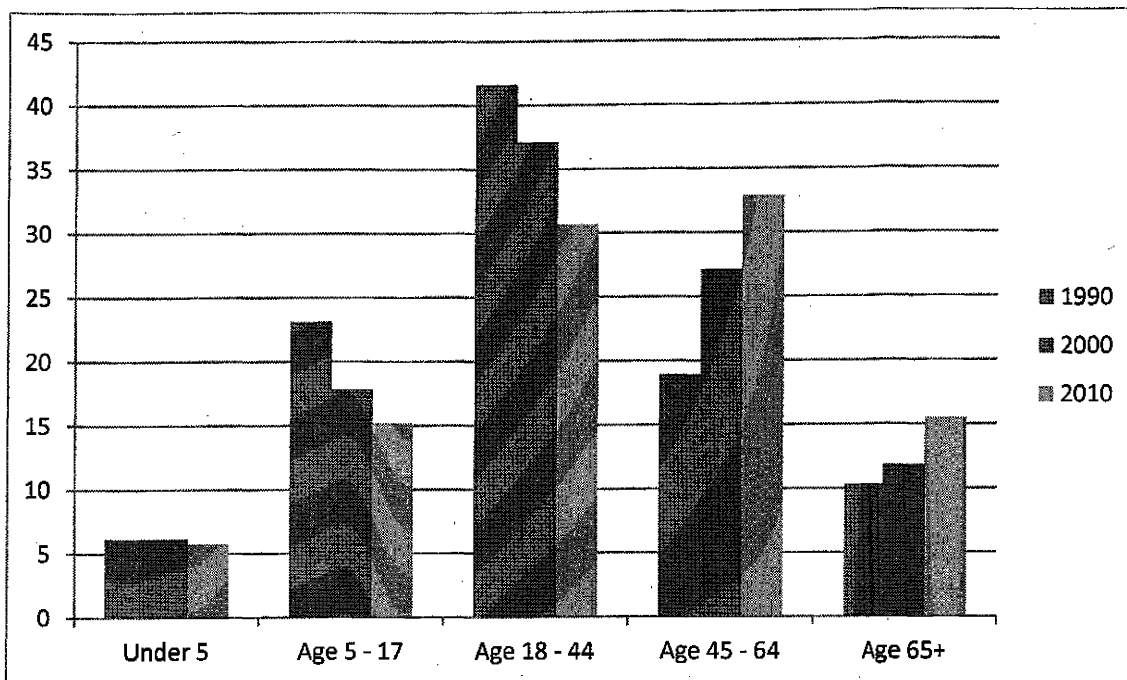
Educational Attainment

Table 1 – 7 and Chart 1-3 depict the educational attainment in St. Albans based on data from the U.S. Census Bureau for 1980 – 2010. The data show consistent increase in educational attainment over the past 30 years. In 2010, 85.5% of St. Albans' population over the age of 24 were high school graduates or higher, compared with 87% for Somerset County as a whole.

Table 1-7 exhibits the educational attainment of the St. Albans population over the age of 24 from the 1980, 1990, 2000 and 2010 censuses.

Chart 1-2

Population Age Distribution Comparisons by Age Range in Percentages



Source: U.S. Census

The nationwide and Maine age distribution figures currently trend toward an aging population due in large part to the aging of the Baby Boom generation born between 1946 and 1964. In 2014, Maine holds the distinction of having the oldest population in the nation. Age distribution is a major factor affecting future configurations and subsequent birth rates. Trends in age distribution are key considerations for predicting future municipal needs such as school capacity or health and social service needs.

Gender Distribution

St. Albans has consistently been male dominated, as compared to Somerset County and Maine as a whole which are both female dominated. Table 1-5 reflects the gender distribution of St. Albans' population in 1990, 2000 and 2010.

ahead. It is likely that the growth will be consistent with what we have seen the past few years, as opposed to the explosive growth experienced in the 1980's.

2. What will be the likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?

The town's aging population will result in an increased demand for elder services, as well as having a potential impact on tax collections as an increasing number of residents move into the fixed income category.

3. Does your community have a significant seasonal population? Is the nature of that population changing? What is the community's dependence on seasonal visitors?

St. Albans does have a significant seasonal population due to the available recreational opportunities. The seasonal visitors do have an economic impact while they are here and the St. Albans community welcomes their contributions to our community.

4. If your community is a service center or has a major employer, are additional efforts required to serve a daytime population that is larger than its resident population?

St. Albans is not a service center and does not have a major employer in town. There is no larger daytime population as a result.

Section 2: Housing

The housing stock is the predominant basis of the St. Albans tax base. Housing also represents a major investment for most individuals. The purpose of this section is to document housing basics using public records. The following sections include a review and analysis of St. Albans' housing stock, and an analysis of the housing growth that has taken place within the town.

Here Is What We Learned In This Section

Table 2-1

Total Housing Units by Frequency and Percentage Increase by Year

Year	Total Housing Units	Percentage Increase
1990	978	
2000	1,100	12.5%
2010	1,259	14.5%

Source: U.S. Census Bureau

St. Albans has seen a steady increase in the total number of housing units, with a nearly 15% increase between 2000 and 2010.

Table 2-2

Selected Characteristics of Housing Units by Frequency and Percentage

Year	Total Dwelling Units	Year-round	Owner-Occupied	On Public Water	On Public Sewer
1980		501		3.0 %	0.0%
1990	978	682 69.7%	86.4%		0.0%
2000	1,100	766 69.6%	718 65.2%	0.0%	0.0%
2010	1,259	904 71.8%	806 64.0%	0.0%	0.0%

Source: U.S. Census Bureau

Table 2-3**Housing Vacancies per U.S. Decennial Census**

Year	1990	2000	2010
Vacant for Rent	15	5	11
Vacant for Sale Only	7	16	23
Vacant – Rented or Sold but Unoccupied	18	10	6
All Other Vacants	26	17	58

Source: U.S. Census Bureau

Table 2-4**Housing Vacancies per U.S. Census American Community Survey (A Mail Survey)**

	2013	2014
Vacant for Rent	0	0
Rented Not Occupied	0	0
For Sale Only	23	36
Sold Not Occupied	0	0
Other Vacant	134	125

Source: U.S. Census Bureau, American Community Survey

Table 2-5**Housing Unit by Age and Percentage – 2014**

Built in Year Range	Number	Percentage	Percentage for Somerset County
Built 1990 - 1999	144	22.3%	17.6%
Built 1980 - 1989	180	28.0%	16.8%
Built 1970 - 1979	91	14.1%	16.7%
Built 1960 - 1969	58	9.0%	7.0%
Built 1950 - 1959	22	3.4%	7.7%
Built 1940 - 1949	14	2.2%	3.6%
Built 1939 or Earlier	136	21.0%	30.7%

Source: U.S. Census

Since 1940, the town has generally seen a steady increase in the number of housing units built. This is consistent with the increase in population experienced by the town. With 21% of the town's housing stock built prior to 1940, nearly 25% of the town's housing stock has some age on it, though not as large a percentage as Somerset County as a whole. Given the town's geographic

attractions and its role as a bedroom community, it is likely there will be continued population and housing growth in the future.

Table 2-6

Total Housing Units by Type of Structure by Year by Percentage

Year	Single Family	Duplex and Multi-Family	Mobile Home
1990	76.5%	3.4%	20.1%
2000			
2010			
2011	78%	1.0%	21.0%
2012	78.1%	0.5%	21.4%
2013	81.8%	0.5%	17.7%
2014	81.6%	0.5%	17.9%

Source: U.S. Census

Housing in St. Albans is predominantly single family housing. Multi-family housing has held steady, with mobile home use decreasing slightly in recent years.

Table 2-7

Subsidized Housing Units

Year	Total Subsidized Units	Disabled	Housing Choice Vouchers	Senior Units
1991	23	7		16
2008	27	2	2	23
2011	33	2	8	23
2013	25	9	N/A	16

Source: Maine Housing Authority

Table 2-8

Substandard Housing Units

Year	Lacking Complete Kitchen	Lacking Complete Plumbing
1990	9	47
2000	108	119
2009	104	137
2010	30	20
2011	10	14
2013	0	0
2014	0	0

Source: U.S. Census

Since 2010, there has been a steady decrease in reported substandard housing units to where none are now being reported.

Table 2-9

Median Home Price by Year

Year	2003	2004	2005	2006	2007	2009	2011	2012	Somerset County 2012	Maine 2012
Affordability Index	1.04	0.79	0.73	0.99	0.83	0.84	0.85	0.72	1.30	0.96
Median Income	29,672	29,344	29,688	31,189	31,695	31,846	31,891	31,553	35,995	45,530
Affordable at Median Income	86,740	87,027	89,725	95,208	96,742	96,142	110,892	111,770	124,096	158,811
Income Needed for Median Price	28,478	37,090	40,681	31,465	38,332	37,927	37,386	43,757	27,670	47,305
Median Sale Price	83,8250	110,000	122,950	96,050	117,000	114,500	130,000	155,000	95,500	165,000

Source: Maine State Housing Authority

To interpret the Affordability Index, a value of 1.00 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 1.00 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment.

Table 2-10**Unable to Afford Median Home Price by Year**

Year	2009	2010	2011	2013	Somerset County 2013	Maine 2013
Percent of Households Unable to Afford Median Home Price	59%	59%	58%	48%	37%	52%
Number of Households Unable to Afford Median Home Price	476	438	433	390	8,055	292,965

Source: Maine State Housing Authority

Seasonal Dwellings

According to the Kennebec Valley Council of Government (KVCOG), seasonal housing accounts for 1/3 of the total housing stock in St. Albans.

Table 2-11**Seasonal Dwellings by Frequency and Percentage by Decennial Census**

Year	Total Dwelling Units	Seasonal
1990	978	296 (30.3%)
2000	1,100	334 (30.4%)
2010	1,259	355 (28.2%)

Source: U.S. Census

Table 2-12

Town of St. Albans Building Notification Notices Filed

Year	Notices Filed	New Dwellings	New Mobile Homes	Conversions	New Seasonal Dwelling
2008	40	7	5		1
2009	48	6	2		1
2010	55	4	6		
2011	51	4	4		
2012	55	8	6	1	1
2013	54	4	5		
2014	42	7	1		2
2015	48	6	8	5	2

Source: St. Albans Town Records

Table 2-13

Real Estate Records with Waterfront – March 2015

Total Number	Number With Homestead Exemption	Potential Season Dwellings
385	52	333

Source: St. Albans Town Records

As of March 2015, property tax records indicate a total of 481 property owners (land and buildings) with an out-of-town zip code.

Here Are the Implications of What We Learned

1. The town's residents predominantly own their own homes, though the number appears to be on a slight downward trend the past two decades.
2. As the population has grown, so has the number of housing units.
3. The number of seasonal, recreational and occasional use dwellings in town has steadily increased as well.
4. The town's housing stock is quite new, as nearly 65% has been built since 1970. Nearly 25% though was built prior to 1939.
5. According to the 2012 Affordability Index, the median income of town residents falls short of what is needed to afford the median home selling price. In all probability though, the Affordability Index is adversely impacted by the selling price of the seasonal properties on the town's two large water bodies.

Comprehensive Plan Committee Recommendations

1. In light of the town's aging population, the town should begin discussions with the Board of Directors of the St. Albans Senior Housing Corporation about future needs for senior housing in town.

Chapter 208 Comprehensive Plan Review Criteria

State Goal:

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

Town Goal:

To ensure that housing opportunities within the town are both safe and decent.

Analyses:

1. How many additional housing units (if any), including rental units, will be necessary to accommodate projected population and demographic changes during the planning period?

The best indicator for projected residential development is past performance. Over the past 8 years, the town has seen an average of 6 new dwellings built and an average of 5 new mobile homes installed per year. The range was from 4 – 8 site built homes per year, while the range was from 1 – 8 per year for mobile homes installed. We believe this will accommodate projected population changes.

2. Is housing, including rental housing, affordable to those earning 80% of the median income in the region? Is housing affordable to those earning 80% of the median income? If not, review local and regional efforts to address issue.

The town has not heard that residential housing is not affordable for those who want to live in St. Albans. The size of the community and the resources available to municipal government, the town looks to local entrepreneurs to create affordable housing. There are instances in town where local entrepreneurs have taken existing buildings and converted them into affordable housing. These units are all currently occupied. There are no known local impediments to entrepreneurs creating affordable housing in town.

3. Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community?

The town of St. Albans is experiencing some conversion of seasonal homes to year-round use. The biggest impact this is having is related to issues of road maintenance.

4. Will additional low or moderate income family, senior or assisted living housing be necessary to meet projected needs for the community? Will these needs be met locally or regionally?

The town encourages local entrepreneurs to meet affordable housing needs. There are no plans on the part of the town to do so. One of the recommendations in the plan is for the town to enter into discussions with the St. Albans Senior Housing Corporation regarding the future housing needs of St. Albans' increasing aged population.

5. Are there other major housing issues in the community such as substandard housing?

According to the latest census data substandard housing is not a major issue.

6. How do existing local regulations encourage or discourage the development of affordable/workforce housing?

Existing St. Albans local regulations neither encourage nor discourage the development of affordable/workforce housing.

Section 3: Economy

Here Is What We Learned In This Section

An economic system is simply about production and consumption. Today's modern economy has 12 key components:

Food	Water/Sanitation
Fuel	Materials
Transportation Systems	Storage and Distribution
Buildings	Rules and Policies
A Means of Exchange (money)	People
A Knowledge Transfer System (education)	Laws/Legal System

Rules and policies have a significant effect on the economy through monetary policy, standards, expenditure policy and planning and trade. In a healthy economy, all 12 of the above key components are functioning and have solid foundations. Over the course of history, when leaders successfully address these key components, the society or community has prospered.

The three cornerstones of economic growth are:

- Creativity
- Purpose
- Freedom

Maine Economy

When traveling into Maine by car, one is greeted by signs stating: "Welcome to Maine - The Way Life Should Be."

The vision of the Maine Economic Growth Council is a high quality of life for all Maine people. "Achieving the Council's vision requires a vibrant and sustainable economy supported by vital communities and a healthy environment." (1)

The Council's Measures of Growth Report 2016 included the following about the Maine economy:

- Real estate, government, healthcare and social assistance, manufacturing and retail trade accounted for almost 60% of Maine's GDP (gross domestic product) in 2014
- 2014 Maine per capita personal income was approximately \$42,100, compared to \$58,900 in New England and \$47,700 in the U.S.
- Government, healthcare and social assistance, retail trade, leisure and hospitality and manufacturing combined to account for almost two-thirds of Maine's total employment in 2015.
- On average, additional education beyond high school translated into additional earnings in Maine in 2014
- Maine's workforce from 2014 declined in 2015 by 16,800 persons

Somerset County Economy

The Somerset County Economic Development Corporation (SCEDC) (2) has four overarching goals:

1. To promote a strong, vibrant economic climate
2. To protect the aesthetic and environmental quality of the county's natural resources while productively harvesting its bounty and making available plentiful tourist and recreational opportunities
3. To develop and maintain a comprehensive infrastructure system that meets the needs of business and individuals
4. To support and strengthen communities

The SCEDC has identified fourteen priorities:

Public education of economic challenges and goals	Raise the profile of the tourism industry
Affordable and reliable broadband access	Access to private lands to support tourism and recreation
Legislative influence and strategic alliances	Develop a natural resource based energy sector
Organize to implement strategy	Improve transportation infrastructure
Retain existing businesses	Attract new businesses
Increase skill level of the workforce	Pursue east - west highway
Connect industry and education	Support the creative economy

Note: These fourteen priorities are those of the SCEDC and do not necessarily reflect the wishes or priorities of the Town of St. Albans or its residents.

A 2015 comprehensive economic development strategy report (3) identified four industry sectors which play a critical role in Somerset County's economy:

- Forestry and wood products
- Construction
- Healthcare
- Tourism

The analysis of these four sectors by Camoin Associates and its partners (Kennebec Valley Council of Governments and the Somerset County Economic Development Corporation) found that these four sectors were necessary for supporting Quality of Life and economic growth in Somerset County.

	High Job Concentration	Job Level Stability	High Wages	Builds Off County's Unique Assets	Essential Services
Forest and Wood Products			X	X	X
Construction	X		X		X
Healthcare	X	X			X
Tourism	X	X		X	X

Source: Camoin Associates, 2015

The report recommended the following initiatives be undertaken:

- Strengthen marketing for tourism
- Protect access and quality of natural resources
- Support manufacturing and making industries
- Advance healthcare and healthy communities
- Invest in connectivity
- Prepare the workforce for tomorrow
- Foster a culture of entrepreneurship and small business development

St. Albans Economy

Like many small, rural communities, St. Albans' economy has historically been agriculturally based. While agriculture remains an element of the town's economy, the town's economic base today is largely small retail, service industry and out-of-town employment. Many residents commute for employment to Newport, Pittsfield, Waterville, Bangor and Augusta.

St. Albans has a small commercial village that currently, in 2016, encompasses two convenience stores, (one with fuel pumps), post office, hardware store, redemption center, salon, a fuel supply and a construction company, as well as an auto repair garage. In town employers consist of small retail businesses, home-based businesses and the local school district RSU#19. A list of known businesses as of 2015 can be found in the Appendix.

The two main bodies of water in St. Albans, Big Indian Lake on one side of town and Great Moose Lake on the other side, must be viewed as an economic asset and important contributors to the town's economy. The town has many seasonal residents and campers who spend their recreation and leisure time here. These seasonal residents and visitors are a great asset to the town's economy, as they purchase products and services locally while they are here.

The beauty of St. Albans is our best tangible economic asset. It is the reason that people want to live and visit here. There is general agreement that St. Albans is a beautiful town, gifted with lakes and a mountain. It is also the gateway to the central Maine area promoted as the Maine Highlands. Therefore, keeping St. Albans as a desirable residential, recreational and retirement destination should be a priority. The challenge facing St. Albans and many rural Maine towns is finding a balance between increasing development to enhance existing tax revenues, while maintaining the rural environment that many inhabitants and visitors cherish.

In line with Maine and Somerset County, leisure and hospitality services are strong sectors of the town's present and future economy. Property taxes on rental and seasonal properties are an integral part of our town's revenue. Services to visitors are an integral part of our local economy. Strategies to extend the value and benefits and to preserve or improve local assets need to be developed and maintained.

It makes sense for St. Albans to strengthen and maintain its share of this leisure/commercial economy by doing as much as possible to maintain the beauty of the town, and to preserve the integrity of its natural resources. Keeping St. Albans a recreational destination should be one of the town's priorities.

We can protect the town's assets and increase levels of physical and leisure activities by keeping the town and lake clean and attractive, including maintenance of our roads. We can expand public recreational and open spaces by exploring ways to develop bikeways and pedestrian walkways, create and maintain a swimming beach, as well as ATV and snowmobile trails.

An emerging economic issue is how the Internet has impacted and revolutionized all economies. Internet access and remote technologies are integral to the success of almost all businesses. The Internet has also enabled new remote or distance work opportunities, allowing people to work from their home. Today, Internet access is really about broadband access (especially for businesses and telecommuters).

Broadband is a fast, reliable connection to the Internet that has the potential to increase opportunities for individuals and businesses. Besides allowing people to access enormous amounts of useful information, broadband could: improve public safety, allow people to stay in their homes to a later age with support from telemedicine, help businesses reach customers who are far from the business' actual physical location, enable people to study from their homes, and provide necessary occupational and personal connections for those who would love to stay in (or return to) Maine.

It is for all these reasons that broadband access has become an economic development issue. Broadband access has the potential to contribute significantly to the economic vitality of St. Albans.

The following tables reflect the town's economic data as provided by the U.S. Census and other sources:

Table 3 – 1

Civilian Labor Force by Year

Year	Civilian Labor Force	Unemployed
1990	864	47
2000	908	64
2010	965	80
2011	884	92
2012	891	90
2013	965	80
2014	917	43

Source: U.S. Census Bureau

Table 3 – 2**Class of Worker by Year in Frequency and Percentage**

Year	2011	2012	2013	2014
Type				
Civilian Employed Population	792	801	874	874
Private Wage and Salary	568 (71.7%)	603 (75.3%)	651 (74.5%)	651 (74.5%)
Government	93 (11.7%)	82 (10.2%)	97 (11.1%)	97 (11.1%)
Self-employed	131 (16.5%)	116 (14.5%)	120 (13.7%)	120 (13.7%)
Unpaid Family	0 (0%)	0 (0%)	6 (0.7%)	6 (0.7%)

Source: U.S. Census

Not surprisingly, private sector and self-employment dominate the classes of workers residing in St. Albans.

Table 3 – 3**Occupations of Employed Residents by Percentage by Census Year**

Occupation	1990	2000	2010	Somerset County in 2010
Executive, Administrative, Professional and Related	13.7	20	21.9	26.8
Service Occupations	5.6	14.8	19.1	18.3
Sales and Office Occupations	12.9	18.7	15.8	22.6
Farming, Fishing, Forestry	12	4.3	13.6	14.6
Construction and Maintenance	5.2	14	11.1	10.6
Production, Transportation and Material Moving	40.1	28.2	27.1	17.6

Source: U.S. Census Bureau

The steady increase in executive, administrative, professional and related jobs is consistent with the increased educational attainment of residents. Since 1990, the service occupations have seen a steady and consistent increase as a percentage of the occupations. The increase in farming, forestry and fishing could be reflective of the rebounding interest in agriculture in Maine.

Table 3 -4

Employment by Occupational Category by Year in Frequency and Percentage 2011 - 2014

Year	2011	2012	2013	2014	Somerset County 2012
Occupational Category					
Civilian employed population 16 years and over	792	801	885	874	22,411
Management, business, science and arts occupations	170 (21.5%)	187 (23.4%)	194 (21.9%)	182 (20.8%)	6,150 (27.4%)
Service occupations	142 (17.9%)	135 (16.9%)	169 (19.1%)	183 (20.9%)	4,029 (18.0%)
Sales and office occupations	154 (19.4%)	147 (18.4%)	140 (15.8%)	138 (15.8%)	4,900 (21.9%)
Natural resources, construction and maintenance occupations	127 (16.0%)	122 (15.2%)	142 (16.0%)	163 (18.6%)	3,335 (14.9%)
Production, transportation and material moving occupations	199 (25.1%)	210 (26.2%)	240 (27.1%)	208 (23.8%)	3,997 (17.85%)

Source: U.S. Census

Table 3 – 5

Industries Employing Residents by Percentage by Year

Year	2011	2012	2013	2014
Industry				
Agriculture, Forestry, Fishing	12.5%	12.2%	13.6%	11.2%
Construction	11.2%	11.4%	11.1%	13.4%
Manufacturing	16.4%	16.2%	12.8%	10.9%
Wholesale trade	1.3%	1.1%	4.4%	4.5%
Retail trade	11.1%	10.0%	9.0%	8.9%
Transportation, Warehousing	3.2%	5.5%	6.3%	7.1%
Information	1.1%	1.7%	2.4%	1.9%
Finance, Insurance and Real Estate	4.7%	4.6%	1.1%	1.4%
Professional, Executive, Administration	7.4%	6.4%	6.2%	8.0%
Education, Healthcare, Social Assistance	26.4%	26.0%	28.0%	25.1%
Arts, Entertainment, Hospitality	0.6%	0.7%	0%	0%
Other	2.1%	2.2%	2.4%	3.0%
Public Administration	2.0%	1.9%	2.7%	4.7%

Source: U.S. Census

The decrease in employment in the manufacturing sector is, of course, a reflection of the loss of manufacturers in the Central Maine area. The increase in wholesale trade jobs will be an interesting trend to monitor. It is also no surprise that education, healthcare and social assistance jobs account for the largest sector of employment. The consistent upward trend in public administration jobs is interesting as St. Albans is not located near any center of government.

Table 3 – 6**Residents Sources of Income and Benefits by Frequency and Percentage by Year**

Year	2011	2012	2013	2014
Source of Income				
Earnings	519 (69.7%)	518 (69.5%)	521 (66.9%)	515 (69.2%)
Mean Earnings (Dollars)	\$55,200	\$48,456	\$51,316	\$54,956
Social Security	248 (33.3%)	258 (33.6%)	282 (36.2%)	291 (39.1%)
Mean SS Income (Dollars)	\$14,001	\$15,282	\$16,186	\$17,044
Retirement Income	115 (15.4%)	100 (13.4%)	115 (14.8%)	134 (18.0%)
Mean Retirement Income (Dollars)	\$16,254	\$21,331	\$18,281	\$19,531
Supplemental Social Security (SSI)	26 (3.5%)	35 (4.7%)	58 (7.4%)	53 (7.1%)
Mean SSI (Dollars)	\$11,950	\$10,726	\$8,910	\$8,877
Cash Public Assistance Income	66 (8.9%)	62 (8.3%)	53 (6.8%)	40 (5.4%)
Mean Cash Public Assistance Income (Dollars)	\$2,903	\$3,406	\$2,740	\$2,540
Food Stamp/SNAP Benefits	170 (22.8%)	187 (25.1%)	187 (24.0%)	140 (18.8%)

Source: U.S. Census

The steady increase in the number of Social Security recipients reflects the town's aging population. The same can be said for the increase in individuals receiving a retirement income.

Table 3 – 7

Household Income Levels by Year and by Frequency and Percentage

Year	1980	1990	2000	2010	2011	2012	2013	2014
Income Level								
Below \$10,000	217 (46.3%)		94 (13.0%)	82 (10.5%)	107 (14.4%)	103 (13.8%)	82 (10.5%)	33 (4.4%)
\$10,000 - \$14,999	183 (39.0%)		78 (10.8%)	100 (12.8%)	108 (14.5%)	92 (12.3%)	100 (12.8%)	105 (14.1%)
\$15,000 - \$24,999	49 (10.4)		154 (21.3%)	100 (12.8%)	71 (9.5%)	94 (12.6%)	100 (12.8%)	69 (9.3%)
\$25,000 - \$34,999			123 (17%)	73 (9.4%)	54 (7.2%)	58 (7.8%)	73 (9.4%)	71 (9.5%)
\$35,000 - \$49,999	20 (4.3%)		145 (20.1%)	88 (11.3%)	85 (11.4%)	88 (11.8%)	88 (11.3%)	92 (12.4%)
\$50,000 - \$74,999			75 (10.4%)	176 (22.6%)	179 (24.0%)	177 (23.8%)	176 (22.6%)	191 (25.7%)
\$75,000 – \$99,999			41 (5.7%)	94 (12.1%)	80 (10.7%)	76 (10.2%)	94 (12.1%)	110 (14.8%)
\$100,000 – \$149,999			10 (1.4%)	60 (7.7%)	50 (6.7%)	57 (7.7%)	60 (7.7%)	64 (8.6%)
\$150,000 - \$199,999			3 (0.4%)	6 (0.8%)	3 (0.4%)	0 (0%)	6 (0.8%)	9 (1.2%)
\$200,000 or More					8 (1.1%)	0 (0%)	0 (0%)	0 (0%)
Median Household Income			\$28,306	\$43,393	\$43,385	\$39,875	\$43,393	\$50,156
Mean Household Income			\$32,607	\$47,010	\$48,378	\$44,595	\$47,010	\$52,388

Source: U.S. Census Bureau

It is good to see that the number of residents with an income of less than \$10,000 is decreasing. But it is troubling that the number of residents in the \$10,000 - \$14,999 is increasing. It is also encouraging to see the number of residents in the \$50,000 - \$100,000 range is increasing. It is also good to see both the mean and median household incomes are increasing as well.

Table 3 - 8**Commuting To Work by Frequency and Percentage**

Method	2000	2010	2014
Drove Alone	646 (78.4%)	616 (73.3%)	651 (77.9%)
Car Pooled	117 (14.2%)	119 (14.2%)	124 (14.8%)
Public Transportation	2 (0.2%)	19 (2.3%)	11 (1.3%)
Walked	18 (2.2%)	11 (1.3%)	9 (1.1%)
Other Means	9 (1.1%)	4 (0.5%)	4 (0.5%)
Work at Home	32 (3.9%)	71 (8.5%)	37 (4.4%)
Mean Travel Time To Work	27.2 minutes	30.6 minutes	29.9 minutes

Source: U.S. Census

Table 3 – 9**Travel Time to Work 2014 by Frequency and Percentage**

Travel Time	Number of Residents Reporting and Percentage
Total Reporting	799
Less than 5 minutes	38 (4.8%)
5 – 9 minutes	62 (7.8%)
10 – 14 minutes	60 (7.5%)
15 – 19 minutes	127 (15.9%)
20 – 24 minutes	129 (16.2%)
25 – 29 minutes	17 (2.1%)
30 – 34 minutes	52 (6.5%)
35 – 39 minutes	24 (3.0%)
40 – 44 minutes	12 (1.5%)
45 – 59 minutes	171 (21.4%)
60 – 89 minutes	95 (11.9%)
90 minutes or more	12 (1.5%)

Source: U.S. Census

It is interesting to note that 54.3% of the commuters travel 30 minutes or less to work, while 32.4% travel up to 60 minutes and 13.4% travel 60 minutes or more.

Table 3 – 10**Number of Businesses in St. Albans**

Year	Number	Paid Employees	Annual Payroll
2012	25	153	\$4,052,000

Source: U.S. Census Bureau, Zip Code Business Patterns

Table 3 – 11**Per Capita Income in Dollars**

Year	1979	1987	2000	2010	2013	2014
St. Albans	4,526	8,227	13,238	19,559	18,545	20,431
Somerset County	4,842	8,670	15,474	20,709	21,513	21,765

Source: U.S. Census Bureau

Table 3 – 12**Federal Poverty Levels – 2016**

Family Size	Dollar Amount Poverty Threshold
1	11,770
2	15,930
3	20,090
4	24,250
5	28,410
6	32,570
7	36,730
8	40,890

Source: U.S. Government

Table 3 – 13**Poverty Status (Below the Poverty Level) By Year and Percentage**

Year	2000	2010	2011	2012	2013	2014
All Families	14.1%	27.2%	28.8%	33.3%	27.2%	17%
Individuals	19.5%	23.1%	29.2%	31.2%	23.1%	17.4%
65 and Over	10.3%	9.1%	18%	16.0%	9.1%	9.9%

Source: U.S. Census Bureau

It is a good sign that the overall poverty trends appear to be going down from a high in 2012. As our town's population continues to age, it will be important to pay close attention to the poverty

level for those aged 65 and over. The trends observed in this table are consistent with the national economy and the Great Recession of 2008.

Table 3 – 14

Taxable Retail Sales (In Thousands of Dollars) 2004 – 2015

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	1926.20	2212.80	2388.10	2476.00	2497.80	2429.60	2600.00	2513.10	2575.10	2514.80	2538.00	2596.80
Yearly Percent Change		+14.9%	+7.9%	+3.7%	+0.8%	-2.7%	+7.0%	-3.34%	+2.46%	-2.34%	+0.9%	+1.5%

Source: Maine State Government, Maine Revenue Service

Percent Change From 2004 – 2015: +34.8%

Note: In Maine's sales tax system, coding is by store type, not product. Thus, each store is coded into one of the store-type groups below depending on its predominant product; i.e., furniture sold by a furniture store will be included in General Merchandise sales while furniture sold by a hardware store will be included in Building Supply sales.

1. Consumer Retail Sales – Total taxable retail sales to consumers
2. Total Retail Sales – Includes Consumer Retail Sales plus special types of sales and rentals to businesses where the tax is paid directly by the buyer (such as commercial or industrial heating oil purchases)
3. Building Supply – Durable Equipment Sales, Contractors' Sales, Hardware Stores and Lumber Yards.
4. Food Stores – All food stores from large supermarkets to small corner food stores. The values here are snacks and non-food items only, since food intended for home consumption is not taxed.
5. General Merchandise – In this sales group are stores carrying product lines generally carried in large department stores. It includes clothing, furniture, shoes, radio- t.v., household durable goods, home furnishings, etc.
6. Other Retail – This group includes a wide selection of taxable sales not covered elsewhere. Examples are dry goods stores, drug stores, jewelry stores, sporting goods stores, antique dealers, morticians, book stores, photo supply stores, gift shops, etc.
7. Auto – This sales group includes all transportation related retail outlets. Included are auto dealers, auto parts, aircraft dealers, motorboat dealers, automobile rental, etc.

8. Restaurant/Lodging – All stores selling prepared food for immediate consumption. The Lodging group includes only rentals tax

St. Albans is in the Pittsfield Economic Summary Area. This area consists of: Burnham, Cambridge, Detroit, Hartland, Palmyra, Pittsfield, Ripley and St. Albans.

Table 3 – 15

Taxable Sales In Thousands of Dollars by Product Group 2010 – 2015

Year	2010	2011	2012	2013	2014	2015
Product Group						
Business Operating	341.40	449.70	390.10	355.40	360.10	425.90
Building Supplies	242.70	208.60	209.70	213.00	219.00	208.90
Food Store	930.60	898.80	1020.00	925.90	941.30	1005.20
General Mdse	2.80	1.00	3.90	3.10	2.00	4.20
Other Retail	352.70	311.60	337.10	352.30	349.10	170.50
Auto Transportation	179.90	131.30	143.90	158.90	182.20	272.80
Restaurant and Lodging	552.10	513.80	472.40	528.40	505.00	509.30
Personal Consumption	2260.80	2065.10	2187.60	2161.60	2198.60	2170.90
Restaurant	543.50	507.00	460.00	517.60	496.0	506.70
Lodging	8.60	6.80	6.40	10.80	9.00	n/a

Source: Maine State Government, Maine Revenue Service

From the 2014 Resident Survey we learned:

- More than 18% of the respondents stated they have a small home business
- More than 73% of the respondents stated they would support a “buy local” campaign
- More than 77% of the respondents stated they would like to see new businesses in St. Albans
- More than half of the respondents stated they would like to see more tourism and hospitality commerce in St. Albans

Here Are the Implications of What We Learned

1. With an aging population, including many retirees, increasing numbers of town residents are likely to be on a fixed income.
2. Being in a region challenged by economic decline, we need to work diligently to sustain our tax base and economic vitality. By doing nothing, we risk greater decline.

3. Our best economic opportunities may lie in supporting and retaining our existing retail businesses and service providers, as well as optimizing our leisure and hospitality assets, fostering "remote" employment in professional and business services and promotion of local agriculture and non-agricultural goods and services.
4. St. Albans needs to be connected or linked to the various regional, county and sub-county level planning and economic development activities.
5. The percentage of residents in poverty bears watching, especially for the category of over 65 years of age due to the town's aging population.

Comprehensive Plan Committee Recommendations

1. We must do what it takes to protect the beauty of our town. It is our best asset.
2. The town needs to promote itself as being a desired destination for:
 - a. Retirement
 - b. Seasonal visitors and residents
 - c. Employees who desire or have the opportunity to work remotely
 - d. Employees who desire to live in a beautiful community and who are willing to commute a reasonable distance to their place of employment
3. The town must work towards obtaining robust, dependable, broadband access and service across the whole town. Access and service needs to become a high priority municipal goal.
4. The town needs to optimize its Internet presence as both a destination and as the gateway to the Maine Highlands. This should include enhancements to the town's Website, plus enhanced visibility through the Sebasticook Chamber of Commerce, the Mid-Maine Chamber of Commerce and the Maine Office of Tourism (visitmaine.com)
5. The town needs to protect the existing natural assets. Strategies to accomplish this might include:
 - a. Creating a community conversation about the village appearance and development goals
 - b. Keeping the lake clean
 - c. Create a community conversation about how to protect farmland and current greenspace
 - d. Create a conversation with the community and the planning board about the need for ordinances regarding the siting of wind, cellular and other towers
 - e. Keeping the roads clean (organize volunteer litter pick-up)
 - f. Continuing to maintain and expand public recreational access
6. The town should explore ways it might support the town's seasonal population. Specific strategies might include:

- a. Expanding opportunities for the seasonal population
- b. Providing easy links between the town's Website and seasonal services related vendors
7. The town should explore how the town might better support linking the needs of town residents among themselves and with local for profit and non-profit service providers.
8. Given the town's geographic location in the SE corner of Somerset County, the town needs to be linked to the economic development planning and activities in both Somerset County and the greater Newport - Palmyra area.
9. The town should explore the feasibility of creating an ad hoc economic development committee.
10. The town should explore ways it can encourage and support the retention of existing businesses and service providers. One strategy might be the development of a business and services binder located at the town office where town business owners and service providers might list their business or services by category. The binder would be available for access by anyone seeking services locally.
11. The town should explore how St. Albans might better link with the service communities in the area such as Pittsfield, Newport-Palmyra and Skowhegan.
12. As a response to the poverty related data, the town should explore how it might better address the needs of the poor within the community. One strategy might be to explore with surrounding communities how the town might apply the Community Opportunity Model developed by Donna Beegle, Ed.D. (<http://www.combarriers.com/>)
13. The town should explore how it might link with the University of Maine Cooperative Extension and others regarding the promotion of local foods and the development of Buy Local and Use Local Services campaigns.
14. Since it appears likely that the St. Albans Consolidated School and property will become available, the town should begin a conversation as to how that building and property might be best utilized in the future.
15. The town should develop an economic development plan.

References:

1. Measures of Growth 2016 Report. Maine Economic Growth Council. April 12, 2016. Available electronically at: www.mdf.org/publications Accessed: April 13, 2016.
2. Somerset County Economic Development Corporation www.somersetcountymaine.org
3. Central & Northern Somerset County, ME Comprehensive Economic Development Strategy. 2015. Camoin Associates. Available electronically at: http://kvcog.org/images/FINAL_Somerset_County_ED_Plan.pdf Accessed: April 11, 2016.

Chapter 208 Comprehensive Plan Review Criteria

State Goal:

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

Town Goal:

Promote an economic climate that increases employment opportunities and overall economic well-being while maintaining the town's rural character.

Analyses:

1. Is the economy experiencing significant change, and how does this, or might this, affect the local population, employment, and municipal tax base?

All indications are the existing agricultural economy is doing well. The forestry economy reflects the region-wide forestry situation which has been impacted by the mill closure in Madison. There are no indications that the local population, employment or municipal tax base will be adversely effected.

2. Does the community have defined priorities for economic development? Are these priorities reflected in regional economic development plans?

Other than a broad desire to grow the economic base, the Town of St. Albans does not currently have defined priorities for economic development. One of the recommendations in this section of the plan is for the town to develop an economic development plan. The county's economic development priorities do include some areas of interest to the town.

3. Is there a traditional downtown or village center(s) in the community? If so, are they deteriorating or thriving?

St. Albans does have a village center and it has been holding steady for a number of years now.

4. Is tourism an important part of the local economy? If so, what steps has the community taken to support this industry?

Tourism is an important part of the St. Albans economy. Through the comprehensive planning process, the town recognizes that it could do more to promote itself in relationship to tourism. Several recommendations regarding tourism and promotion are included in the plan's recommendations.

5. Do/should home occupations play a role in the community?

Home occupations are currently playing a limited role in the town's economy. Addressing the town's Internet broadband access issues is seen as being an important step in developing and supporting home occupations and telework opportunities.

6. Are there appropriate areas within the community for industrial or commercial development? If so, are performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape?

While there are areas available within the community for industrial or commercial development, there are currently no ordinances or performance standards on the books related to industrial or commercial development. St. Albans remains a bedroom community in support of the Newport/Palmyra, Pittsfield and Skowhegan service centers.

7. Are public facilities, including sewer, water, Broadband access or three-phase power, needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them?

There are currently no public water or sewer facilities. The electric power infrastructure appears adequate. Three phase power and Broadband access exist in the growth area. Internet broadband access is an issue in parts of the community and recommendations to address this issue are included in this plan. The town is also currently part of a county wide broadband planning initiative.

8. If there are local or regional economic development incentives such as TIF districting, do they encourage development in growth areas?

The town currently has no TIF districts.

9. How can/does the community use its unique assets such as recreational opportunities, historic architecture, civic events, etc. for economic growth?

As a result of this comprehensive plan development process, the town recognizes that it can make better use of its unique assets to develop and support local economic growth.

Section 4: Natural Resources

Introduction

An understanding of St. Albans' natural resources is essential to planning for future development of the town. Resources which contribute to the community's attractiveness as a place to work and to live include: water resources, such as Big Indian and Great Moose lakes; open spaces, farmland, and forest land; wildlife and fisheries; and wetlands. Most of the town's natural resources are finite and can be destroyed through improper use of the land. An understanding of natural systems will enable the town to identify its important natural resources and determine how to best manage and preserve those resources.

This section discusses the town's topography, soils, wetlands, water resources, floodplains, wildlife and fisheries. Forestry and agricultural resources are discussed in the Land Use section (Section #6) and scenic resources are presented in the Social, Cultural and Recreational Section (Section #5).

A number of maps relate to this section. The maps can be found in the Maps Section of the Appendices located at the back of this plan.

Topography and Geology

The Town of St. Albans consists of approximately 32,170 acres or 50.27 square miles. St. Albans has a rolling topography with several mountains and numerous water bodies. The two highest points in St. Albans are St. Albans Mountain and the Pinnacles.

Part of St. Albans Mountain, which is the Town's highest elevation (1,040 feet) is located in the northwest part of the Town and the Pinnacles, with an elevation of 970 feet, is situated just east of Great Moose Lake. The Town is highly dissected with intermittent streams and various water bodies, the most notable being Big Indian Lake which is located in the center of the town.

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. St. Albans is predominantly characterized by till which is a heterogeneous mixture of sand, silt, clay, and stones including many boulders deposited directly by glacial ice. The topography in these acres is generally a blanket deposit that conforms to the underlying bedrock topography.

Soils

Knowledge of the types of soils 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 U.S. Soil Conservation Service's Somerset County Soil Survey, the most common soils in St. Albans are Monarda, Dixmont, and Bangor soils. The Monarda-Dixmont-Bangor soil association generally occurs on upland ridges and in St. Albans can be found in the eastern half of the Town. The soils are silty, glacial tills, four to five feet thick, over shale bedrock. The Monarda soil is poorly drained and nearly level, Dixmont soil is moderately well drained on gentle slopes, and Bangor soils are well drained on gentle to moderately steep slopes.

The western third of Town consists of Plaisted, Monarda, and Thorndike soils. This area is part of a two mile wide strip of this soil association that stretches from St. Albans to Canaan. Generally, the soils are deep, gravelly loams and silt loams with a fragipan, and shallow silt loams. The Plaisted and Thorndike soils are both well-drained on gently to strongly sloping land, but the Plaisted soils are deep whereas the Thorndike soils are shallow. The Plaisted and Monarda soils in this association are very stony, and rock outcrops can be found in the Thorndike soils.

The southwest corner of St. Albans consists of Scantic and Biddeford soils, as well as Peat and Muck. These are poorly or very poorly drained, level silt loams formed in lake or marine sediments or organic deposits. These soils tend to be deep.

St. Albans 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, roads, 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 soils (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 uses, 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 waste water 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 15 inches and 48 inches, to somewhat poorly drained soils with a water table between 6 inches and 15 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 Somerset 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 for individual site planning.

The Steep Slopes and Soils Map for the Town displays areas where there is a high probability that the soils will be suitable for septic systems, and other areas where the soils are not generally suitable for septic systems.

Surface Water Resources

1. Watersheds

All of the Town's waterbodies drain indirectly into the Kennebec River via the Sebasticook River.

Lakes are inseparable from their watersheds. Nearly all of the characteristics that make each lake unique are the result of natural watershed influences. But the cumulative effect over time of human influence in lake watersheds can have a negative effect on lake health. The use of simple conservation practices can help to offset these negative effects. A recent change in Federal and State law regarding sedimentation run-off makes the town responsible for developing sedimentation/erosion control plans. As soil is a major pollutant there is a critical need to identify the point sources which affect the lakes and ponds of St. Albans and implement run-off abatement programs where applicable.

The Water Resources and Riparian Habitats Map displays the watersheds within the Town of St. Albans.

2. Lake Resources

The Town of St. Albans is fortunate to have a number of lakes and ponds. Big Indian Lake, 990 acres, is the largest water body in the Town. Other lakes and ponds include Little Indian Pond, Game Management Pond, Halfmoon Pond and Weymouth Pond. The Town is bordered on the west by Great Moose Lake.

Phosphorus is the major threat to water quality in Maine's lakes. Phosphorus is a natural element found in rocks, soils and organic material. However, human activities that may include

agriculture, lawn care and road surface treatments can contribute higher concentrations of phosphorus to lakes than nature does. In a lake, phosphorus feeds microscopic plants called algae. When phosphorus increases, algae feed on it and multiply. Massive quantities of dead algae then fall to the bottom of the lake, decompose and deplete oxygen levels. The loss of oxygen in the bottom waters can free phosphorus previously trapped in the sediments, further increasing the available phosphorus. In a clear, cold lake, this gradual decrease in dissolved oxygen causes deep-water trout and salmon to die. In a lake with an already high phosphorus concentration, algal blooms turn the water green and cloudy, more fish die; and unpleasant odors and tastes arise. Such a lake loses its appeal for swimmers and boaters and, if it is a drinking water supply, greatly increases costs. Property values may plummet.

Many seemingly harmless activities added together can cause phosphorus overloads. For example: development, not just during the building phase, but long after everything has stabilized, can increase phosphorus concentrations in stormwater by up to 10 times its natural concentration by eliminating natural "filters" and "sponges" (such as trees, bushes, and puddles); and by creating hard, easily washed surfaces (such as lawns, driveways, roads, and rooftops). The solution is to keep phosphorus out of the lake by using the soil and leaf litter as a natural filter, keeping vegetation as a "buffer" between the shore and developed areas, and reducing the size of lawns and other developed areas.

Table 4-1 contains a summary of key characteristics for St. Albans' lakes and ponds. The heading labeled "loading factor" refers to the town's share of the total amount of phosphorus that it would take to raise the phosphorus content of the lake by one part per billion (ppb). A 1.0 ppb increase in phosphorus is a conservative allowable change in lake water quality. When watersheds extend beyond town boundaries or when upstream lakes drain to the lake in question, the coefficient represents only the portion of the watershed located within the town that drains directly to the lake without first passing through an upstream lake.

The water quality classification column contains the classification assigned to the various water bodies by the Department of Environmental Protection (DEP).

Table 4-2 contains an explanation of the four water quality classifications shown in Table 4-1, as well as two other classifications used by the DEP to classify various water bodies.

Attention should also be directed to the monitoring of Invasive Aquatic Plants. Invasive plants can be moved about in complex and often unseen ways, and new introductions can quickly explode into an ecologically and economically disastrous infestation. Once an invader is well established, eradication is extremely difficult and costly, if not impossible. Prevention is the first step to fighting such invasions. Variable water-milfoil (VWM, scientific name: *Myriophyllum heterophyllum*), is the most prevalent invasive aquatic plant in Maine. While it has yet to be identified in the lake resources mentioned in this report, caution is warranted.

TABLE 4-1

MAJOR CHARACTERISTICS OF LAKES AND PONDS WITH WATERSHEDS IN ST. ALBANS

Water Body	Surface Area (Acres)	Direct Drainage Area (Acres)	Percent of Drainage Area in St. Albans	Phosphorus Loading Factor (Pounds)	Water Quality Classification
Game Management Pond	N/A	3,335	80.0	20.39	N/A
Halfmoon Pond	36	222	14.0	1.34	Poor/Restorable
Big Indian Lake	990	7,539	88.0	66.10	Good
Little Indian Pond	145	4,225	64.0	26.79	N/A
Weymouth Pond	87	121	25.0	1.10	N/A
Great Moose ¹ Lake	3,584	4,751	3.9	33.09	Moderate/ Stable
Mower Pond ²	N/A	29	5.0	0.19	Moderate/Stable
Sebasticook Lake ³	N/A	1,917	6.7	21.85	Poor/Restorable
White's Pond ⁴	N/A	1,331	34.0	6.63	N/A

Notes:

1. Located in Hartland and Harmony
2. Located in Corinna
3. Located in Newport
4. Located in Palmyra

Source: Water Quality Division, Department of Environmental Protection.

TABLE 4-2

WATER QUALITY CATEGORIES OF MAINE LAKES FOR
PLANNING PURPOSES

Note: Lakes have been classified into one of these six Water Quality Categories based on both current water quality and sensitivity to change.

Category: Outstanding Quality

Lakes in this category are very clear with an average Sochi disk transparency (SDT) greater than 9.1 meters (30 feet), have very low algae levels (chlorophyll of < 2 ppb) and have very low phosphorus concentrations (2 to 5 ppb). These lakes are rare and unique resources which are particularly sensitive to small increases in phosphorus concentration.

Category: Good Quality

Lakes in this category are clear average SDT of 6.1 to 9.1 meters (20 to 30 feet) with relatively low algae levels (chlorophyll of 2 to 4 ppb) and phosphorus concentrations ranging from 5 to 10 ppb. This water quality type is common, particularly among the larger lakes in the state.

Category: Moderate/Stable Quality

These lakes are less clear average SDT of 3.1 to 6.1 meters (10 to 20 feet) but do not have summer algae blooms (minimum SDT is greater than 6 feet). Algae levels are moderate (chlorophyll 4 to 7 ppb) as are phosphorus concentrations (10 to 20 ppb). Despite their relatively high nutrient and algal levels, lakes in this category do not appear to have a high risk of developing algae blooms because of (1) high water color (> 30 SPU), (2) consistently high summer oxygen levels in the metalimnion, and/or (3) very stable algae and nutrient levels with little seasonal variation.

Category: Moderate/Sensitive Quality

These lakes exhibit clarity, algae and nutrient levels similar to the moderate/stable lakes, but have a high potential for developing algae blooms because of significant summertime depletion of dissolved oxygen levels in the

hypolimnion and/or large seasonal fluctuations in algae and nutrient levels. Many lakes fall into this category because of their high risk of having significant water quality changes due to small increases in phosphorus concentration.

Category: Poor/Restorable Quality Lakes

This category supports obnoxious algae blooms; minimum SDT is less than 2 meters (6.6 feet) and are candidates for restoration. Land use practices in their watersheds should be treated very conservatively because any additional phosphorus loading will reduce the feasibility of restoration.

Category: Poor/Non-restorable Quality

These lakes have a long history of obnoxious blooms and little public interest in recreation. Restoration is not considered feasible because they are small lakes with very large, highly agricultural watersheds where the only possibility for restoration would require elimination of that land use throughout much of the watershed. To date, no lakes have been placed in this category and assignment to this group of any lake would require significant study.

Big Indian Lake

Big Indian Lake, 990 acres in size, is situated in the center of St. Albans near the downtown area. A total of 88 percent of the Pond's watershed is located within St. Albans with the remaining portion lying within the Town of Ripley. The Pond's direct drainage area totals 7,539 acres. Recent water quality monitoring efforts (2011-2014) show that water quality in Indian Pond is categorized by the DEP as "good." Water bodies in this category are clear with relatively low algae levels.

Game Management Pond

The Game Management Pond is located in St. Albans' game management area in the southeast section of the Town. Approximately, 80 percent of the Pond's watershed is located within St. Albans with the remainder in Palmyra. The Pond's watershed is 3,335 acres. The DEP has rated the water quality of the pond to be moderate and sensitive indicating relatively high nutrient and algal levels with a high risk of significant water quality changes due to small increases in phosphorus concentration.

The Undeveloped Habitat Blocks and Connectors and Conserved Lands Map shows the Wildlife Management Area in the southeast corner of St. Albans. This Wildlife Management Area is monitored by Inland Fisheries and Wildlife and is not located in an area which has potential for development in the foreseeable future.

Little Indian Pond

Little Indian Pond is situated just northeast of Big Indian Lake. A total of 64 percent of the Pond's watershed is located within St. Albans and the remainder is located in Ripley. The pond's direct drainage area totals 4,225 acres. The water quality has been rated by DEP as moderate/sensitive. This indicates relatively high nutrient and algal levels with a high risk of

significant water quality changes due to small increases in phosphorus concentration.

Halfmoon Pond

Halfmoon Pond is located in the northeast portion of St. Albans. Fourteen percent of Halfmoon Pond's watershed is located in St. Albans, 78 percent is in Ripley, 5 percent is in Dexter, and 3 percent is in Corinna. The Pond has a direct drainage area of 222 acres. Water quality in Halfmoon Pond is categorized by the DEP as moderate/sensitive. Such ponds have relatively high nutrient and algal levels and are at high risk of having significant water quality changes due to small increases in phosphorus concentration. According to the DEP, the Pond has experienced one or more algal blooms. Sources of phosphorus in Halfmoon Pond include nutrients from agriculture, siltation, and organic enrichment.

Weymouth Pond

Weymouth Pond is located in the northeast just south of Halfmoon Pond. One-quarter of the Pond's total drainage area is in St. Albans and 75 percent is in Corinna. The direct drainage area is 121 acres. The water quality classification is moderate/ sensitive.

Other Lakes/Ponds of Concern

Several lakes and ponds that are located in surrounding towns have watersheds within the Town of St. Albans. Great Moose Lake, which borders the Town in the west, has 3.9 percent of its watershed in St. Albans and is rated by the DEP as moderate/ sensitive quality; Mower Pond is located in Corinna, but has 5.0 percent of its watershed in St. Albans and is of moderate/stable quality; Sebasticook Lake has 6.7 percent of its watershed in St. Albans and is of poor/restorable quality; and White's Pond is located south of St. Albans in Palmyra and has 34 percent of its watershed in the Town and is of moderate/sensitive quality. Land use activities occurring within these watersheds can have an impact on these waterbodies.

Sebasticook Lake is under the Department of Environmental Protection's Maine Lake Restoration Project. The Project has addressed four points: 1) elimination of point sources at Dexter (completed 1988); 2) reduction of point sources at Corinna (completed 2006); 3) reduction of nonpoint agricultural sources of phosphorus in cooperation with USDA and local farms; and 4) control of internal recycling of phosphorus through enhanced seasonal drawdown.

3. Streams

Streams and brooks that run through St. Albans include the following: Clark Brook and Goodwin Brook (northwest); Bog Brook, Harrison White Brook and Indian Stream (southwest); Ray Brook (west); Hanson Brook (south); and Smith Brook (south).

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 minute, quantities sufficient for public water supplies or to serve a number of towns.

The MGS has mapped three sand and gravel aquifers in St. Albans: one is located in the center of St. Albans, just west of Indian Pond; another is just south of Indian Pond; and the third aquifer is near the southwest town line with Hartland (See Water Resources and Riparian Habitats Map). All three are identified as small ice-contact sands and gravels which may be coupled to fringing streams and swamps. This is important information to have since it delineates areas which are favorable for the development of water supplies and areas unfavorable for storage or disposal of wastes or toxic or hazardous materials.

Ground Water Contamination Threats

The residents of St. Albans rely on ground water for their safe drinking water. Continued assurance of plentiful, clean water is dependent on wise management of the resources. Aquifers (saturated geological formations containing usable quantities of water), can be contaminated by many different types of land uses that discharge pollutants into or onto the ground. The primary sources of ground water contamination in Maine are malfunctioning septic tanks, leaking underground fuel storage tanks, salt leachate from salt/sand stockpiles, and leachate from landfill refuse. Certain land uses such as automobile graveyards/ junkyards, agricultural use of pesticides and herbicides, and certain industrial activities also have the potential for contaminating ground water.

The Water Resources and Riparian Habitats map, which is located in the map section of the Appendices, shows two public water supply wells in St. Albans. Both are adjacent to the Hartland Road. The town is presently completing a new sand and salt shed which is located upstream of these wells. This will prevent stockpiled road salt from contaminating the aquifer.

Several potential threats to St. Albans' groundwater have been identified. The Department of Environmental Protection requires people with underground petroleum tanks to register with their Department. The DEP has not identified any hazardous waste generators in the Town. The sewage treatment plant in Hartland is located over the aquifer that is along the St. Albans town line.

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 Indian Pond, Harrison White Brook, Snell Brook, Mulligan Stream, Hanson Brook, Ray Brook, Goodwin Brook, Clark Brook, Little Indian Pond, Bog Brook, Weymouth Pond, Halfmoon Pond, Smith Brook, Indian Stream, and Great Moose Lake. Flooding generally occurs in the winter and early spring months as a result of heavy rainfall on snow-covered or frozen ground. The most significant flood was in April, 1987. Floodplains are displayed on the Water Resources and Constraints Map.

Wetlands

The U.S. Fish and Wildlife Service defines wetlands as follows:

"Wetlands are lands transitional between terrestrial and aquatic systems where the water table usually at or near the surface of the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: 1) at least periodically, the land supports predominantly hydrophytes (wetland vegetation) 2) the substrate is predominantly undrained hydric (waterlogged) soil; and 3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year." (Cowardin, et al., 1979)

For many years, wetlands were considered breeding habitat for mosquitoes and areas that needed to be drained or filled for agricultural purposes or to create developable land.

More recently, there has been a growing awareness of the value of wetlands. In a study of the impacts of development in southern Maine, the State Planning Office examined the functions of wetlands and the implications of the loss of these areas. The State study identified the following features:

1. Ground water recharge. Wetlands may serve to replenish and cleanse aquifers which can be used for water supply.
2. Ground water discharge. Ground water may discharge into wetlands, providing public water supply, wildlife habitat, and a means of maintaining lake and river quality.
3. Flood flow alteration. Wetlands serve as temporary storage areas during high water flows, thus reducing peak flows and potentially damaging floods.
4. Sediment and toxicant retention. In agricultural areas, wetlands can retain and stabilize sediments and toxic materials.
5. Nutrient retention and removal. Wetlands can retain or transform inorganic phosphorus and/or nitrogen into their organic form and may save downstream lakes and ponds from eutrophication.
6. Productivity export. Wetlands flush out dead plant and animal life, thereby providing nutrients for a new generation of plant and animal life.
7. Aquatic diversity. Certain wetlands provide habitat, including breeding grounds and nurseries, for fish.
8. Wildlife diversity and abundance. Wetlands serve as habitat and a food source for birds, deer, and other animals.
9. Uniqueness. A number of rare plant and animal species can be found in wetlands. Approximately 43 percent of the 230 rare plants which occur in Maine are found exclusively in wetlands.

The wetlands identified on the Wetlands Characterization Map, which is located in Maps Section of the Appendices, are located in areas not likely to see changes in land use. The areas are largely unsuitable for residential, commercial or agricultural development.

Table 4-3 is a list of the wildlife species known or expected to occur in St. Albans.

TABLE 4-3

WILDLIFE SPECIES KNOWN OR EXPECTED TO OCCUR IN ST. ALBANS

Mammals

Smokey Shrew
Masket Shrew
Pygmy Shrew
Shorttail Shrew
Starnose Mole
Little Brown Bat
Muskrat
Mink
River Otter
Beaver
Raccoon
White-tail deer
Moose
Black Bear
Fisher
Short tail Weasel
Long tail Weasel
Striped skunk
Coyote
Red Fox
Bobcat
Woodchuck
Eastern chipmunk
Gray squirrel
Red squirrel
Flying squirrel
Deer mouse
Red back vole
Meadow vole
Porcupine
Snowshoe Hare
Possum

Birds

Black Duck
Mallard
Ring-neck Duck
Wood Duck
Green-wing Teal
Blue-wing Teal
Common Pintail
Hooded Merganser
Common Goldeney
Canada Goose
Pied-billed Grebe
American Wigeon
American Bittern
Great Blue Heron
Black Crowned Night
Heron
Green Back Heron
Virginia Rail
Sora
Mourning Dove
Black Bill Cuckoo
Common Nighthawk
Ruby Throated
Hummingbird
Belted Kingfisher
Pileated Woodpecker
Northern Flicker
Yellow-Bellied Sapsucker
Brown Creeper

Northern Shrike
Black-Bellied Plover
Killdeer
American Woodcock
Common Snipe
Greater Yellowlegs
Lesser Yellowlegs
Solitary Sandpiper
Pectoral Sandpiper
Spotted Sandpiper
Semipalmated Sandpiper
Ruffed Grouse
Bald Eagle
Turkey Vulture
Red-Tailed Hawk
Red-Shouldered Hawk
Broad-winged Hawk Cooper's Hawk
Northern Goshawk
Sharp-Shinned Hawk
Northern Harrier
Osprey
Merlin
American Kestrel
Short-eared Owl
Long-eared Owl
Great Horned Owl
Barred Owl
Saw-whet Owl woodpeckers
Flycatchers
Swallows
Crows and Jays
Chickadees
Nuthatches
Grosbeaks
Sparrow
Finches
Tanagers
Wrens
Kinglets
Mockingbirds
Thrush species
Starlings
Waxwings
Vireos
Warblers
Blackbirds
Turkeys

Reptiles and Amphibians

Box Turtle
Snapping Turtle
Eastern Painted Turtle
Northern Red-bellied Snake
Northern Water Snake
Eastern Garter Snake
Spotted Salamander
Dusky Salamander
Red-Backed Salamander
Red-Spotted Newt
Northern Two-Lined Salamander
American Toad
Spring Peepers
Pickerel Frog
Northern Leopard Frog
Green Frog
Wood Frog
Bull Frog

Source: Maine Department of Inland
Fisheries and Wildlife

Fisheries Resources

The Maine Department of Inland Fisheries and Wildlife (IFW) has rated the various lakes, ponds, and streams in St. Albans as to their value as fisheries habitat. Each water body is rated as to whether it receives cold water or warm water fisheries management. Cold water management supports salmonid species and warm water management supports bass, chain pickerel, perch, etc.

Indian Stream, Clark Brook, Goodwin Brook, Big Indian Lake, Little Indian Pond, and Great Moose Pond are considered by the Department to be of high value for fisheries. Each of these water bodies is managed for both cold and warm water fisheries, except for Little Indian Pond which only receives warm water management. Indian Stream and Big Indian Lake are stocked by the IFW with brown trout and Great Moose Pond is stocked with landlocked salmon.

Moderate value fisheries include Mulligan Stream, Ripley Stream, Bog Brook, the Game Management Area pond, and Weymouth Pond. All of the moderate value water bodies are managed as warm water fisheries, except for Ripley Stream which is managed for both cold and warm water species. The remaining water bodies in St. Albans have not been surveyed by the IFW and therefore are of indeterminate status as fisheries.

Protecting the wild brook trout habitat is important to the Town of St. Albans. The Comprehensive Plan Committee will recommend to the Planning Board that the Shoreland Zoning Ordinance be updated to include a 100 foot buffer of streams with populations of wild brook trout. These locations are shown on the Water Resources and Riparian Habitats map located in the maps section of the Appendices of this plan.

Critical and Natural Heritage Areas

The Critical Areas Program and the Natural Heritage Program are both run by the State Department of Economic and Community Development. Critical areas are officially recognized and registered areas which contain natural features of State significance - either highly unusual natural features, or outstanding examples of more common features. They may include exceptional plant or animal habitat, areas of great geological or historical interest, and outstanding scenic areas. The Natural Heritage Program inventories the status and locations of rare animals, plants, and natural communities.

Vasey's pondweed is rated as "endangered" indicating that there has been one documented recent occurrence or that it is federally endangered. The exact location of the occurrence in St. Albans has been recorded.

Grassland/shrub/bare ground areas identified on the USFWS Priority Trust Species Habitats Map, which is located in the Maps Section of the Appendices, are mostly in agricultural or undeveloped areas of St. Albans. Adverse impact effecting possible use by listed species is unlikely. It is not anticipated that this land will be developed in the foreseeable future.

The protection and sustainability of the resources shown on the Building a Regional Landscape Map, which is located in the Maps Section of the Appendices, is important to

the Town of St. Albans. It is suggested that the newly formed Lake Committee, which came about as a result of this Comprehensive Planning process, take the lead in promoting an understanding of the Natural Heritage Network Occurrences, especially in the vicinity of Indian Pond and Little Indian Pond. Education of the public, especially those who use the lakes, will help to protect these resources.

There have been several sightings of wildlife species that are of special concern that need further investigation. These are listed below.

1. **Bald Eagle Nest Sites (historic):** Great Moose Lake was historically inhabited by nesting bald eagles. Undeveloped shorelines along the lake still offer suitable nesting habitat. Recent summer observations of eagles locally indicate an increasing number of bald eagles.
2. **Least Bittern Habitat:** Least bitterns (Indeterminate Status) have been observed at the St. Albans Wildlife Management Area.
3. **Brook Stickleback Habitat:** There is a record of brook sticklebacks (Indeterminate Status) in Big Indian Lake. This is one of only 5 documented occurrences in Maine.
4. **Black Tern Habitat:** There is a rumor of black terns (Watch List) nesting at Big Indian Pond. The site was field checked in 1991 and no birds were observed. However, this Area should be continually monitored given the proximity of the Mainstream Pond colony.

The High Value Plant and Animal Habitats map, which is located in the Map Section of the Appendices, shows no significant vernal pools in St. Albans. The deer wintering areas are mostly in areas which are not expected to be subject to development in the foreseeable future. As St. Albans is not a coastal community, there are no tidal areas nor any Atlantic salmon habitats in St. Albans.

The Undeveloped Habitat Blocks and Connectors and Conserved Lands Map, which is located in the Maps Section of the Appendices, shows habitat road crossings in St. Albans. These road crossings are on rural roads with relatively low speed limits and carry low traffic volumes. This helps to reduce the incidence of vehicles striking wildlife.

Here Are The Implications of What We Learned:

1. The town's abundance of natural resources significantly contributes to the town's character and desirability.
2. Given the overall importance of the water bodies in town, the town needs to pay close attention to their water quality.

3. The town must remain vigilant to make sure that any future development does not adversely affect the waterbodies and their associated watersheds.
4. Support for the protection of the town's natural resources needs to remain strong.

Comprehensive Plan Committee Recommendations:

The town should consider:

1. Earmarking funds to conduct multiple seasonal total phosphorous tests.
2. Earmarking funds for modern electronic water testing equipment.
3. Earmarking funds for the purchase of additional navigational buoys.
4. Encouraging the creation of a volunteer lake committee to survey those lakes not being presently monitored, conduct annual shoreline inspections and be on the lookout for invasive aquatic plants.
5. Appointing one employee to monitor the water level of the lake and adjust accordingly.
6. Earmark funds to divert run-off from the Town Landing Road away from the lake and also at other sedimentation point sources.
7. We recommend to the Planning Board that the Shoreland Zoning Ordinance be updated to include a 100 foot buffer of streams with populations of wild brook trout.
8. We recommend that the newly formed Lake Committee, which came about as a result of this Comprehensive Planning process, take the lead in promoting an understanding of the Natural Heritage Network Occurrences, especially in the vicinity of Indian Pond and Little Indian Pond.

Chapter 208 Comprehensive Plan Review Criteria

Water Resources

State Goal:

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

Town Goal:

To protect the quality and manage the quantity of the town's water resources, including lakes, aquifers, great ponds, streams and water shed areas.

Analyses:

1. Are there point sources (direct discharges) of pollution in the community? If so, is the community taking steps to eliminate them?

There are no point sources of pollution in town.

2. Are there non-point sources of pollution? If so, is the community taking steps to eliminate them?

When non-point sources of pollution are identified they are addressed, often with support from Maine's Department of Environmental Protection.

3. How are groundwater and surface water supplies and their recharge areas protected?

They are protected through the consistent use of pollution control best management practices where appropriate.

4. Do public works crews and contractors use best management practices to protect water resources in their daily operations?

Yes.

5. Are there opportunities to partner with local and regional advocacy groups that promote water resource protection?

Yes.

Natural Resources

State Goal:

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

Town Goal:

To protect the town's critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, shoreland, scenic vistas, and unique natural areas.

Analyses:

1. Are any of the community's critical natural resources threatened by development, overuse, or other activities?

No.

2. Are local shoreland zone standards consistent with state guidelines and with the standards placed on adjacent shorelands in neighboring communities?

Yes.

3. What regulatory and non-regulatory measures has the community taken or can the community take to protect critical natural resources and important natural resources?

The town has adopted a shoreland zoning ordinance and frequently works with the Maine Department of Environmental Protection in the utilization of state laws and regulations. A recent non-regulatory measure the town has taken is to create a lakes committee under the umbrella of town government.

- 4a. Is there current regional cooperation or planning underway to protect shared critical natural resources?

Yes.

- 4b. Are there opportunities to partner with local or regional groups?

Yes.

Agriculture and Forest Resources

State Goal:

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

Town Goal:

To promote and safeguard the town's agricultural and forest resources.

Analyses:

1. How important is agriculture and/or forestry and are these activities growing, stable, or declining?

The Town of St. Albans has a rich agricultural history and agriculture plays an important socioeconomic role in the town today. Agricultural activities are certainly stable, if not growing.

- 2a. Is the community taking regulatory and non-regulatory steps to protect productive farming and forestry lands?

No.

- 2b. Are there local or regional land trusts actively working to protect farms and forest lands in the community?

Not to the knowledge of the Comprehensive Plan Committee.

3. Are farm and forest land owners taking advantage of the state's current use tax laws?

Yes.

4. Has proximity of new homes or other incompatible uses affected the normal farming and logging operations?

No.

5. Are there large tracts of agricultural or industrial forest land that have been or maybe sold for development in the foreseeable future? If so, what impact would this have on the community?

No. Loss of large tracts of agricultural or industrial forest land would make the community more of a bedroom community and less of a rural community.

6. Does the community support community forestry or agriculture?

One recognition arising from the community plan development process is that the town needs to do more to promote and support local businesses, including agriculture.

7. Does the community have town or public woodlands under management, or that would benefit from forest management?

No.

Section 5: Social, Cultural and Recreational Resources

Cultural and recreational resources include public access to water bodies, scenic, historic and archaeological resources.

Recreational Opportunities

St. Albans' natural environment provides opportunities for numerous activities such as hiking, hunting, skiing, swimming, boating, fishing and snowmobiling. The Town is endowed with large expanses of open space - both forested and open land, several lakes and ponds, and numerous streams and wetland areas.

With a few exceptions, most of the open space within the Town is privately owned and recreational opportunities are only available where landowners permit them. And with the exception of the one public access point to Big Indian Lake, access to waterbodies is privately owned.

To date, most landowners do not object to responsible recreational use of their property.

Public outdoor recreational facilities include a basketball court, a Little League field, a softball field and playgrounds at the center of Town and at the St. Albans Elementary School. There is also a small picnic area by the dam on Indian Lake.

The St. Albans Game Management Area, owned and managed by the State Department of Inland Fisheries and Wildlife, is located at Footman Bog and provides a public area for outdoor recreational activities.

The local snowmobile club, the Sno-Devils, and the local ATV club, the Somerset Ridge Runners, have obtained landowner permission to maintain trails in many areas of the community.

The public access area on Big Indian Lake consists of a boat landing and beach at the end of the Town Landing Road off Route 43.

Inventory of Recreation Facilities

One method of analyzing a community's recreation facilities is to utilize standards established by the National Recreation and Parks Association. These standards are listed in

Table 5-1 and are compared with the Town's existing facilities, and based on our population of 2,005.

Opportunities/facilities may include: Fields for Baseball (Adult and Children), Soccer, Softball, a Basketball court, Cross Country Skiing trail, Ice Skating, Picnicking, Playgrounds, Recreation Halls, Swimming, and Tennis. Paths are also available for walking, jogging, or biking.

Table 5-1

National Standards for Town Recommends:

1 field/6,000	--we have 1 field
1 court/2,000	--we have 1 outdoor court
1 rink/5,000	--we have no rink, but have the lake
1 table/1,000	--we have 2 picnic tables at the dam, 1 at town landing
1 playground/2,000	--we have 2 playgrounds
1 indoor area/10,000	--1 at elementary school, 1 at Town Hall
1 field/3,000	--we have 2 ballfields
1 park or beach/15,000	--we have no beach

Snowmobile trails are also used for cross-country skiing.

Scenic Areas

Scenic resources are those natural or man-made features considered aesthetically pleasing to the majority of people, and which make the community a visually pleasing place to live.

Our varied topography and land provide an abundance of scenic views.

Roadways permit the enjoyment of scenic corridors which include large expanses of open space, agricultural land, mountains, lakes and numerous other waterbodies. Some exceptional view corridors include the Union Church in the village, the dams or of the outlet of Big Indian Lake, and the Lake itself.

The St. Albans Mountain, The Pinnacles and Devil's Head provide good viewing points due to their altitude and also provide great visual pleasure as viewed from various distances and angles.

Historical and Archaeological Resources

Historical and archaeological resources are a valuable part of a Town's heritage. An inventory of these resources can help to create a feeling of community pride, and allow us to preserve the best of the past.

Historical Resources

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 their historical, cultural, or archaeological value. None of St. Albans' historical resources are currently listed on the National Register.

Buildings such as the Town Hall and Grange Hall have local significance and may warrant National Register status.

The History of St. Albans, Maine: 1799 - 1981 by Gladys M. Bigelow and Ruth M. Knowles could be helpful in identifying other historic resources within the Town.

The St. Albans Historical Society is certainly also another resource when it comes to the town's history. The society meets the last Tuesday each month in the History Room at the Town Hall.

Archaeological Resources

Archaeological resources include locations where there has been early presence of humans, and may include the structures, artifacts, terrain features, graphics, or remains of plants or animals from earlier times. These may be resources found underground, or be prehistoric resources associated with Native American archaeology. They generally date prior to the 1600s. Other sites may be associated with the earliest European settlers.

The State of Maine has identified three known prehistoric archaeological sites in the area of Great Moose Pond Outlet and a known historic archaeological site near St. Albans Mountain. A Known Archaeological Sites and Areas Sensitive for Prehistoric Archaeology Map can be found in the Maps Section in the Appendices of this plan.

Additional areas of interest include the old Tannery site near the Tannery Bridge on the Denbow Road, earlier settlement sites in the area of St. Albans Mountain, the Forsythe cemetery on Devils Head Road, and the Sleeper cemetery on the Nate Richards Road.

Cultural Venues

St. Albans Grange Hall

The Grange was first organized on Feb. 28 1875 with the current Grange Hall dedicated on Nov. 7, 1885. In 1910 the Grange Hall was enlarged to what we see today. The Grange is still active at this time.

Chatterbox Club

The Chatterbox Club was built in 1890, originally as a Quaker church. The Chatterbox Club was formed on Dec. 13, 1922, but it wasn't until 1955 that they purchased the Friends Church Building for \$600.

Over the years it became a popular place for weddings and anniversary celebrations. Today, the Hartland and St. Albans Lions Club holds its bi-monthly meetings there.

St. Albans Town Hall

The Town Hall was built as a gift to the town in 1912 by D.D. Stewart. Town Meeting, the annual Christmas Concert, the Levi Stewart Players, and country western blue grass concerts are held at the Town Hall.

Over the last several years, the town has done a lot of upgrades to the town hall. The folding wooden chairs have been replaced, the floor has been sanded and varnished, a new chandelier has been purchased, some of the windows have been replaced, the metal ceiling repaired, and railings have been installed in the balcony, to name a few.

Cultural Events

St. Albans Summerfest

Summerfest 2016 marked its 27th year. Some events include, parade, concerts, chicken barbeque, as well as activities for children. The event is culminated by a fireworks display over the lake downtown.

Here Are The Implications of What We Have Learned:

The comprehensive plan is an effort to improve the quality of life for all individuals, working to promote sustainable prosperity and to protect the town's character and quality. The town shares a commitment to finding and promoting new ideas and approaches that build livable communities and to move St. Albans forward.

The contrast between the riches of our environment and the poorness of our economy creates risks to Maine's small towns. A problem facing many rural towns is finding a balance between the increased development needed to enhance existing tax revenues, while maintaining the rural environment that many inhabitants cherish.

There is general agreement that St. Albans is a beautiful town, endowed with a mountain and lakes. (Truly, the gateway to the Maine Highlands.) Throughout the year, seasonal visitors, hunters and camp owners recreate within our boundaries. They boat, swim, fish, hunt, snowshoe, ski and just relax in their favorite season.

But there are really very few public options for recreational access in town.

We also have an aging population, many of whom see a need for expanded social and recreational opportunities.

A strong sector of Maine's present and future economy is "leisure and hospitality" services.

Taxes on rental properties are an integral part of our town revenue. Services to visitors are an integral part of our local economy. Strategies to extend the value and benefits, and to preserve or improve local assets need to be developed and maintained.

We can strengthen and retain our share of the leisure/commercial economy by doing as much as possible to sustain the beauty of the town, and to preserve the integrity of its natural resources. We should strive to keep St. Albans as a pristine, recreational destination.

We can protect our physical assets by keeping the town, roads and lake clean. We should preserve thoughtful zoning to protect open space and our rural sights and sounds. We should maintain our roads.

We can expand public recreational access to residents and visitors.

We can improve access to what we already have by effective use of the internet: town website can provide easy links to seasonal rental properties, public boat landing info, local vendors and services for support of elder and seasonal residents (snow removal, groceries, hardware, camp weatherization, etc.)

We can ensure that St. Albans remains a great outdoor destination.

Comprehensive Plan Committee Recommendations:

1. Create trails, biking and walking paths. This is a good way to meet an expressed recreational need with limited resources.

2. Identify and facilitate a senior social center
3. Facilitate a network for "active seniors" who could co-ordinate their own social and recreational activities (walking, bingo, fishing, etc.)
4. Further exploration re: community lake culture. (Restrictions, lake association, et al.) A lake association would require a strategy or creative campaign to ensure adequate participation.
5. Re-evaluate potential for a public beach.
6. Elicit input from seasonal population about their recreational needs.
7. Consider a baseline "noise ordinance" to protect rural ambient sounds.
8. Address litter, it matters. (Facilitate volunteer pick-up, explore expanded town responsibility.)
9. Assess adequacy and availability of ATV and snowmobile trail maps.
10. Incorporate "Maine Highlands" search term in town website.
11. Elicit input from town residents about additional, existing historic or archeological sites they might be aware of.
12. Consider a discussion or baseline ordinance re: large lighted or flashing signs.
13. Optimize use of Town Hall for cultural events.
14. Explore a strategy or guideline to address abandoned, derelict or damaged buildings.
15. Optimize web access to information about recreational/seasonal opportunities
 - a. Create a page or link within town website dedicated to supporting recreational opportunities for residents and visitors.
 - b. List all the recreational/social clubs/opportunities in St. Albans
 - c. List camp rentals, property services, with contact information
 - d. List providers of seasonal or recreational services: i.e. hunting guides, snow removal, property services or assistance
 - e. Post trail maps. ATV, snowmobile and walking trails
 - f. Use as bulletin board to facilitate network for "active seniors" to post and connect on the town website.

Chapter 208 Comprehensive Plan Review Criteria

Historic and Archaeological Resources

State Goal:

To preserve the State's historic and archaeological resources.

Town Goal:

To further identify and preserve the town's historic and archaeological resources.

Analyses:

1. Are historic patterns of settlement still evident in the community?

Yes.

2. What protective measures currently exist for historic and archaeological resources and are they effective?

Protective measures include state laws and regulations and the town's subdivision rules.

3. Do local site plan and/or subdivision regulations require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources?

Yes.

4. Have significant historic resources fallen into disrepair, and are there ways the community can provide incentives to preserve their value as an historical resource?

Significant efforts have been made in town to preserve historic resources. The town has, in recent years, invested significant financial resources in preserving the Town Hall. The local Chatterbox Club has been refurbished and a former local store has been refurbished and converted into multi-family housing. Considerable work has been done in the town's cemeteries in recent years, including new signage. Financial incentives will need to come from philanthropic grants or from the state or federal governments.

Recreation

State Goal:

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

Town Goal:

To promote and protect the availability of outdoor recreation opportunities for all town residents and visitors, including access to surface waters.

Analyses:

1. Will existing recreational facilities and programs in the community and region accommodate projected growth or changes in age groups in your community?

Yes.

2. Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable?

The survey of residents suggested that there is a need for walking type trails/routes for adults.

3. Are important tracts of open space commonly used for recreation publicly-owned or otherwise permanently conserved?

No. Snowmobile and ATV trails involve the use of private landowner land with permission.

4. Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements?

No.

5. Does the public have access to each of the community's significant water bodies?

Yes.

6. Are recreational trails in the community adequately maintained? Are there use conflicts on these trails?

Recreational trails are adequately maintained and there are no known use conflicts.

7. Is traditional access to private lands being restricted?

Like every community St. Albans is experiencing some increase in land posting by land owners due to abuses by the users.

Section 6: Land Use

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 St. Albans 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 character and makes efficient use of public facilities and services.

Here Is What We Learned In This Section:

St. Albans is a central Maine community located in the southeastern portion of Somerset County. It is bordered by the Town of Ripley to the north, the Town of Hartland to the west, the Town of Corinna to the east, the Town of Palmyra to the south and the Town of Harmony to the northwest. The total land area contained within the corporate limits is 50.27 square miles or 32,170 acres. The population of the Town has increased from 1206 in 1980 to 2005 in 2010, resulting in a population density of approximately 50 persons per square mile in 2010.

Approximately 75 percent of the land area of the Town is forested, approximately 19 percent is agricultural or open, 5 percent consists of water bodies and less than 1 percent constitutes the village, the most densely populated portion of the Town.

Historically, St. Albans was and continues to be a farming community. Over the past few decades, St. Albans has evolved into a farming/bedroom community with many people commuting out of town to a variety of employment opportunities. While some formerly active farms do not exist as individual agricultural operations, the majority of the land that was part of those farms has been absorbed into the remaining larger farming operations.

There has been significant residential growth in St. Albans during the past few decades. This residential growth has occurred along many of the Town's rural roads. Much of this growth has been sited on land which is not suitable for agriculture or has not been farmed on recent history. Table 6-1 in this Section lists the subdivisions approved since 1967. A significant number of subdivisions have been approved since the 1993 Comprehensive Plan was completed. Most of those subdivisions encompass land which has not been farmed or is not suitable for farming. As this Comprehensive Plan is being developed, many lots in those subdivisions are still available for home building.

The relatively limited commercial or industrial development in St. Albans has been generally confined to the St. Albans – Hartland Road (Maine Routes 23, 43 and 151).

Residential Development

According to the U.S. Census Bureau, as of 2010 there were 904 total year round housing units in St. Albans compared to 682 in 1990. This represents a 33 percent increase over 20 years, or an average of about 1.6 percent per year. The total increase in units over 20 years is 222.

The greatest concentration of residential units is in the village with the greatest growth in residential development occurring along the Hartland Road (Routes 23, 43, 152).

Subdivision Activity

St. Albans has a comprehensive subdivision ordinance. There have been 56 subdivisions approved since 1967, with a combined total of 488 lots and 2044 acres. As can be seen in Table 6-1, the number of lots per subdivision and the size of lots have decreased in recent decades. Several of the subdivisions have been developed on land which is not high value farm land.

TABLE 6-1

SUBDIVISIONS DEVELOPED SINCE 1967

Map	Name	Date	Acreage	# lots
23	Birch Island	1967	15.0	31
24	Hugo Frati	1971	22.5	11
16	Clyde Pollerin	1974	4.5	3
3/7	Richard LaChance	1974	224.0	9
5	Yerry and Stuart	1974	73.0	3
02	Tingley and Bergold	1975	53.3	4
7	Ken Reed	1976	128.0	10
5	Walter Butler	1976	n/a	9
10	Mount Hill Road/S. Brown	1976	111.5	11
10	Mount Hill Road/Stephen Brown	1976	111.0	8
19	Ross Hill/Camilla Nutter	1978	59.4	5

7	Carlston and Tenny	1979	10.03	3
10	Theodore and Christine Wright	1980	13.3	3
7	Whintle Subdivision	1981	10.0	5
9	Mountain Acres/S. Brown	1982	91.1	8
27	Big Indian Camps/P. Brower	1983	14.53	27
27	Justin Humphrey	1983	8.74	3
8	St. Albans Mini Farm/P. Brower	1983	121.9	23
26	Big Indian Estates/P. Brower	1985	30.024	21
26	Bubar Camp Lots/Milton and Richard Bubar	1985	3.5	6
30	Moose Ridge/Steve Lafreniere	1986	18.1	14
29	Great Moose Estates/P. Brower	1986	16.938	18
26	Big Indian Estates II/P. Brower	1986	16.89	18
11	Melody Lane/P. Brower	1986	19.050	6
16	Nelson Road	1986	80.0	7
24	Indian Lane/W. Henry and Joyce Shaw	1987	12.42	8
18	White Spruce Estates/Amos Lawrence	1987	14.95	5
16	Weymouth Pond/P. Brower	1987	15.35	10
15	Whispering Brooks Acres/P. Brower	1987	15.7	13
00	Brook Hollow/P. Brower	1988	18.56	7
00	Woodmere/P. Brower	1988	128.151	17
00	Indian Heights/P. Brower	1988	15.00	15

19	Nutter Pond Acres	1989	19.80	12
14	Milton Bubar	1989	16.54	7
15	Grant Road Subdivision	1990	20.0	3
18	Justin Humphrey	1990	49.50	3
7	Elwin Jones	1990	4.4	4
5	Ascraft Subdivision	1991	18.0	10
24	Kent Heights Subdivision	9/8/92	15.13	6
1	Hemlock Acres	10/13/92	10.7	7
21	South View	1/19/93	9.1	6
8	St. Albans Mini Farms	4/19/94	122.7	23
30B	Great Moose Estates	7/24/95	12.8	3
18	Burpee Heights	8/15/95	5.0	3
21	Edith Bishop Estate	1/23/96	30.02	7
14	Meadows Subdivision	5/20/97	14.4	8
19	Ross Hill Subdivision Amended	10/21/97	24.65	3
29	Maple Lane Acres	10/16/2001	38.84	9
18	Shizuko Subdivision Amended	12/18/2001	17.13	2
6	Cook Subdivision	6/17/2002	60.73	5
15	Pine Brook	5/1/2004	7.36	3
14	Charles Craig Subdivision	2/15/2005	12.62	7
19	Nutter Pond Phase II	2/21/2006	9.2	4
27	Little Papoose Subdivision	6/20/2006	13.09	5
7	Massow Farm Subdivision	8/30/2006	33.16	6

Source: St. Albans Town Records

Commercial and Industrial Land Use

There have been significant changes in the commercial and industrial land use in St. Albans since the 1993 Comprehensive Plan was completed. Some of the commercial enterprises listed in that Plan no longer exist and several new enterprises and one new industrial operation have been established. A breakdown of the commercial/industrial uses in St. Albans is shown in Table 6-2.

TABLE 6-2

COMMERCIAL/INDUSTRIAL LAND USE IN ST. ALBANS 2016

Location	Use
Village	Indian Stream Hardware
Village	A. E. Robinson
Village	Indian Lake Market
Village	Redemption Center
Village	SWS/Mark Springer
Hartland Road	Sunrise Café and Bakery
Hartland Road	Snowman's Construction
Hartland Road	Snowman's Oil
Hartland Road	Self Storage
Hartland Road	Sebasticook Lumber Mill (formerly Skills)
Hartland Road	Amos Lawrence and Daughter Construction
Corinna Road	Self Storage
Hartland Road	Wavelengths Hair Salon
Mountain Road	Designing Minds Salon
Grant Road	Nestlé's – Poland Spring Water

Source: 2016 Land Use Inventory of St. Albans

In addition to the commercial/industrial uses listed above, there are also a number of home occupations of various types located in St. Albans. These include gunsmithing, carpentry, sewing, hair salon, etc.

Most of the town's commercial/industrial uses are located in the village or on the Hartland Road.

A complete list of known businesses in town at the time of publication is located in the Appendix.

Tax Exempt Land

Table 6-3 displays a summary of all tax exempt land in the Town of St. Albans including publicly held land, land belonging to non-profit organizations and land belonging to church groups. Knowledge of these parcels is helpful for recreation and public facilities planning. There were a total of 21 tax exempt parcels in May of 2016 for a total acreage of 709.31. The Town owned approximately 22.85 acres of land.

Table 6 – 3

Tax Exempt Land in St. Albans

<u>Tax Map & Lot Number</u>	<u>Use</u>	<u>Acreage</u>
4\7	State Wildlife Sanctuary	26.5
4\10	Dept. of Inland Fisheries	554
22\13	Church	0.28
22\77	Church Parsonage	0.53
22\66	St. Albans Grange	0.55
1\2	Skills	65
1\25	Skills	7.1
7\43	Skills	3.5
21\7	RSU 19	29
22\46	Town Landing *	0.3
22\66	Town Garage *	0.55
22\12	Town Park *	3.1
22\23	St. Albans Fire Station *	0.28
22\25	Town Monument *	0.2
22\68	St. Albans Town Office & Garage *	0.8
23\79	Town Beach	0.52

21\20	Sand Storage*	10
21\21	Cemetery *	4.1
19\54	Cemetery *	0.62
14\5	Cemetery *	0.78
14\54	Cemetery *	1.6
Total:		709.31

* Note: Property owned by the Town of Saint Albans
Source: Town of St. Albans

Forestry

St. Albans' forests are important to its character and economy. The town's forests serve as the predominant land cover that provides a pleasant character to the community. Approximately 75 percent of St. Albans is forested, consisting of a mixture of hardwoods and softwoods. Most of the Town's forestland is owned by non-industrial landowners.

The amount of forestland in Tree Growth provides an indication of the prevalence of commercial forestry occurring in St. Albans. The Tree 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. A number of St. Albans landowners have placed their forest lands in Tree Growth. In 2015, there were a total of 4456 acres of forestland listed in Tree Growth. 427 acres were classified as softwood, 2073 acres as mixed wood and 1956 acres as hardwood. Since 1991, there has been a reduction of approximately 444 acres classified under Tree Growth, a reduction of nine percent. But most of the forestland removed from Tree Growth is still forestland. Changes in the Tree Growth Tax Law and uncertainty about its future may have prompted some landowners to remove parcels from the designation.

The forest products industry in Maine has changed tremendously since the 1993 St. Albans Comprehensive Plan was prepared. Comparing a list of principal buyers of wood in 1993 to those that exist today makes this point very clear. And those changes continue. But markets still exist and timber that is harvested in St. Albans still moves to those markets. For example, two wood pellet manufacturing plants have been built since the 1993 Plan was finalized, both being within a reasonable haul from St. Albans. During the same period, several paper mills have ceased operations, removing those markets for both softwood and hardwood. Both hardwood and softwood sawmills are in operation in the area and commercial wood yards which accept grades of wood from pulp to veneer logs are nearby.

The Wetlands Characterization Map, which is located in the Maps Section of the Appendices, shows wetlands in St. Albans. Forestry operations which might affect wetlands are regulated by state rules.

Table 6-4 shows a Summary of Timber Harvest Information for the years 1991 through 2012. Although the total number of acres harvested shows large swings from year to year, the tendency is toward fewer acres harvested in recent years. This probably reflects the decline in markets for timber.

Table 6 – 4

Summary of Timber Harvested in St. Albans

YEAR	Selection harvest acres	Shelterwood harvest acres	Clearex harvest acres	Total Harvest acres	Change of land use acres	Number of Active Notifications
1991	1205	60	68	1333	70	23
1992	877	0	32	909	6	23
1993	3131	2	14	3147	10	18
1994	3108	10	9	3127	0	12
1995	592	25	2	619	0	17
1996	532	0	0	532	0	14
1997	362	12	0	374	30	16
1998	915	973	20	1908	13	32
1999	750	70	0	820	36	50
2000	871	52	0	923	12	50
2001	1040	0	5	1045	2	37
2002	408	0	0	408	6	28
2003	452	5	0	457	0	22
2004	463	30	0	493	12	29
2005	1068	2	2	1072	3	33
2006	531	80	6	617	95	35
2007	467	21	0	488	6	36
2008	405	8	0	413	0	36
2009	483	23	0	506	15	35
2010	539	169	15	723	2	37
2011	219	0	0	219	0	28
2012	474	42	0	516	12	36

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

Department of Conservation - Maine Forest
Service

**To protect confidential landowner information, data is reported only where three or more landowner report.*

Agriculture

Agriculture is a highly valued land use in St. Albans from both an economic standpoint and from an aesthetic standpoint. St. Albans is situated within a regional belt of important farmlands that consists of large expanses of prime agricultural soils. Most of St. Albans farms are located in the southern and eastern portions of the town.

Since the adoption of 1993 Comprehensive Plan, significant changes have taken place in agriculture in St. Albans. Those changes are typical of what is happening in other area Towns.

While the number of dairy farms has declined, the size of the remaining dairy operations has, in some instances, increased. The 1993 Plan listed the acreage of each operation in the list of farms. While preparing this plan and during interviews of active farm operators, it was found that both dairy and beef operations are utilizing land in several area towns to grow feed for their herds. Therefore, acreage for farms was not included in Table 6-4.

St. Albans has also experienced growth in alternative agriculture operations, such as specialized vegetable growers, compost producers, herbs, etc. It was not possible to list all of the specialized agricultural operations as this segment changes continually and any list would most likely not include all current operations.

During the interviews of active agriculturists in St. Albans, it was found that there is ongoing competition for quality farm land in St. Albans. But that competition is not between farmers and developers/owners of home building lots, but rather between farmers themselves. That competition for land extends well beyond the boundaries of Town lines and into or beyond adjacent towns. This competition has created a balance of land use control outside of the traditional ordinance or regulatory methods and helps to maintain the agricultural environment of the Town.

During the interviews of agriculturists, it was asked if they had experienced conflicts/complaints between their operations and adjacent or nearby residents. None of the agriculturists spoke of any such conflicts, which speaks well to existing mixed land use in St. Albans.

Table 6-5

Farms in St. Albans

Active Dairy Farms

Chambers Dairy Farm

Mower Farm

Sleepy Hollow Farm (Formerly Gerald Robertson Farm)

Taylor Dairy Farm

Post Family Farm

Inactive Dairy Farms

Patten Farm (owned by Andrew and Debbie Gallagher)

Martin Family Farm (now a beef farm)

Ruby Davis Farm

Beef Farms

Martin Family Farm

Bruce and Stephanie Ballard

The Highlands (Michael Vermette Farm)

John Carlow Farm

Robert Erving Farm

Fruit Farms

Avalon Acres (Wendy and Mark Sheriff)

Christmas Tree Farms

Perkins Farm

Dalou Farm (David and Louise Barden)

St. Albans also has numerous small agricultural operations which are not listed. They consist of small livestock operations including goats, beef cattle, horses, sheep, etc. There are also many produce growers, both organic and traditional, such as vegetables, flowers, herbs, etc. As these agricultural enterprises change frequently, it was not possible to list them all.

An Agricultural Resources Map can be found in the Map Sections in the Appendices Section of this plan.

Land Use Regulation

Land use is regulated, to varying degrees, at the Federal, State and local levels. Federal regulation includes laws such as the Clean Water Act which governs activities in wetlands. State laws include the Maine Site Location of Development Act which regulates major developments and the Natural Resources Protection Act which applies to activities in or near protected natural areas. There are also several state laws which mandate local land use

regulation, such as the Growth Management Act, the State Plumbing Code and the mandatory subdivision and shoreland zoning acts.

The Town of St. Albans has three land use ordinances currently in effect. Those ordinances are described below:

1. 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 hazard area, a flood hazard development permit shall be obtained from the Town. 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.

2. Shoreland Zoning Ordinance

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 areas within 250 feet horizontal distance of the normal high water mark of the Town's great ponds, rivers and wetlands, and within 75 feet of the high water mark of streams, as defined in the Ordinance.

3. Subdivision Regulations

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, inspections of required improvements, public acceptance of streets and recreation areas, street design, water supply, sewage disposal, preservation of wetlands, natural and historic features, common land, home owners associations, impact statements and performance guarantees.

Here Are The Implications of What We Learned:

1. St. Albans has a long, proud agricultural history. Agriculture is a highly valued land use in St. Albans today from economic and aesthetic viewpoints. The agricultural community remains strong today. The town should continue to explore ways it can help and support the agricultural community and the open space it requires.
2. St. Albans' forests are an important part of its character and economy as well. The town should continue to explore ways it can help and support the forest products industry.

3. The town is likely to experience continued development pressure. Looking forward, the town should continue to explore ways it can monitor and address its future development.

Comprehensive Plan Committee Recommendations:

1. The town should continue to maintain communication with agricultural operators in town in order to preserve the good relationship which now exists.
2. The Planning Board should be watchful for potential or real changes in land use which could change the town's character and make recommendations for appropriate regulatory action if called for.
3. The Planning Board should consider means to direct any future industrial growth toward areas where that growth would not adversely impact the Town's rural character.

Chapter 208 Comprehensive Plan Review Criteria

State Goal:

None required.

Town Goal:

To generate alignment between the town's land use practices and the town's vision.

Analyses:

1. Is most of the development occurring: lot by lot; in subdivisions; or in planned developments? Is recent development consistent with the community's vision?

In the most recent past, most development is occurring on a lot by lot basis. The recent development is consistent with the community's vision.

2. What regulatory and non-regulatory measures would help promote development of a character, and in locations that are consistent with the community's vision?

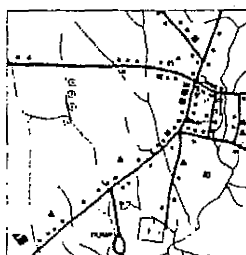
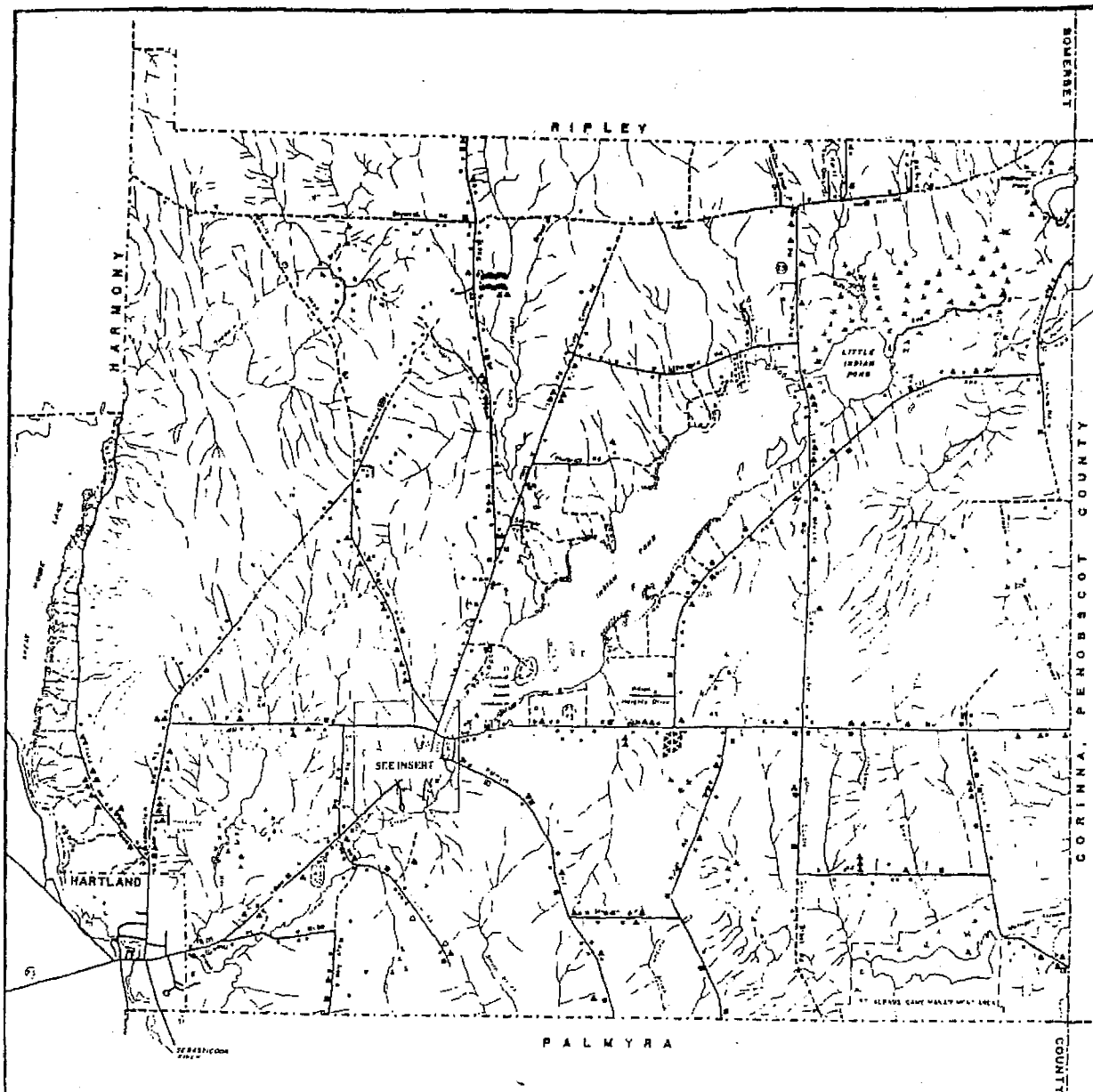
Recent development has been of the character and in locations consistent with the community's vision. No new measures are seen as being necessary.

3. Is the community's administrative capacity adequate to manage its land use regulation program, including planning board and code enforcement officer?

St. Albans has a planning board, a code enforcement officer and a board of appeals. The administrative capacity is seen as being adequate at this time.

4. Are floodplains adequately identified and protected? Does the community participate in the National Flood Insurance Program? If not, should it? If so, is the floodplain management ordinance up to date and consistently enforced? Is the floodplain management ordinance consistent with state and federal standards?

Flood plains are adequately identified on FEMA maps and are included in Resource Protection Zones. St. Albans does participate in the National Flood Insurance Program. The floodplain management ordinance is up to date and is also included in the Shoreland Zoning Ordinance thereby facilitating consistent enforcement by the code enforcement officer and the planning board. The floodplain management ordinance is consistent with state law and federal standards.



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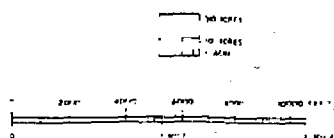
LEGEND

- Single Family Residence
- ◻ Duplex
- ◻ Multifamily
- ◻ Seasonal Residence
- ◻ Farmstead
- ◻ Mobile Home
- ◻ Seasonal Mobile Home
- ◻ Commercial
- ◻ Public
- ◻ Garage
- ◻ Home Occupation
- ◻ Church
- ◻ School
- ◻ Cemetery

Saint Albans Existing Land Use

Source:

Prepared by Maine Tomorrow, Hallowell, Maine



Section 7: Public Facilities and Services

Here Is What We Learned:

Public services and facilities are necessary to protect the public health and safety and to ensure the wellbeing 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 inventory and examination of the town's public facilities and services. Public recreational facilities and services can be found in Section 5: Social, Cultural and Recreational Resources.

Municipal Buildings

The Town of St. Albans owns five buildings: the Town Hall, the Town Garage, the Fire Station, the Fire Training Facility, and the soon to be constructed Sand/Salt shed.

The Town Hall, built in 1912, is a two story frame building that is located on Water Street in the village. The building has a basement and a ground floor. The Town's administrative offices, conference room, furnace and storage room are located in the basement, as well as the St. Albans Historical Society. The meeting hall and a storage room are located on the ground floor. The building is in good condition and in most aspects should be adequate for many more years.

The Town has researched the cost of providing handicapped access to the basement; however, it would be a financial hardship to do so at this time, so the decision has been made not to install the equipment. Many improvements have been made to the building in the past several years, including replacing the old knob and tube wiring in 2009 and installing a metal roof in 2013. At the annual Town Meeting of March 5, 1988, the people voted to raise \$14,000.00 to build a handicapped access ramp and put drainage around the Town Hall building. With the help of individual donations, the meeting hall has been restored to its early beauty.

The Town Garage, built in 1971, is a single story metal building with three bays. The building is in fair condition and should be adequate for the next several years. The town was advised not to improve the building's insulation, as the roof would not adequately hold the snow load; however, new furnaces were installed in the building.

The Fire Station, which is located on Water Street, was constructed in 1956. An addition was constructed in 1963. The fire station is a one and a half story frame building with three bays

and a storage room on the first floor. Because of the insurance and Maine's Bureau of Labor Standards regulations, the upstairs has been deemed unsafe because there is only one exit. Back downstairs, the two end bays each have two trucks in them, with the middle bay holds the Engine #1, the main pumper.

The town is sorely in need of a new fire station. The firemen have had to move a truck outside and use one of the bays to hold their monthly meetings. This does not work well in sub-freezing temperatures in the winter.

When the time comes to replace trucks, the new trucks made today will not fit into the station unless we order them custom made; and we do not know how much longer even that option will be available. As it is now, the doors are barely wide enough and tall enough for our present trucks to fit. The doors do not close tightly, thus causing heat loss in the winter. This is causing the taxpayers to spend more money on heating oil than they should.

In terms of building a new fire station, the first hurdle to overcome is to find a suitable location. This is something the people of the town need to be looking at now and not putting it off until a future date. With a suitable location secured, the town will then be in a position to find a suitable design and begin the process of building a new fire station. The department has recently started a building committee to look at building designs and will make recommendations to the Board of Selectmen in the future.

The Fire Department has a training facility on the Square Road. This includes a garage where the old original 1956 Engine #1 is stored. The firemen have been working on this facility, turning part of it into a meeting area. They have been holding their meetings there since early winter of 2015. The facility is heated with a propane heating unit. There is still some work left to complete the facility, and the firemen are working on it themselves when time allows.

At the 2016 Town Meeting, voters approved the construction of a sand/salt shed on the site where the town's sand/salt pile has been located for many years. The shed will measure 60 x 116 and hold 4,000 cubic yards of sand/salt. The new shed will hopefully fill the town's needs for many years to come.

Highway Department

The Highway Department consists of a full-time elected Road Commissioner and two full-time employees. The Department's equipment includes the following:

1972 Mack Truck U-600
1981 Mack DM 600
1995 Ford L8000 4x4
1996 John Deere Grader
1997 Ford F450
2000 Sterling L7500 4x4
2016 Case Loader/Backhoe
2004 International 7000SE

Most of the Highway Department's equipment is in fair to good condition.

At the annual 2016 Town Meeting, the Town voted to replace the loader/backhoe. A new Case 580N loader/backhoe has been delivered and is now in use.

Solid Waste Disposal

In 1987, the Town of St. Albans joined the Towns of Dexter, Exeter, Ripley and Corinna in forming the Mid Maine Solid Waste Association (MMSWA). The St. Albans Town Manager has a seat on the MMSWA Board of Directors.

In 1991, MMSWA opened a solid waste and transfer station facility adjacent to the Dexter – Corinna town line. That facility receives solid waste in several forms. Solid waste which is appropriate for incineration is collected in a four bay building and trucked to the Penobscot Energy Recovery Corp. (PERC) in Orrington, Maine. PERC incinerates that waste and converts the heat into electricity. The electricity is sold at a contracted price to Emera, the electric utility which serves the greater Bangor area. The existing St. Albans landfill was closed and capped.

In 2018, the price which PERC receives for generated electricity will change. The current price is far above the market price and was legislated. The new market price in 2018 will cause an increase in the tipping fee (the town's cost of a ton of delivered solid waste).

Member towns of an organization known as MRC (Municipal Review Committee), which includes St. Albans, needed to decide whether to contract again with PERC or change to a new disposal facility to be built in Hampden. This new facility, to be built by Fiberight, will be designed to convert compostable solid waste into marketable gas with the remainder landfilled. This plant is to be built and operational in 2018. If it is not in service before the PERC contract ends, MRC has contracted with Waste Management in Norridgewock to temporarily receive solid waste from participating communities.

At the 2016 St. Albans town meeting, it was decided that St. Albans would follow the recommendations of the MRC and have its solid waste sent to Fiberight via the MMSWA transfer station.

St. Albans does not provide municipal solid waste collection. Residents have a choice of paying for solid waste pick up or transporting it to the MMSWA facility themselves.

MMSWA also operates a recycling facility at its Corinna site. Paper in several forms, glass, metal cans and No. 2 plastic are collected. Used motor oil is collected and used to heat the recycling facility.

At the transfer site location, a demolition debris landfill, a wood collection site, a metal collection site and a composting facility are in use. Finished compost is available to patrons free of charge. Appliances, tires and electronic devices are also accepted, some of which require a fee for disposal.

The Towns of Guilford and Cambridge became contracted users of the MMSWA facility in recent years and pay higher usage fees than the original five charter towns. The original debt for the construction and equipping of the facility will be paid off in 2022. MMSWA has planned for future major capital expenses and has set aside funds to cover those.

Among the upcoming challenges facing MMSWA is the estimated eight year life left in the on-site landfill used for demolition debris.

Recycling of solid waste and composting appropriate materials are ways that individuals can assist in reducing the cost of solid waste disposal. Individuals can also prevent adding weight to solid waste by not allowing it to be exposed to rain water. Backyard composting of vegetable waste, weeds, lawn clippings, leaves, etc. also reduces costs.

The future of MMSWA may include "zero sort" recycling.

Police Protection

Police protection continues as it has in the past with protection provided by the Somerset County Sheriff's Department and the Maine State Police. It is not expected that there will be any change in this area.

Emergency Medical Services

St. Albans is served by three ambulance services, all of which are hospital based. The primary provider of EMS for St. Albans is Seabasticook Valley Hospital located in Pittsfield. The secondary provider of EMS service to St. Albans is Mayo Regional Hospital, with ambulance bases located in Dexter, Dover-Foxcroft and Corinth. The third provider is Redington-Fairview General Hospital, located in Skowhegan.

If Seabasticook Valley Hospital does not have an ambulance available to respond, or if a Mayo Regional Hospital ambulance would be closer to the requesting location, the Mayo ambulance would be dispatched. If neither Seabasticook Valley nor Mayo is available, Redington Fairview would be dispatched.

The volunteer ambulance service based in Hartland as described in the 1993 Comprehensive Plan was absorbed into the Seabasticook Valley Hospital service and no longer exists.

St. Albans is also served by LifeFlight, which provides helicopter transportation of patients to major medical centers in Maine as well as Boston. One helicopter is stationed at Eastern Maine Medical Center in Bangor and one is stationed at Central Maine Medical Center in Lewiston. Each responding crew includes specially trained trauma nurses and paramedics. LifeFlight recently added a fixed wing aircraft to transport patients longer distances in less time.

EMS responses to St. Albans in recent years have been as follows:

	2014	2015
Seabasticook Valley Hospital	158	141
Mayo Regional Hospital	13	6
Redington-Fairview General Hospital	0	0
LifeFlight	0	1

Fire Protection

St. Albans has a well-trained fire department, but is down in the number of volunteers. The decrease in the number of volunteers is due to several factors. Many residents now work out of the area and thus are unavailable to respond when needed. Also, government regulations now require mandatory training and many people do not have the time to devote to this. This is not a problem unique to St. Albans, but one that somehow needs to be addressed statewide.

Like all fire departments, the St. Albans Fire Department faces escalating costs in the areas of equipment. A new truck can now cost over \$200,000.00. Costs for mandatory trainings, maintenance on the trucks and building and replacement of equipment are also part of this equation.

We have recently installed a compressed air foam system (CAF) on engine #1 at a cost of \$40,000.00. This enables the firemen to put out fires using foam which shuts off the oxygen from the fire, and ultimately uses less water, causing less water damage.

The department consists of a chief, who receives \$3,000.00 per year, two assistant chiefs, who each receive \$750.00 a year and volunteers who receive an hourly wage when they respond to a call. We now have approximately 15 volunteers, compared to 32 in 1993. The department responds to approximately 100 emergency calls per year, and answers to 60 to 70 service calls for residents of the town.

All firefighters now have pagers and are dispatched to emergency calls via the 911 dispatch system. The department is always looking for new members who are willing to be dedicated to the required training mandated.

The department has \$50,000.00 in a fund that was donated for the future purchase of a truck or for the construction of a new fire hall. Starting at the Town Meeting of 2016, selectmen put an article on the warrant asking the voters to approve \$50,000.00 to be put into the building fund for a new station, which is expected to cost in the area of one million dollars. This funding was approved at the 2016 annual meeting. It is expected that the \$50,000.00 amount will be an annual request at town meeting.

We have mutual aid agreements with Hartland, Pittsfield, Dexter, Corinna, Newport and Canaan fire departments, and call the ambulance and life flight as needed for automobile accidents and medical calls. When there is a structure fire in town, Hartland is automatically called to assist by the regional dispatch center in Skowhegan.

Our equipment consists of the following:

- 1995 F800 Ford Pumper
- 1988 F800 Ford Tanker
- 1967 Army All Wheel Drive 2-1/2 ton brush truck/tanker
- 2001 F550 Ford Pickup brush truck & response to all accidents, medical calls
- 2006 Polaris side by side ATV for grass/brush fires and rescue calls when needed
- 1956 F600 Ford original pumper, now only used for parade purposes

In June 2016, a special town meeting was held at which time the people voted to approve the purchase of a new firetruck. The truck has been ordered from Greenwood Emergency Vehicles, Inc. of North Attleboro, Massachusetts. The truck will be a 2017 E-ONE International pumper, and will include a 24 foot extension ladder, a 14 foot roof ladder, and a 10 foot folding attic ladder. The total cost of this will be \$281,176.00, and the new truck will be delivered to the town sometime in the middle of 2017. This truck will replace the 1974 GMC pumper which was removed from service after it would not pass inspection due to an excessive rust problem with the body and chassis.

Table 7 – 1

Fire Department Statistics

Year	Total Emergency Calls	Traffic Accidents	Structure Fires	Wildland Fires	Chimney Fires	Service Calls
1980	58		14		28	
1981	68		9		29	
1982	47		10		22	
1983	58		11		25	
1984	49		10		19	
1985	61		18		12	
1986	52		13		11	
1987	87		7		16	
1988	59		10		18	
1989	93		14		21	
1990	73		11		12	
1991	131	8	15	13	14	155
1992	99	14	9	11	13	110
1993	105	15	11	8	24	207
1994	97	18	16	3	14	97
1995	96	15	13	15	11	180
1996	139	32	31	2	13	100
1997	81	10	27	11	8	80
1998	89	15	21	15	7	94
1999	77	15	17	5	7	89
2000	77	21	13	10	9	46
2001	64	13	7	9	8	50
2002	75	21	17	11	3	41
2003	62	16	14	3	4	63
2004	57	17	11	4	3	52
2005	94	N/A	10	3	4	58
2006	99	28	15	7	0	53
2007	118	27	20	8	5	75
2008	115	20	22	3	5	52
2009	112	19	12	3	3	65
2010	94	14	14	6	1	
2011	110	24	1	0	5	
2012	97	33	5	4	3	
2013						
2014	94	32	3	1	N/R	
2015	92	20	13	1	2	NR

Source: Saint Albans Town Report

Cemeteries

There are eight town owned cemeteries. These include Lang (1848) Ripley Road, Lyford (1813) Hamm Road, Maloon (1826) Grant Road, Sleeper (1824) Nate Richards Road, Stewart (1832) Pond Road, Village (1817) Cemetery Road, Watson (1835) Todds Corner Road, and Wing/Forsyth (1842) Devils Head Road. There are also three private/family cemeteries including Crocker (1832) Dexter Road, Great Moose Lake Camps (2010) Clancey Drive and Michael Vermette (2011) Gwynedd Valley Drive.

In 2008, St. Albans adopted an ordinance regulating all town cemeteries. The Sexton will keep Selectmen informed of the condition of all town owned cemeteries. All town cemeteries have been mapped. New updated maps for the Village and Maloon Cemeteries were completed in 2016.

Burial plots can be purchased as a single lot (10'x4'), a double lot (10'x6'), a triple lot (10'x10') and a family plot (10'x20'). As of 2015 cremation lots (2'x2') are available in Village Cemetery.

St. Alban's Cemetery Capital Improvement Plan includes, grave stone repair, tree removal, fence repair and grave markers as needed. This plan continues through 2022 at a cost of \$52,000.

Dams

The Town owns three dams. The upper dam is located at the outlet of Big Indian Lake and regulates the lake level. The middle dam, located behind the fire station, maintains a water supply for fire department use. The lower dam is located immediately south of the Palmyra Road.

The upper dam had extensive repairs made within the past 25 years and no issues were found when it was inspected in early 2016. In late August, the Town Manager and Road Commissioner, after noticing a drop in the lake level, looked at the dam and noticed a substantial leak. The leak was repaired temporarily with sand bags, but a smaller leak is still evident. Discussions are underway with two engineering firms and it is anticipated that permanent correction will be underway in 2017.

The middle dam and the lower dam on Indian Stream were found to have some issues which, while not presenting a likelihood of catastrophic failure, should be addressed if the town decides to continue to maintain the dams.

The middle dam exhibited some rock movement on the right hand (east) side and some scouring (erosion) at the left hand abutment. Both conditions might be corrected with application of rip rap.

The lower dam exhibited erosion at the right hand abutment. This could be corrected with additional capping with concrete or placement of rip rap.

Education

St. Albans is part of the RSU #19 school district. In 2007, MSAD #48 (the Towns of Corinna, Hartland, Newport, Palmyra and St. Albans), and MSAD #38, (the Towns of Dixmont and Etna), submitted a reorganization plan to the Commissioner of Education. MSAD #48 and MSAD #38 were comprised of approximately 270 sq. miles and the demographics were similar, making them good partners. July 1, 2009 was the operational start of RSU #19.

The Town of St. Albans has two School Directors, each elected to a three-year term on the Board of Education. Each Director serves on three committees of the RSU Board and serves as a liaison between the town and RSU #19.

School facilities, detailed in the table below, are open to the community and frequently used by citizens to meet community needs. Located within the town of St. Albans, the St. Albans Consolidated School continues to serve children from preschool through 4th grade. The school has an active parent-teacher organization that conducts many activities throughout the year. As part of the RSU, the St. Albans School has fiber-optic infrastructure. Current high speed Internet is funded by E-Rate, a federal-sourced program for libraries and schools.

Table 7 – 1

Description of RSU #19 Facilities, for 2014-2015 School Year

School	Location	Grades Served	Date Built	Enrollment 2014-15
St Albans Consolidated	St Albans	Pre K – 4*	1981	99
Corinna Elementary	Corinna	K - 4	1953	151
Etna-Dixmont School	Etna-Dixmont	Pre K - 8	1968	246
Hartland Consolidated	Hartland	K – 6	1950	211
Newport- Plymouth Elementary	Newport	Pre K – 4	1953	292
Sebasticook Valley Middle	Newport	5 – 8	2004	316
Somerset Valley Middle	Hartland	5 – 8	2004	188
Nokomis High School	Newport	9 – 12	1968	684
Total for all schools				2187

- Beginning in the 2016 – 2017 school year, the Pre K class has been moved from St. Albans to Hartland.

In 2014-2015, the state approved school construction/renovation projects, with full state funding, for a new Nokomis high school/middle school complex. The project, approved by voters in March 2016, will also fund conversion of the two existing middle schools to house all elementary school students (except Dixmont). Upon completion of the construction, towns will be offered the opportunity to take ownership of the elementary school properties.

Transportation: RSU #19 has 32 buses, used to transport 1400 students. An additional 16 buses are not operational and need to be replaced. Two seven-passenger vans are employed to transport small groups for educational purposes. As of 2015, the RSU has one of the oldest fleets in the state.

St. Albans Consolidated School has a pre-kindergarten program, operated by KVCAP. Transportation is not provided.

Table 7 – 2

School Performance

Student Achievement Measures	RSU 19	State as a whole
Mathematics		
% Meets or higher (MHSA 2013-2014)	41.1%	48.8%
Reading		
% Meets or higher (MHSA 2013-2014)	41.7%	47.8%

Source: Indicators [data from Maine Dept. of Education website accessed 6/21/2015
http://dw.education.maine.gov/DirectoryManager/Web/maine_report/SnapshotGeneral.aspx

The district has seen recent improvements in both the graduation rate (4-year cohort, 2013-2014) at 85.3% and student attendance rate (2013-2014) at 93%, both significantly above the federal target rates of 75% and 90% respectively.

Table 7 – 3

The RSU #19 Cost per Pupil is 19% less than the state average, as seen in Table 7 - 3 below:

Per Pupil Expenditure Measure	Budget (RSU19)	State average
Regular instruction	3845	4931
Special education	1323	1860
School administration	576	626
Debt service	617	777
Facilities	1089	1346
Total for all measures (not just those above)	\$9,750	\$12,056

Important Initiatives:

Teacher Incentive Fund (TIF) Grant — This 5-year grant program supports pilots of teacher and leader evaluation and professional growth models, as well as district and school-wide target improvement goals for reading and math. Through TIF, the district is working to improve student achievement and implement measures to improve intervention time.

Communication Infrastructure

"Land line" telephone service in St. Albans is provided by TDS, a regional telecommunications company headquartered in Wisconsin. TDS provides this service in several small markets in Maine and other states. TDS bought the former Hartland and St. Albans Telephone Company several years ago. TDS also offers Internet service and markets satellite television service provided by Dish.

Time Warner Cable has a franchise agreement with the Town of St. Albans to provide cable television service. It also offers telephone service and internet service. Time Warner does not offer service to all residences on all roads in St. Albans, but is obligated under its agreement to extend its service by at least one route mile per year.

Several years ago, the U.S. Postal Service had a new post office building constructed on the Hartland Road in the village. The new building provides improved parking, access and post office box availability along with a more attractive and functional lobby. The U. S. Postal Service has found it necessary to reduce hours at small market post offices and St. Albans is no exception. But the office is open six days a week and rural delivery is provided six days a week. The lobby is open 24 hours a day seven days a week for access to post office boxes.

Cellular telephone service in St. Albans is very dependent on location. This is due to the nature of cellular transmissions and antenna/tower locations. Cellular service in the village area and in some other areas in town is unreliable, while cellular service is good in some other areas.

The Bangor Daily News and Waterville Morning Sentinel daily newspapers are still delivered to customers in St. Albans. The Rolling Thunder Express weekly paper is published in Newport and is delivered free to homes in St. Albans. The Eastern Gazette weekly paper is published in Dexter and is delivered via U.S. Postal Service to St. Albans residents.

Numerous AM and FM radio stations provide programming which can be accessed in St. Albans. Television stations switched to a digital signal several years ago and this made reception via a home antenna difficult or impossible. Most residents utilize cable service or satellite services such as Dish or Direct TV to receive a television signal.

Table 7 – 4

Regional Dispatch 911 Center Calls in St. Albans for Calendar Years 2014 and 2015

Type of Call	2014	2015
Fire Calls	113	34
Thefts/Burglaries/Larceny	21	45
Motor Vehicle Accident	N/R	49
Juvenile	4	0
Domestic	30	15
Paperwork	21	18
Harassment	26	22
Welfare Check	19	23
Medical Calls	334	126
Total	568	332

Here Are The Implications of What We Learned:

1. Public facilities and services remain under pressure due to the town's county and school district commitments.
2. Continued focus needs to remain on maximizing the life of existing facilities and equipment.
3. Firefighter recruitment remains a challenge.
4. Addressing the issue of a new fire station needs to remain a top priority for the town.

Comprehensive Plan Committee Recommendations:

1. Encourage public participation in school-related meetings, both at the Board and local levels. Announce all meetings on the town website and to the listserv.
2. Town management should work with school board members to establish better ways of sharing information and goals.
3. We recommend a committee be formed now to research and recommend possibilities for future use of the existing St. Albans Consolidated School building and property. The existing technology infrastructure should be a strong consideration.
4. As the town population ages, fewer households have connections to the school. Intergenerational programs could build reciprocal support and have the potential to fill service gaps.

5. Investigate possibilities to facilitate transportation for high-risk children to attend pre-kindergarten.
6. When it comes to municipal buildings, the most important recommendation is the building of a new fire station. We have started to save for this project which will be very expensive. The firemen are recommending that this building include a space for the possibility of future ambulance storage with a 24 hour on call crew, which at this point would be provided by Sebasticook Valley Hospital. The firemen are also recommending that the building be complete with a generator, so that it can be approved for an emergency shelter facility. It is possible that with these two considerations, it might improve our chances for a grant to assist with the project.
7. It is recommended that the Town owned equipment be maintained to keep it in top condition, thus not needing replacement as often. The Road Commissioner and Fire Chief will keep the Selectmen and Town Manager informed as to the needs of new equipment.
8. It is recommended that the Town look into funding repairs for the two lower dams if they want to keep them. It is not an option to just ignore them. State and Federal laws mandate that they either be maintained or removed. Either way local funds must be expended. Residents will have to decide which way they wish to proceed.
9. The town should make every effort to support fire fighter recruitment.
10. The town, in conjunction with the Fire Chief and fire department, should explore ways residents might be able to provide voluntary assistance to the fire department in administrative, education, prevention, or other non-firefighting roles to ease the burden on firefighters.
11. Given the importance of Big Indian Lake to the town and its residents, repair of the upper dam is of utmost importance.

Chapter 208 Comprehensive Plan Review Criteria

State Goal:

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

Town Goal:

To Plan for, finance and develop an effective and efficient system of town public facilities and services to accommodate today's needs as well as anticipated growth and economic development.

Analyses:

1. Are municipal services adequate to meeting changes in population and demographics?

At the present time yes. Recommendations contained in this plan encourage the town to more closely examine the issues associated with an aging population and what this will mean to future town tax revenues and services.

2. Has the community partnered with neighboring communities to share services, reduce costs and/or improve services? In what ways?

The towns of St. Albans and Hartland have a long standing automatic response mutual aid agreement for responding to a structure fire call in either community. Early in the comprehensive planning process, the towns of St. Albans and Hartland met to explore ways to share services, cut costs or improve services. Several potential opportunities were identified that require future exploration. Representatives from the Town of St. Albans have begun meeting with representatives from all of our neighboring communities and have begun discussing potential opportunities but it is too early in the process to see any specific results.

3. If the community has a public sewer system, what issue or concerns are there currently and/or anticipated in the future?

The Town of St. Albans does not have a public sewer system.

4. If the community has a public water system are any public water supply expansions anticipated?

The Town of St. Albans does not have a public water system.

5. If the town does not have a public sewer or water system is this preventing the community from accommodating current and projected growth?

There is no evidence suggesting that the lack of either a public sewer or water system is preventing growth in St. Albans.

6. Are existing stormwater management facilities adequately maintained?

There are no stormwater management facilities in town. The Highway Department includes roadside ditching and ditch maintenance as part of its road maintenance plan.

7. How do residents dispose of septic tank waste? Are there issues or concerns regarding septic tank waste?

There are no issues regarding septic tank waste. Each septic tank owner is responsible for contracting with a private septic waste contractor to remove septic tank waste when necessary.

8. Is school construction or expansion anticipated during the planning period? Are there opportunities to promote new residential development around existing and proposed schools?

No school expansion is currently planned for the St. Albans Consolidated School. The St. Albans Consolidated School is located in the town's identified growth zone. New school construction is planned within RSU #19.

9. Is the community's response system adequate? Are improvements needed?

The emergency response system is adequate. The town has begun discussions and planning in regards to the building of a new, much needed, fire station.

10. Is the solid waste management system meeting current needs? Is the community reducing reliance on waste disposal and increasing recycling opportunities? Are improvements needed to meet future demand?

The current solid waste system is meeting current needs? As described in Section 7: Public facilities and Services, the town's solid waste system is anticipating a number of changes in the near future.

11. Are improvements needed in the telecommunications and energy infrastructure?

As discussed in Section 10: Internet Broadband Access, the town is currently engaged in a county wide broadband access planning initiative and initiating an ad hoc town committee to address Internet access issues.

12. Are local and regional health care facilities, public health and social service programs adequate to meet the needs of this community?

Yes

13. Will other public facilities, such as town offices, libraries and cemeteries accommodate projected growth?

Yes

14. To what extent are investments in facility improvements directed to growth areas?
Future anticipated facility improvements are outlined in the Capital Improvement Plan and reflect the anticipated needs of the community as a whole.

15. Does the community have a street tree program?

No

Section 8: Transportation

Here Is What We Learned In This Section:

The St. Albans community is highly dependent on its transportation network. Local businesses need a reliable transportation network to move products and draw customers. Residents need a way to get to their out of town jobs, employers need a way to access workers and farmers need to access fields and crops. Families need transportation to schools, services, shopping, and recreation, health care and other services.

Transportation to this point has grown from farm lanes and wagon trails to the paved roads and highways we use now, without too much planning or fore thought. As the cost of maintaining the system grows, though, we suddenly have to begin planning for how to manage it more efficiently. This requires transportation investments that are cost-effective and take into consideration the land use and economic development decisions elsewhere in the plan.

System Elements and Issues

State Highways

Roads provide virtually all of the transportation choices in St. Albans. The backbone of the system is the state highway network. Although consisting of fewer miles than the total of private and town ways, the state highway network is designed to accommodate the majority of traffic. "State highways" are maintained by the Maine Department of Transportation (DOT), but in St. Albans are all what are known as state aid roads. This means maintenance responsibility is only partially borne by the state. St. Albans's state (aid) highways are Routes 23, 43, Palmyra Road, Dexter Road and the Nokomis Road.

State Route 23/152: Route 23/152 runs the length of St. Albans, from south to north. Entering from Hartland village, it is known locally as the Hartland Road. At St. Albans village, it turns due north and is known as Todd's Corner Road/Route 152, exiting the town at the Ripley town line, for a total of 6.9 miles.

Route 23 is perhaps the most heavily-used road in St. Albans, and is known in DOT parlance as a major collector. It is a state aid road. The DOT ranks it as generally in good condition, with a little lesser condition just east of the Hartland line and between McNally Road and Bryant Road. North of McNally Road, the road narrows, which reduces its safety rating. The road is posted, which limits vehicle weight during certain weather conditions and reduces its serviceability. The

Hartland Road segment received significant work from DOT in 2014, including milling, resurfacing, pavement widening and guard rail replacement.

State Route 43: Route 43 coincides with Route 23/152 from Hartland as far as the village, then turns east and becomes the Corinna Road. Its length along the Corinna Road is about 4 miles. Route 43 has a low safety rating because of narrow pavement and a crash history near the village. The pavement surface is in poor to fair condition and the road is posted in the spring. It is classified as a state aid road.

Palmyra Road: The Palmyra Road runs southeast from the village to the Palmyra town line, a distance of 2.6 miles. It is classified as a major collector and state aid road. The DOT rates it poorly on its safety scale because of crash history and the narrow pavement width. The pavement service is good, but the road is posted.

Dexter Road: The Dexter Road intersects with the Corinna Road about 1.8 miles east of the village, and runs northeast to the Corinna town line, a distance of about 5.2 miles. The Dexter Road is classified as a minor collector, which means that it is not on DOT's priority list for improvements. If the Town wants improvements to the road, it will have to match at least 50 percent of the cost. The DOT rates its ride quality as poor to failing, and also gives it a low safety score due to pavement width and rutting. It, too, is posted. In 2013, the Dexter Road received light capital paving from DOT. The pavement condition has deteriorated significantly since that work was completed.

Nokomis Road: The Nokomis Road extends south and east from the Corinna Road to the Corinna town line. It is about 2 ¼ miles long in St. Albans. It is a minor collector also. It has a poor safety rating due to pavement width and a crash history, but the current pavement quality is good.

As noted above, the State is primarily responsible for maintenance and improvement projects on state highways. The usual form of maintenance for highways in the St. Albans area, is a light repaving, formerly known as "maintenance mulch" and now known as "light capital paving." It does not improve the structure or design of the road, but maintains its smoothness and ride quality. No work of this type is planned for St. Albans in the next three years during the years 2016 - 2018; the only work that DOT plans to do in St. Albans is some ditching on Route 43.

Local Roads

Local roads are wholly maintained by the Town with no support from Maine DOT. The Table below provides an inventory of both state aid and local roads. Observations of overall

maintenance and service factors were made in late fall 2015 and are not necessarily accurate during all seasons.

TABLE 8-1

COMPREHENSIVE PLAN ROAD INVENTORY

Road Name	Road Type	Maintenance Factors			Service Factors		Overall	Overall
		Paving	Drainage	Base	Alignment	Width	Maintenance	Service
Ballard Road	Town	GRA(1)	G	G	G	24'	G	G
Bigelow Road	Town	BIT	G	G	G	21'	G	G
Bryant Road	Town	GRA	G	G	G	20'	G	G
Bubar Road	Town	BIT	G	G	G	20'	F-G	F-G
Bubar Road	Town	GRA	F	F	G	22'	F	F
Cemetery Road	Town	GRA	G	G	G	18'	G	G
Denbow Road	Town	BIT	G	G	G	22'	G	G
Denbow Road	Town	GRA	G	G	G	22'	F	G
Devil's Head Road	Town	GRA	F	F	F	15'	F	F
Dixie Road	Town	GRA	P	F	F	15'	P	F
Dudley Brook Road	Town	GRA	F	P-F	F	18'	F	F
Finson Road	Town	GRA	F	G	G	22'	G	G
" " Seasonal	Town	GRA	P	P	F	18'	P	P
Grant Road	Town	BIT	G	G	G	20'	G	G
Hamm Road	Town	BIT	G	G	G	20'	G	G
High Street	Town	BIT	G	G	G	20'	G	G
Magoon Road	Town	GRA	G	G	G	22'	F	F
Mason Corner Road	Town	BIT	G	G	G	20'	G	G
McNally Road	Town	GRA	G	G	G	20'	G	G

Table 8-1 Continued

Road Name	Type	Paving	Drainage	Base	Alignment	Width	Maint.	Service
Melody Lane	Town	BIT	G	G	G	20'	G	G
Mountain Road	Town	BIT	F	F	G	20'	F	F
Nate Richards Road	Town	GRA	P	F	F	18-22'	F	F
Nelson Road	Town	BIT	F	F	G	20'	F	F
Nelson Road	Town	GRA	F	F	G	20'	F	F
Nyes Corner Road	Town	GRA	G	G	G	22'	F	F
Peasley Hill Road	Town	GRA	P	F	F	20'	F	F
Philbrook Road	Town	GRA	G	G	G	20'	G	G
Pond Road	Town	BIT	F	F	G	22'	F	F
Pond Road	Town	GRA+CD	G	G	G	22'	G	G
Rand Hill Road	Town	GRA	G	G	G	22'	G	G
Ripley Road	Town	BIT	G	G	P-G	20'	F	G
Snow Road	Town	GRA	G	F	G	22'	F	F
Springer Road	Town	GRA	G	G	G	22'	G	G
Square Road	Town	BIT	G	G	G	20'	F-G	G
Town Landing Road	Town	GRA	G	G	G	22'	G	G
Water Street	Town	BIT	G	G	G	20'	G	G
Webb Ridge Road	Town	GRA	G	F	G	22'	F	F
Old Wing Road	Town	GRA	G	G	G	18'	F	F

Abbreviations:

P – Poor, F- Fair, G- Good

BIT – Bituminous Concrete, GRA-Gravel, CD- Crusher Dust Wear Surface

Notes: (1) Some crusher dust surface

Private Ways

Using the most recent available data, it was found that there are 104 private roads in St. Albans. No data was found to give total mileage for those roads. These private roads appear on the 2015 St. Albans Road Map.

These private roads consist of "camp roads", subdivision roads, long driveways and other roads not maintained by the town. Many of the current private roads were constructed as a result of approval of subdivisions and many as a result of the development of lakeside properties. The Town of St. Albans Subdivision Review Regulations, adopted by the St. Albans Planning Board, set design standards for subdivision roads.

In order to function efficiently, the highway system needs certain additional elements of infrastructure. These include bridges, traffic controls (signals, directional controls), and parking.

Bridges

St. Albans's road system, of necessity, includes a number of stream crossings. Many of these are small culverts, which are the responsibility of the town to maintain. Culverts must be cleaned and inspected regularly and replaced as necessary. Most bridges are the responsibility of the state, depending on the length of their spans and the level of use. The Maine DOT inventories and inspects all bridges on a regular basis.

The Maine Department of Transportation (MDOT) maintains records of highway bridges on both state and town roads. The MDOT web site lists nine bridges in St. Albans. The records for each of the bridges were reviewed and those records include details on the location, length, construction, age, condition and inspection date of each bridge.

The MDOT data indicates that all bridges in St. Albans were inspected in 2011 or 2012. Those inspection reports show the following:

- A concrete slab bridge (bridge no. 1034) which carries the Webb Ridge Road over Indian Stream had a "serious" substructure condition (rated 3 out of 10).
- A steel culvert carrying the flow of Ray Brook under Routes 43, 23 and 152 at the Hartland/St. Albans Town Line was rated in poor (4 out of 10) condition. That culvert was extensively repaired through a project contracted by MDOT in 2013.

The other bridges and structures in St. Albans were rated in satisfactory or better condition.

The MDOT has identified Bridge No. 1034 as needing special inspections during high stream flow conditions. The concern is scouring (erosion) affecting support of the substructure. While this condition is not part of the current MDOT Work Plan, if inspections show more concern of

settlement, the MDOT dive team would perform additional inspections and grouting under the substructure would be performed, if indicated.

Additionally, a stone box culvert on the Devil's Head Road has been identified as a concern. This is not included in the Maine Department of Transportation data on bridge inspections. It is being monitored by the St. Albans Road Commissioner.

Traffic Controls

Traffic controls are infrastructure to help manage the flow of traffic. They range from STOP and YIELD signs to signals and raised islands.

Despite having a number of state aid roads crisscrossing the town, the traffic counts in St. Albans do not yet warrant traffic controls other than a blinking red and yellow light at the intersection of 43/152. All other intersections are controlled by "stop" or "yield" signs.

Parking:

Parking in St. Albans is traditionally provided by the entity responsible for generating the demand. Most business sites provide their own, on-site parking lots, and there is no concentration of commercial development sufficient to warrant public parking.

Within the village area, public parking is available at the Town Hall, the Big Indian Lake dam and at the ball fields. When community events and concerts are held at the Town Hall, the available parking spaces are inadequate for the number of vehicles. Vehicle parking during ball games at the ball field on the Mason Corner Road presents an impediment for vehicles passing by. Recommendations to address this issue are described later in this section.

Transportation Choices

Even though in today's society, a huge majority of trips and miles travelled are by motor vehicle, there is still demand for alternatives. Some segments of the population (notably youth, some elderly and disabled) cannot use motor vehicles to get around. The increasing costs and impacts of energy consumption suggest that we may have to plan for less automobile use heading into the future. Alternative transportation systems take an enormous amount of time and money to put in place, and require planning well in advance.

Common alternatives to the private motor vehicle in densely developed areas are rail or public transit service; however, St. Albans does not have enough development density to support either. No rail lines exist in St. Albans. A Maine Central Railroad line into Harmony which passed through the western side of St. Albans, eventually shortened to Hartland, was abandoned many years ago. The nearest freight rail access would be East Newport, Newport, Pittsfield or Waterville.

Public transit, either commercial or public bus lines, is not available in St. Albans. For special needs services, Kennebec Valley Community Action Program (KVCAP) provides low-income and Maine Care transportation by either accessible vehicles or volunteer driver services. With Maine's aging population, there has been a growing outcry for public bus service in rural areas, but there simply is not enough funding available to support a reasonable system.

Sebasticoock Valley Health (SVH) offers free van transportation for patients using their health care services. Donations are accepted for this service from those who are able to pay and choose to do so.

A variation on public transit is the use of carpooling. The census estimates that approximately one in seven workers from St. Albans regularly carpool to work. That is a very high number relative to many rural towns. These are undoubtedly casual arrangements, as there are no park-and-ride lots in St. Albans; the nearest one is in Pittsfield, and that is probably where carpoolers are going to. The "GoMaine" commuter connections program does offer ride-matching services anywhere in the state.

For those with not so far to go, or an inclination for physical activity, the options are bicycling or walking. In St. Albans, sidewalks are non-existent, but this is to be expected with a low density of development. Unless the development pattern changes dramatically, sidewalks will not become economically feasible, except possibly on a very limited basis within the village.

The improvements made to the Hartland Road in 2014 included paving a strip of the shoulders about 3 feet wide. Although not a traditional sidewalk, this provides a safer and smoother surface for both bicycles and pedestrians to ride or walk outside the fog (white) line.

Bicycle travel in St. Albans is limited to on-street routes or cross-country trails. Most roads have low enough traffic counts that cyclists could travel safely; however, even the state roads have narrow lanes and most have gravel shoulders, making bike travel more challenging.

Bicycle touring is a large and growing component of tourism, especially in scenic areas such as St. Albans. The Maine DOT has published a listing of 32 bicycle tours, plus dedicated bike or multi-use trails. One of the tours suggests parking at the dam parking lot and touring as much as 56 miles to Guilford and Dover-Foxcroft. In St. Albans, the trail consists of Corinna Road and Dexter Road, with Route 23 as the return loop. Another tour originates in Pittsfield, and loops through St. Albans on the Mason Corner Road and Palmyra Road.

There are no public airports in St. Albans. The nearest one is Pittsfield Municipal Airport; the nearest with scheduled passenger service is Bangor.

State Aid Roads

Each year the State of Maine through the Maine Department of Transportation (MDOT) allocates funds to the Town of St. Albans for the care of its State Aid Roads. (St. Albans is responsible for the plowing of these roads, while MDOT takes care of the maintenance). Each municipality in the state receives 9% of Maine DOT's portion of the Highway Fund.

This means that the disbursements to municipalities rise and fall with Maine DOT's budget. The town must certify to MDOT each year how the funds were used in the previous year. All funds must be used for capital improvements or for capital improvements to state aid minor collector highways and state aid major collector highways.

A capital improvement is defined as "any work on a road or bridge which has a life expectancy of at least ten years and restores the load-carrying capacity". As you can see in the following five year comparison, the allocation for state aid roads has appreciably declined.

Since 2011, the town has received the following allocations:

- 2015 - \$45,500
- 2014 - \$45,036
- 2013 - \$49,108
- 2012 - \$57,204
- 2011 - \$57,204

In 2013, the formula changed for allocation so that all recipients would receive the same statutory lane-mile rates according to the town's current road inventory. St. Albans had been classified as a "hold harmless" town since 1999 and was receiving a minimum threshold payment each year of \$57,204.

This new formula put all Maine towns at the same rates rather than some receiving a higher lane-mile amount than a nearby town. What this meant is that that most "hold harmless" towns saw a decrease in the amount they receive while the others saw an increase. It has been past practice for St. Albans to use these funds to make improvements to the town's gravel roads.

Functionality of the Transportation Network

Traffic and Development

The transportation system is not just a set of physical elements. The system is measured against its ability to serve its function – to promote mobility and economic activity. A rural highway may function fine at one level for years, but as the community develops, traffic increases to the point where it no longer meets the needs of its users. This often leads to congestion, increased accidents, and eventually big expenses to improve the road. Poor road

conditions also have costs that accrue to road users in the form of increased wear and tear on vehicles - While there is no reason to think that in St. Albans any roads will be overwhelmed with traffic in the next 20 years, it makes sense to establish a baseline for the future.

Traffic levels are a function of the location of trip points ("traffic generators"). Traffic conflicts ("crashes") are often the unintended consequence of those locations.

Traffic levels have generally been growing over the past few decades as part of a national trend. Freight (truck) traffic is up noticeably, a result of our increased standard of living (more consumer goods and food travelling longer distances).

In terms of road use, however, automobile traffic has the greater impact, with an increasing dependence on roads for travel to work, school, and errands. St. Albans is an example of the "residential" end of traffic generators. Most trips originate at the residence and move to employment or commercial centers. While some residents are self-employed or work in very small businesses, most commute to job centers like Bangor or Pittsfield. According to the 2010 census estimate, of 641 workers in St. Albans, only 17 of them work in town. Twelve percent (78) commute to Pittsfield, 10 percent (66) to Bangor, eight percent (49) to Newport. The remainder is spread throughout Somerset and Piscataquis Counties. According to the Census, only 65 workers from out of town commute into St. Albans.

The town itself has been slowly gaining in population over the past few years. An increase in the population plus more miles driven per household generally equates to higher traffic counts. The table 8 – 2 below illustrates the trend of traffic volumes at significant points on the road system.

Table 8-2

Historical Traffic Volumes*

<u>Location</u>	<u>1988</u>	<u>1998</u>	<u>2003</u>	<u>2006</u>	<u>2009</u>	<u>2013</u>
Rt. 23, Hartland town line	3040	2,760	2,990	2,700	2,510	#
Rt. 43, east of intersection with 23	990	1,000	1,100	1,230	1,090	1090
Rt. 152 north of Bigelow Road	1140	1,150	1,930	2,030	1,660	1660
Palmyra Road	#	#	1,040	1,340	1,490	1,230

*Traffic volume numbers are average daily trips past a given point during the year.

Data not available

Source: MDOT Traffic Counts

The first thing that can be seen is a significant drop from 2006 to 2009 at all points. This is a visible result of the 2008 recession. This isn't unique to St. Albans; the same result showed up nationwide. Traffic in other locations has recovered to 2006 levels, so it could be expected that the next counts in St. Albans will resemble 2006 levels.

The road with the biggest increase was Route 152, experiencing almost double the traffic in six years. It also showed the biggest decline from 2006 to 2009, so will bear watching. The only road to show long-term decline is Route 23. The decline is probably more influenced by local (Hartland) economic conditions. If we throw out the "pause" in 2009, roads like the Palmyra Road and Corinna Road are on track to double in traffic every 15-20 years.

When combined with the capacity of the road to handle traffic volumes, the actual traffic on a road yields a measure called "level of service." LOS is used to identify congested areas, and is of little use in St. Albans, where virtually none of the traffic counts come anywhere near road capacity, which in the case of the state highways is close to 16,000 trips per day. That means that the Maine DOT will not consider any improvements to increase traffic-carrying capacity in St. Albans, unless a major new development changes the dynamic.

The visible result of traffic conflict is the traffic accident. While traffic accidents can happen anywhere and for any reason, traffic engineers can use a statistical analysis to determine if there are certain crash locations that are particularly prone. This is not a matter of simply adding up the number of crashes. The only locations that DOT identifies as "high crash locations" are those that have eight or more crashes over three years and crash rates above what would be expected based on traffic volumes. Using these criteria, there are no places in St. Albans that qualify as high crash locations. In prior years, a portion of the Palmyra Road was considered a high crash location, but the number of crashes there has dropped.

In St. Albans, the tool that the town can use to manage the relationship between development and the transportation network is land use regulation. Commercial development, in particular has potential to impact road systems. An industrial operation would generate heavy trucks, which would affect roads, while a retail development would generate traffic increases. Regulation would enable the town to have its say in who pays for these impacts.

The Maine DOT manages some aspects of development on state roads. The tool that would affect most development in St. Albans is the access management permit. The DOT permit requires new residential and commercial driveways to be located with adequate sight lines, and designed for good drainage and good traffic flow. These permits are only required on state roads.

Environmental Issues

Road systems, by their nature, have an impact on natural and environmental assets. In St. Albans, perhaps the most potential for adverse impact is from erosion and runoff that may impact the water quality of the town's water bodies. Runoff following seasonal application of salt and sand on all roads and natural erosion of gravel roads are potential contaminants of nearby water bodies.

Transportation facilities can also impact wildlife habitat, including travel corridors. This can be particularly evident at stream crossings or near wildlife management areas. There are no recognized locations where existing roads conflict with wildlife movements.

Noise and light pollution can occur with some roads; however the roads in St. Albans do not carry enough traffic to rise to a nuisance level. Light from development can also spill onto the roadways, creating a safety issue for motorists. Towns that regulate commercial development often have standards for how much light can spill out onto public roads from, for example, floodlights on a sign.

A copy of the April 2015 road map of St. Albans follows on the next page.



Road Names

- A Bedrock Dr
- B Siebert Dr
- C Sunset Dr
- D Randlett Dr
- F Crabberry Dr
- H Cliffside Dr
- J Chancy's Dr
- K Cataford Dr
- L Hillside Dr
- M Raven Dr
- N Allen Dr
- O Webster Dr
- P Burton Dr
- Q Chickadee Ln
- R Willow Ln
- S Mainstream Dr
- T Maple Ln
- U Gould Ln
- V Salisbury Dr
- W Grignon Ln

- 1 Micmac Trl
- 2 Crocker Ln
- 3 Loon Ln
- 4 Orchard Dr
- 5 Downy Dr
- 6 Martin Rd
- 7 Phoebe Ln
- 8 Thorne Cir
- 10 Robinwood Dr
- 11 Warner Ln
- 12 Cooper Ln
- 13 Hanson Dr
- 14 Indian Heights Dr
- 15 Country Ln
- 16 Town Landing Rd
- 17 Sparrow Dr
- 18 Cotta Ln
- 19 Osprey Dr
- 20 Sandy Point Dr
- 21 Lakeside Dr
- 22 Causeway Rd
- 23 Birch Island Rd
- 24 Hope Ln
- 25 Woodman Ln

† Cemetery

Here Are the Implications of What We Learned:

1. Lacking any other form of transportation, the Town of St. Albans is highly dependent on its network of roads.
2. This dependence upon the road network will mean that road maintenance will always be a significant portion of the town's municipal budget.

Comprehensive Plan Committee Recommendations:

1. The town should continually monitor current land use to determine road improvement priorities.
2. Continue to develop a 5 year Highway Improvement Plan, with annual updating. Utilize the Road Surface Management software program to determine priorities and highway improvement needs.
3. Analyze and estimate the cost of resurfacing or reclaiming paved roads to provide information on future expenditures to maintain existing paved roads and any roads paved in future years.
4. Explore a means to develop a sidewalk from the intersection of the Hartland Road/Corinna Road intersection to Water Street.
5. Develop additional parking area adjacent to the Town Hall by acquiring the vacant residence and lot between the Town Hall and the Grange Hall.
6. Develop additional parking spaces and find ways to better use the existing parking spaces at the Mason Corner Road ball field.
7. Develop a road standard for use when new town roads are built or for when an existing town road requires major rebuilding.

Chapter 208 Comprehensive Plan Review Criteria

State Goal:

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

Town Goal:

To plan for, finance and develop an effective, efficient and safe network of roads and highways within the town.

Analyses:

1. What are the transportation system concerns in the community and region? What, if any, plans exist to address these concerns?

The town will continue to develop a 5 year Highway Improvement Plan, with annual updating. The town will also utilize its Road Surface Management software program to determine priorities and highway improvement needs.

2. Are conflicts caused by multiple road uses, such as a major state or U.S. route that passes through the community or its downtown and serves as a local service road as well?

No multiple road use conflicts have been identified.

3. To what extent do sidewalks connect residential areas with schools, neighborhood shopping areas, and other daily destinations?

The Town of St. Albans does not currently have any sidewalks.

4. How are walking and bicycling integrated into the community's transportation network (including access to schools, parks, and other community destinations)?

Walkers and bicyclists share the roadways with motor vehicles.

5. How do state and regional transportation plans relate to your community?

The topic of regional transportation issues and needs are subjects discussed during the regional meetings the town attends. The town follows the state's transportation plan to remain aware of when the state will be doing road work in town such as in 2017.

6. What is the community's current and approximate future budget for road maintenance and improvement?

The town's current budget for road maintenance and improvement is @ \$187,500.

Approximate future budgets:

2017 - \$193,125

2018 - \$198,918

2019 - \$998,918 (a major paving project is scheduled for this year)

Note: These numbers reflect only the budget for road maintenance and improvement and not the total budget for public works.

7. Are there parking issues in the community? If so, what are they?

Yes. Parking issues have been identified in the village area around the Town Hall and at the ballfields on the Mason Corner Road.

8. If there are parking standards, do they discourage development in the village or downtown areas?

The Town of St. Albans does not have parking standards.

9. Do available transit services meet the current and foreseeable needs of community residents? If transit services are not adequate, how will the community address the needs?

Available transit services are meeting the current need. Given the town's aging population, there will likely be increased pressure on the transit services in the future. The town will work with the providers of the transit service to identify future needs and ways to meet those needs.

10. If the community hosts a transportation terminal...

St. Albans does not host any type of transportation terminal.

11. If the community hosts any public airports...

There are no public or private airports in St. Albans.

12. If you are a coastal community...

St. Albans is not a coastal community.

13. Does the community have local access management or traffic permitting measures in place?

No.

14. Do the local road design standards support the community's desired land use pattern?

Yes. Current roads do support St. Albans' desired land use pattern?

15. Do the local road design standards support pedestrian and bicycle transportation?

The Town of St. Albans does not currently have local road design standards.

- 16a. Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a

network of local streets?

Roads built under the subdivision rules that service more than 20 homes are required to have two access points from existing public roads.

16b. Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead ends resulting in compact and efficient subdivision design?

Dead end roads built under the subdivision rules may service no more than 20 homes.

Section 9: Health

The known association between chronological age and the utilization of healthcare services is well established. The older we get, the greater our need for healthcare services. We know from Section 1 on population data, that the average age of the St. Albans resident is increasing. Recognition of this fact led the Comprehensive Plan Committee to decide to establish a health focused subcommittee and to add a health section to the town's new comprehensive plan.

Here Is What We Learned In This Section:

Health related data is basically non-existent at the local community level. For most health related issues, the lowest level for which data is available is the county level. In the preparation of this section, the health subcommittee has reviewed the county level data.

County Health Rankings

Each county in Maine is ranked annually on its health rankings by the Robert Wood Johnson Foundation and the University of Wisconsin. The 2016 county health rankings were released on March 11, 2016.

In 2016, Somerset County was ranked 14th in the rankings of Maine's 16 counties. The rankings were based on the following measures:

- Health Outcomes – Somerset County ranked 14th out of 16
- Health Factors – Somerset County ranked 15th out of 16

The Health Outcomes measure consists of:

- Length of Life measure – Somerset County ranked 15th out of 16
- Quality of Life measures – Somerset County ranked 15th out of 16

The Health Factors measure consists of:

- Health Behaviors – Somerset County ranked 16th out of 16
- Clinical Care – Somerset County ranked 13th out of 16
- Socio-Economic Factors – Somerset County ranked 14th out of 16
- Physical Environment – Somerset County ranked 15th out of 16

In 2015, Somerset County was ranked last in the rankings of Maine counties. The rankings were based on the following measures:

- Health Outcomes – Somerset County ranked 16th out of 16
- Health Factors – Somerset County ranked 15th out of 16

The Health Outcomes measure consists of:

- Length of Life measure – Somerset County ranked 14th out of 16
- Quality of Life measures – Somerset County ranked 16th out of 16

The Health Factors measure consists of:

- Health Behaviors – Somerset County ranked 16th out of 16
- Clinical Care – Somerset County ranked 13th out of 16
- Socio-Economic Factors – Somerset County ranked 14th out of 16
- Physical Environment – Somerset County ranked 14th out of 16

The 2016 rankings showed improvement in health outcomes and quality of life. The 2016 rankings showed declines in length of life and the quality of the physical environment. All the other rankings remain the same as in 2015.

Community Health Needs Assessment Data

The Health Sub-committee also examined the 2014 Community Health Needs Assessment Report on Somerset County from the Eastern Maine Health System (EMHS). The data analysis reported by EMHS found that the top social concerns in Somerset County included substance abuse, unemployment, hunger/food insecurity, affordable housing and domestic violence.

Respondents to the EMHS survey reported that they did not feel that early detection and preventive screenings were readily available. Somerset County residents were found to have the highest rates of adult asthma and COPD, along with the highest percentage of adult smokers. The report stated that Somerset County has the lowest percentage of males receiving prostate exams and women receiving mammograms. Low income households, people with mental illness, uninsured, homeless and older adults were identified as the most vulnerable populations in Somerset County most likely to experience barriers to good health.

The greatest gaps in healthcare services include behavioral/mental health, dental care, substance abuse treatment and prescription drug assistance. Identified barriers to access include lack of insurance or inability to pay, out of pocket costs associated with insurance plans and lack of transportation.

Existing Programs

St. Albans residents have access to several programs and classes that support and promote healthy lifestyles to reduce chronic disease and increase quality of life. Healthy Sebasticook Valley (HSV)—the local Healthy Maine Partnership that straddles southern Kennebec and Somerset Counties, offers many programs for free or little cost. Healthy Maine Partnerships are a system of State and local organizations that bring people and resources together to effectively and efficiently improve the health and well-being of Maine residents through prevention and education. HSV programs in the community and through RSU 19 schools include classes and support for:

- Nutrition/healthy eating and physical activity
- Diabetes, chronic disease management
- CPR and First Aid
- Tobacco and substance abuse prevention
- Training for seniors on safe drug storage and disposal
- Area health fairs and one-time events in schools

RSU 19 schools have hosted programs on cooking/healthy eating, a grant-funded school garden initiative, and several Drug-Free Communities grant-funded programs (in middle and high schools). In particular, at Somerset Valley Middle School, the Life Skills Program (an evidence-based 'youth diversion program'), in its third year, has shown positive trends for reducing alcohol, tobacco and substance abuse among students.

The Tri-town Food Cupboard, located in Hartland, serves St. Albans, Hartland and Palmyra. Several other local food pantries also serve the surrounding region. Healthy SV coordinates the local Senior Farm Share Program, to provide seniors with fresh locally grown produce.

In addition, state and regional level programs provide senior/elderly care services, parenting and early childhood programs, tobacco cessation helplines, crisis and counseling services, pain management, hospice and caregiver support services, WIC, Meals on Wheels, and Weight Watchers. The 211 Call Line provides information about area social services such as elder services, food banks and other resources.

St. Albans is a tobacco-free community since 2011, and in 2015 voted to designate town-owned properties 'drug-free'. Two retailers in the town have received responsible alcohol and tobacco retailer training.

Access to Healthcare Services

St. Albans is situated within the service area of several hospital systems: MaineGeneral Medical Center (Augusta/Waterville) and Eastern Maine Health System (Bangor). St. Albans is also situated close to several community hospitals: Mayo Hospital (Dover-Foxcroft) and Redington-

Fairview General Hospital in Skowhegan and is less than 15 miles from the closest community hospital, Sebecook Valley Hospital in Pittsfield. Locally, specialty care is available through the larger health systems' satellites.

Primary care, dental and eye care services are provided by several local clinics and federally qualified health centers. Students at the St. Albans Consolidated School receive preventive dental care. Newport, Dexter and Pittsfield all have pharmacies. Some local clinics offer behavioral health services; however there are significant gaps for child behavioral health specialists.

Within a 25 mile radius, there are several options for rehabilitation and nursing home care. However, the immediate area lacks assisted living and senior living communities with on-site step up care.

Emergency Medical Services are described in detail in the Public Facilities Section of this report.

Town of St. Albans Local Health Officer

Each municipality is required by law to have a Local Health Officer (LHO) who is qualified by education, training, and experience in the field of public health or a combination thereof, and is certified by the State of Maine, in accordance with Title 22 M.R.S.A. 451 et. The LHO has knowledge of the community and meets educational, training, and experience standards set by the Department of Health and Human Services, Maine Center for Disease Control. The LHO monitors the community through the identification of and/or response to immediate and trends in health risks to individuals or the community. The LHO accomplishes these responsibilities through town resident queries, a request from the town administrators, and/or through the assessment of the LHO. The LHO has a critical role to:

- Monitor health status to identify community health problems
- Diagnose and investigate health problems and health hazards in the community
- Inform, educate, and empower people about health issues
- Mobilize community partnerships to identify and solve health problems
- Develop policies and plans that support individual and community health efforts
- Explain laws and regulations that protect health and ensure safety
- Link people to needed personal health services

Table 9 - 1

Residents with Health Insurance Coverage in Place by Year

Year	2012	2013	2014
With Coverage	1543 (80.3%)	1648 (80.8%)	1579 (80.6%)
With Private Health Insurance Coverage	955 (49.7%)	1069 (52.4%)	1117 (57.0%)
With Public Health Insurance Coverage	763 (39.7%)	796 (39%)	679 (34.6%)
No Health Insurance Coverage	379 (19.7%)	392 (19.2%)	381 (19.4%)

Source: U.S. Census

From the 2014 resident survey, we learned:

- That greater than 75% of the survey respondents felt they always had access to healthcare when they needed it.
- That greater than 35% of the survey respondents felt they always had access to mental health care when needed. To this question, 45% responded that they didn't know or the question was not applicable to them.
- That greater than 67% of the survey respondents felt they always had access to regular dental care.
- When asked approximately how many miles (one way) do residents travel for primary health care, greater than 57% reported they travelled between 1 – 20 miles, while greater than 34% reported they travelled between 21 – 50 miles.

When asked to identify barriers or challenges to their accessing medical, dental or behavioral healthcare, the following written responses were received.

- Four (4) individuals listed transportation
- Three (3) individuals listed distance to services
- Two (2) individuals listed insurance
- Not able to access care when needed on weekends
- Quality of options for mental health care is poor
- Attracting qualified medical professionals
- Transportation: other people aren't as fortunate ; Saint Albans needs a senior mini-van
- Go to Waterville or Bangor for services
- Most of the time it is 1 – 20 miles unless my Dr. has office space in Clinton, then it would be 21 – 50 miles
- Dental care out of pocket expenses
- Distance – Have to go to Newport, Pittsfield or Bangor; Too much travelling

- Rides for appointments
- What do these questions have to do with the town?
- Shortage of doctors, dentists and mental health providers in the area. Some who are in the area are not effective.
- Access is possible now. What is available for transportation for those who don't drive?
- Dental care available for a price. Not enough specialists and regular doctors. Too much Maine Care and Maine being a welfare state. Medical professionals don't want to work here!
- We travel out of the area for both medical/health and dental services.
- Able to access but it is difficult. Distance. Would be nice to have medical, dental or behavioral health offices in town.

Here Are the Implications of What We Learned:

- The health needs of town residents will likely increase as they age.
- St. Albans is geographically located near medical facilities.
- Community resources could be more frequently used to take advantage of available health and social services.
- While the health needs of Somerset County residents are great, the Health Subcommittee recognizes there is little that can be done at the municipal government level to address these needs, beyond increasing awareness and education type efforts.

Comprehensive Plan Committee Recommendations

1. Encourage the Town Manager and/or Board of Selectmen to continue to seek opportunities to further develop recreational facilities in St. Albans that will benefit all the citizens of St. Albans.
2. Recognizing the importance of health, wellness and well-being, we recommend that the town manager explore ways to take advantage of free- and low-cost wellness resources (particularly Healthy Sebasticook Valley programs) that would benefit the residents of St. Albans.
3. The town should help to promote KVCAP and SVH Courtesy Van to supplement informal (neighbor to neighbor) transportation assistance.
4. The town should better promote existing resources and programs related to healthcare and social services available to the residents of St. Albans. One example of this would be to provide a health and social services page on the town's Website.
5. The town should promote the utilization of the 211 service.

6. Recognizing the critical role that Broadband access plays in telemedicine and telehealth, we recommend the town partner with adjacent and surrounding communities to secure broadband access across the whole town.
7. Recognizing the important role social connections play in individual health, we recommend the town and the St. Albans Senior Housing Corp. explore ways to enhance social and recreational opportunities for all seniors in St. Albans.

Section 10: Internet Broadband Access

Here Is What We Learned In This Section:

As the various comprehensive plan committees have researched their sections and constructed recommendations, it has become very apparent that access to the Internet is an essential infrastructure component today for any community that cares about economic development, quality of life, aging in place, civic involvement and educational opportunities. Unfortunately, many communities, especially small rural communities are presently dependent on just a few corporations that act as gatekeepers to the Internet.

This is problematic as the costs associated with bringing fiber-to-the-home (FTTH) are high and for a for profit organization, often not profitable. In fact, the President of AT&T in January 2012 is quoted as saying: "We're looking at rural America and asking, what's the broadband solution? We don't have one right now." Due to increased challenges and less than deep pockets, the federal and state governments are not in a position to meet the increasing demand for broadband.

A lack of a solution from the government and for-profit sectors is resulting in communities building their own networks, using a variety of approaches. Numerous examples can be found in New England and across the country. From municipal ownership to cooperatives to other non-profit approaches, communities are building next-generation networks that are directly accountable to residents and local businesses. These networks offer some of the fastest connections to the Internet available in the U.S. even as they keep prices affordable for television, telephone, and broadband services.

As use of the Internet becomes more widespread for all kinds of services, etc., the speeds at which data and images/video can be uploaded or downloaded are a cause for concern. Broadband is a fast, reliable connection to the Internet that has the potential to increase opportunities for individuals and businesses. Besides allowing people to access enormous amounts of useful information, broadband could: improve public safety, allow people to stay in their homes to a later age with support from telemedicine, help businesses reach customers who are far from the business location, enable people to study or work from their homes, and provide necessary occupational and personal connections for those who would love to stay in (or return to) Maine.

Why is This Important to St. Albans?

Slow internet stinks. It kills business growth, hinders education, impedes health care services, and generally just makes life a little less enjoyable. As a community, we need to collectively ask: What can we do? Aren't we all just stuck with the service we've got? The simple answer is "No." The truth is that the vast majority of community broadband networks, particularly fiber-to-the-home networks, have tremendously benefited their communities.

A key driver for many communities in building a broadband network is to encourage economic development. Communities that have built networks credit those networks with bringing jobs into the community, saving jobs, and allowing employers to expand locally. More than 77% of the respondents responding to the 2014 resident survey stated they would like to see new businesses in St. Albans.

Today, many people are able to perform their work from their homes. As this usually requires access to the internet, the speed of that access becomes critical.

Downloading and uploading large files of data and/or images is only practical if "high speed" broadband is available. Today, "high speed" broadband is usually defined as a minimum of 100 mbps (megabytes per second). That standard changes as technology advances and continues to increase.

Most, if not all, would agree that St. Albans is a desirable community in which to live. But there are limited opportunities for employment in our town. Many St. Albans residents commute a considerable distance to their jobs.

Our society is increasingly becoming dependent on the Internet. Commerce and employment are evolving in ways that increase their dependence on the Internet. More and more employers and employees are finding that working from home, both full time and part time, is a possibility. A possibility that often requires broadband access.

We are also seeing indications that individuals who are able to work from home are considering relocating to St. Albans. One of the conditions important to those individuals is broadband access through fiber-to-the-home.

The Current Status in St. Albans

The need for higher speed access to the internet received much attention as this Comprehensive Plan was prepared. A survey of Comprehensive Plan Committee members and others in our community found that upload speeds varied from 0.24 mbps to 5.59 mbps. Download speeds varied from 1.26 mbps to 51.94 mbps, with most between 2 and 3 mbps.

Internet access in St. Albans is offered by several sources including, but not limited to TDS, Time Warner Cable, cellular telephone companies, satellite television companies and satellite internet such as Hughes Net.

In recent years, TDS has expanded its DSL internet coverage in St. Albans and has stated that it intends to replace its "copper plant" (current copper wire system) with fiber optic technology over the next few years. But it was also said that the fiber optic network may not reach all of the TDS customers in the foreseeable future.

But, as the technology of the providers improves, the demand for higher speeds also increases, sometimes faster than the physical plant can supply. Hence, actual connecting speeds decrease.

What is Happening in Maine Outside of St. Albans?

There has been progress in improving broadband speeds and capacity in Maine. An initiative called the "Three Ring Binder" project has installed fiber optic cable in the Pittsfield – Skowhegan - Madison corridor, the closest to St. Albans being in Palmyra.

Some communities in Maine have decided to invest in fiber optic networks in their towns. One example is Rockport, Maine. Broadband initiatives are underway in Orono, on the island of Islesboro and a number of other communities.

The Maine Municipal Association hosted a forum on this issue in the spring of 2015 that brought communities from across the state together to share information and experiences. The lessons shared can serve as a solid foundation for any community's broad band initiative.

The State of Maine has created the Connect ME Authority. The Connect ME Authority is a component unit of Maine state government whose mission is to facilitate the universal availability of broadband to all Mainers and help them understand the valuable role it can play in enriching their lives and helping their communities and businesses thrive.

Somerset County's Economic Development Corporation (SCEDC) has as one of its four goals to develop and maintain a comprehensive and reliable infrastructure system that meets the needs of large and small businesses and individuals. One of its 14 priorities is to bring affordable and reliable broadband access and service to Somerset County.

SCEDC and the Kennebec Valley Council of Governments (KVCOG) have teamed up to focus on the county's broadband infrastructure needs. They have divided the county up into geographic regions and have established a broadband committee in each region. St. Albans is in the Eastern Region and several members of the Comprehensive Plan Committee have volunteered to serve on the Eastern Somerset Broadband Committee.

What Should St. Albans Do?

It is important to recognize that the broadband access issue is one greater than just the Town of St. Albans and one requiring a long-term commitment. But just bringing a fiber optic connection to St. Albans does not address the need for high speed access town wide. St. Albans has over 50 miles of public roads and more miles of private roads within its boundaries. Bringing fiber optic connections to residents on those roads would be very expensive.

Since the broadband issue is linked to many of the different areas addressed in this comprehensive plan, Comprehensive Plan Committee members feel very strongly that residents and visitors to St. Albans should have access to robust broadband service. In today's day and age, it is as much a quality-of-life issue as providing clean drinking water, safe neighborhoods, and affordable housing. If the private sector is unable or unwilling to meet our community's need for broadband services, it is imperative we as a community and town government act to meet this need.

The Comprehensive Plan Committee believes that becoming involved in the broadband access and services issue needs to be one of the top priorities for the town. The Committee recognizes that while broadband access has become an essential tool for most municipalities to attract new business and thrive. Committee members recognize that obstacles, problems issues and concerns will emerge on the town's broadband journey.

To achieve success, St. Albans officials need to work with the community to establish a vision of what broadband can do for St. Albans and why we need it. Tangible goals, such as economic development or enhanced educational opportunities, have to be the main drivers behind the initiative in order for it to succeed. Simply wanting cheaper or better broadband connectivity isn't enough motivation to rally the community support that's vital to bringing fiber-to-the home.

St. Albans should look to what other Maine communities have done. We need to learn what they learned from doing it, get a sense of what they did wrong and what we need to do differently. It is important for the community of St. Albans to recognize that what is right for one community may not be right for ours. Ultimately, St. Albans must decide what is important and how to best proceed.

A successful initiative requires broad community support. More than that, it requires an engaged public. This can be accomplished by utilizing the following keys:

- **Establish a Vision and Goals:** The goals can be linked to the various areas of the comprehensive plan. Cheaper access to broadband services isn't a message that will resonate long term with the community. Tie the project together with clear-cut goals, such as economic development and increased educational opportunities.

- **Recruit a Champion:** Identify the person or group most passionate about the issue and enable them to spread the message about the network and its benefits at a grassroots level.
- **Focus on Education:** Creating awareness and providing awareness are the first steps in creating an engaged community. Community leaders and decision makers need to speak early and often about the benefits broadband access and service in St. Albans can provide.

Here Are the Implications of What We Learned

- Broadband access and services is a huge, critical issue to St. Albans' future vitality as a community.
- Obtaining broadband access and services town wide is a huge long-term process which faces many obstacles, issues, problems and challenges.
- Broadband access and service is a regional issue requiring St. Albans to partner with adjacent communities, as well as with regional, county and state-wide entities.

Comprehensive Plan Committee Recommendations

1. The town should use all legal means available to encourage public utilities such as the land-line telephone provider, cable television provider and any other utility to upgrade or build a plant which will allow St. Albans residents to have high speed broadband access.
2. The town should continue to participate in the Eastern Somerset Broadband Committee
3. An Ad Hoc Fiber-to-the-Home committee should be appointed by the Selectmen. This committee should be charged with taking the lead on addressing how to bring broadband access and services town wide. To achieve this, the committee should
 - a. Take the lead on informing and engaging the community
 - b. Follow broadband issues and developments state-wide
 - c. Seek to identify a person or persons in St. Albans willing to look for grant opportunities which might be offered by State agencies related to broadband planning and infrastructure development
 - d. Watch for changes in technology which might reduce the cost of providing broadband access to the businesses and residents of St. Albans
4. The town should create a Web page on the town's Website dedicated to the broadband issue which could serve as one way to begin to increase awareness and educate residents

Section 11: Municipal Finances

Here Is What We Learned In This Section:

Overview

In St. Albans, municipal revenues rose 11.94% between 2010 and 2014, while municipal expenditures rose 12.67%. The largest percentage increase in revenue was in Other Revenues at 116.79%, due to the sale of town owned property. On the Expenditure side, Public Works had the largest percentage increase at 34.58%.

Property taxes in 2015 were \$2,294,089, which was 78.58% of St. Albans' revenues. Excise taxes were the second highest source of revenues at 10.98%.

The town borrowed \$510,000 from Skowhegan Savings Bank in 2013 at an interest rate of 2.35% to pave five roads. As of December 31, 2015 the outstanding principal/interest balance was \$308,568.76. The bond will be paid in full in November 2019.

The undesignated fund balance averaged a healthy 34.6% of the total operating budget as of December 31, 2015.

Comparative Tax Information for Property Tax Spending per Capita

Comparative tax information is shown in Table 11-1 for the eight communities in RSU 19. This information shows the property tax spending per capita in 2015 and is based on the Local Tax Commitment in each community. The State full rate valuations are shown and are arrived at by using uniform assessment averages for the State as a whole.

In 2015, St. Albans had the second highest state valuation; third highest tax commitment; third highest population and third highest per capita spending of the eight towns in RSU 19. Due to the fact that St. Albans has the second highest state valuation, St. Albans pays more to RSU 19 than the Town of Corinna, which has second highest population in the district by 193. The average tax rate per thousand for the seven towns, not including St. Albans was \$16.04, including St. Albans the average became \$16.58.

Table 11-1

ST. ALBANS COMPARATIVE TAX INFORMATION WITH RSU19 TOWNS

			Tax	Property Tax Spending	Tax Rate
	Pop.	State Valuation	Commitment	Per Capita	Per 1000
Community		2015	2015	2015	2015
Corinna	2,198	110,450,000	1,792,659	815.59	17.80
Dixmont	1,181	75,300,000	925,839	783.94	10.25
Etna	1,246	67,500,000	1,078,592	865.64	16.00
Hartland	1,782	126,150,000	2,342,380	1,314.47	19.00
Newport	3,275	259,250,000	4,561,122	1,392.71	17.90
Palmyra	1,986	119,750,000	1,818,372	915.60	16.60
Plymouth	1,380	74,400,000	1,141,724	827.34	14.75
ST. ALBANS	2,005	154,600,000	2,300,813	1,147.54	20.30
Eight Community Average		123,425,000	1,995,188	1,007.85	16.58

Sources: Maine Municipal Association; State Bureau of Taxation

Revenues and Expense

Following is Table 11-2, which presents data on revenue and expenditures for the period 2010 through 2014 and then a comparison between 2014 and 2015. Property tax revenue increased 9.37% in the five year period and 5.83% between 2014 and 2015. "Other revenues" showed an increase of 116.79% in the five year period, due to the sale of tax acquired property and showed a decrease from 2014 to 2015 of 82.21%. Overall revenues increased 11.94% in the five year period and another 6.72% from 2014 to 2015.

Under expenditures from 2010 to 2014, Public Works showed the most dramatic percentage increase at 34.58%, this is because the road paving project of \$510,000 was included in the Auditor's budget numbers for 2013. Debt and interest showed an increase of 24.12% due to the inclusion of the bond for the road paving project for that same time period. Education, with an

increase of 18.72% from 2010 to 2014, showed the greatest dollar increase at \$214,284. The County expenditure showed a decrease of 16.24% as St. Albans paid their portion of the jail debt in full, of approximately \$20,000 per year, during the 2010 to 2014 time period. Overall expenditures increased 12.67% from 2010 to 2014 and 8.21% from 2014 to 2015.

**Table
11-2
ST. ALBANS COMPARATIVE TAX
INFORMATION**

	2010	2011	2012	2013	2014	% Change 2010-14	2015	% Change 2014-15
Revenues								
Property Taxes	1,982,101	1,993,453	1,975,701	2,099,990	2,167,765	9.37%	2,294,089	5.83%
Excise Taxes	252,796	259,728	279,194	275,582	298,175	17.95%	320,498	7.49%
Intergovernmental Rev.	130,938	151,587	177,001	176,508	143,765	9.80%	248,552	72.89%
Charges for services	12,257	12,420	12,420	12,291	14,084	14.91%	20,375	44.67%
Interest	22,718	18,462	27,318	16,655	18,749	-17.47%	19,208	2.45%
Other Revenues	42,859	40,422	96,345	11,166	92,913	116.79%	16,527	-82.21%
Total Revenues	2,443,669	2,476,072	2,567,979	2,592,192	2,735,451	11.94%	2,919,249	6.72%
Expenditures								
General Government	200,397	227,343	204,672	233,867	220,951	10.26%	231,627	4.83%
Protection	123,963	129,068	181,055	140,387	123,279	-0.55%	131,519	6.68%
Health and Welfare	15,063	13,079	13,514	18,881	15,977	6.07%	13,875	-13.16%
Public Works	373,147	451,215	481,612	955,602	502,165	34.58%	576,736	14.85%
Public Service	28,813	45,943	14,658	13,983	13,285	-53.89%	14,613	10.00%
County Tax	394,796	376,222	362,786	329,693	330,684	-16.24%	358,575	8.43%
Education	1,144,846	1,170,416	1,220,809	1,286,260	1,359,130	18.72%	1,458,897	7.34%
First Park	15,802	15,216	14,529	14,620	14,788	-6.42%	14,892	0.70%
Debt Service	66,962	64,020	60,492	77,060	83,116	24.12%	81,413	-2.05%
Total Expenditures	2,363,789	2,492,522	2,554,127	3,070,353	2,663,375	12.67%	2,882,147	8.21%

Sources 2010 - 2015 St. Albans Audit Statements

(This spreadsheet shows the difference between the years 2010 and 2014 and then the difference between 2014 and 2015).

Real Estate Taxes and Valuations

Tables 11-3 and 11-4 show real estate valuations and taxes for St. Albans for the 2010-2015 period; both in terms of actual municipal numbers and at the State full-value valuations.

From 2010 to 2015 the Local Municipal Valuation increased 5.61% (Table 11-3). From 2010 to 2015 the State Valuation decreased by 10.34% (Table 11-4).

In 2010, St. Albans was at 68% of the Local valuation figures (Table 11-3) and at 78% of the State's full valuation figures (Table 11-4). In 2011, the ratio on the Local side was at 77% and on the State side it was at 77% in 2012. In 2012, the Town started a property tax quarterly review to assess properties and add value to the tax base when warranted, or in some cases reduce value. This quarterly review is one way to approach a revaluation, rather than adding the cost all in one year to the municipal budget expenditure line it is spread out over a period of five or six years. The fifth year, 2016, is when the sales analysis will start and it will be completed for the 2017 tax year, so that will be the year when all property values will be adjusted to the current rate. For 2015, both on the Local and State level the ratio was at 82%. When the ratio approaches 70%, the State Property Tax Division may suggest a revaluation; St. Albans is striving to stay ahead.

Table 11-3

REAL ESTATE VALUATIONS AND TAXES LOCAL MUNICIPAL VALUATIONS

Year	Local Municipal Valuation	% Change	Municipal Taxes Actual	% Change	Municipal Tax Rate	% Change	Ratio
2010	110,855,200		1,982,101		18.20	0.00%	68.00%
2011	108,569,010	-0.97%	1,993,453	0.57%	18.20	0.00%	77.00%
2012	111,461,610	2.66%	1,975,701	-0.89%	18.20	0.00%	79.00%
2013	112,888,380	1.28%	2,099,990	6.29%	19.10	4.95%	82.00%
2014	114,682,650	1.59%	2,167,765	3.23%	19.40	1.57%	80.00%
2015	115,888,860	1.05%	2,294,089	5.73%	20.30	4.64%	82.00%
Overall Increase/Decrease		5.61%		14.93%		11.16%	

Source: 2010 - 2015 St. Albans' Audit Statements and Tax Commitment

Table 11-4

**REAL ESTATE VALUATIONS AND TAXES
STATE FULL VALUATION**

Year	State Full Valuation	% Change	Municipal Taxes Actual	% Change	State Full Tax Rate	% Change	Certified Ratio
2010	169,000,000		1,982,101		13.19		78.00%
2011	153,500,000	-10.10%	1,993,453	0.57%	13.30	0.83%	80.00%
2012	151,700,000	-1.17%	1,975,701	-0.99%	13.29	-0.08%	77.00%
2013	151,650,000	-0.99%	2,099,990	6.29%	13.95	4.97%	79.00%
2014	152,650,000	0.65%	2,167,765	3.28%	13.01	0.93%	82.00%
2015	154,600,000	1.27%	2,294,089	5.73%	13.95	7.23%	82.00%
Overall Increase/Decrease		-10.34%		14.88%		13.88%	

Source: 2010 - 2015 St. Albans's Audit Statements and State Valuation Reports

Long Term Debt and Reserves

As previously stated, the Town of St. Albans has outstanding bonded debt as of December 31, 2015, in the amount of \$308,568.76 principal/interest. The loan was taken out in 2013 for seven years in the amount of \$510,000 with Skowhegan Savings Bank at a rate of 2.35% for a road paving project and will be paid in full in November 2019.

In 2015, the town approved the expense of engineering costs for a sand/salt shed. In 2016, the town voted to start construction. The completion date of the building will be the fall of 2016 at the current location of the sand pile. This project will be refunded approximately 61% by the Department of Transportation based on a 3,200 cubic yard building. The town plans to build a 4,000 cubic yard building, so must pay the difference in cost between the two, plus the town's 39% share. This sand/salt shed was mentioned in the 1993 Comprehensive Plan as having a deadline for construction of January 1997. The town's share of this project will be funded with a ten-year bond from the Maine Municipal Bond Bank.

The town has a number of reserve accounts shown below; however, funding to them has been sporadic in recent years. When tax cuts have been needed, this is one spot where they have made them. By eliminating the funding to these reserve accounts, savings for the future has been basically eliminated.

The current values of reserve accounts are shown in Table 11-5.

Table 11-5

ST. ALBANS RESERVE ACCOUNT BALANCES
12/31/2015

Reserve Accounts:	Acct. Balances:
Bridges Reserve	52.31
Town Hall Reserve	6,979.73
Dams Reserve	856.41
Fire Dept. Capital Equipment	27,839.90
Fire Dept. Donation	7,306.59
Fasse Fire Dept. Gift	54,862.73
Fire Hall Reserve	78,153.22
Highway Reserve DOT	77,031.05
Public Works Equipment	10,378.24
225th Celebration	7,992.98
Salt and Sand Storage	40,247.93
Community Park & Playground	171.25
Ball Field Reserve	11,759.00
Reserve Account Total:	323,631.34

Source: 2015 St. Albans' Audit Statement.

Unappropriated Fund Balance (Surplus)

As a general rule, it is recommended that a municipality carry an un-appropriated surplus which is equal to (1) approximately 10-12% of the total tax commitment, (2) two months operating expenses, or (3) at least an amount equal to the highest expense month. However, there is no State or federal law which establishes a minimum or maximum amount of surplus.

The confusion that many people have in regards to the Fund Balance is that it is an extra amount of money that the town has in a savings account. However, this is not true. The Fund Balance (Surplus) is a running balance that is adjusted each year on paper that is not cash on hand, it is determined at year-end after all closing entries for the prior year have been made and all debits and credits have been applied to the running balance. It is a yearly adjustment made by the town's Auditor. Revenues and unexpended appropriations are credited to fund

balance as well as unused Overlay. (Overlay is determined at time of commitment).

If everyone paid their taxes on time and all revenues were receipted at the same time, then you would have a cash flow that mirrored your fund balance.

Fund balance is always part of the cash balance, but not an amount that is designated for expenditure. You can designate an amount from Fund Balance to be used to fund capital projects or lower the mil rate. Fund balance is used for "deferred revenue taxes" which is the amount of tax liability on the books at year-end minus an estimate of collections for the first 60 days of the new fiscal year on the outstanding tax liability. Each year, depending on what your outstanding tax liability is, Fund Balance would either be debited (tax liability is more than the previous year) or credited (tax liability is less than the previous year). Without a Fund Balance it would be impossible for the town to conduct business, because of the fact that everyone is not able to pay their tax bill when due. Expenditures from Fund Balance must be approved by a Town Meeting vote.

In 2014, the Board of Selectmen adopted a "Fund Balance Policy" to protect future years. The policy states that the Town shall maintain an undesignated fund balance of no less than 12% of the previous year's operating budget less debt service. It is calculated as follows: Gross Town operating budget, plus Town's share of school budget, plus Town's share of the County's operating budget, plus Town's share to Oakland First Park, less debt service equals net budget. Any fund balance in excess of the minimum balance may be used to lower taxes or increase reserve funds with the approval of the voters of the town.

Table 11-6 shows St. Albans operating budget and un-appropriated fund balances from 2010 to 2015. In all years shown, the un-appropriated fund balance was at least 23.5% of the operating budget, well in excess of the 12 percent rule.

Table 11-6

ST. ALBANS STATEMENT OF UNAPPROPRIATED FUND BALANCE

Year	Operating Budget	Un-appropriated Fund Balance	Un-appropriated Fund Balance Percentage of Operating Budget
2010	\$ 2,416,454	\$568,598	23.5%
2011	2,517,565	627,917	24.9%
2012	2,604,317	734,310	28.2%
2013	3,154,872	829,180	26.3%
2014	2,703,249	955,846	35.4%
2015	2,897,229	1,001,929	34.6%

Source: 2010 - 2015 St. Albans' Audit Reports.

Table 11-7

**APPROPRIATION & TAX RATE HISTORY
1996 TO 2015**

Year	Municipal	RSU 19	County	First Park	Tax Rate Per Thousand
1996	\$ 548,632	\$ 360,669	\$ 61,431	0	\$ 15.00
1997	552,471	454,552	63,332	0	16.00
1998	543,201	513,019	63,337	0	17.50
1999	609,608	547,753	49,323	0	18.00
2000	633,394	581,591	68,946	12,788	18.00
2001	784,821	640,920	84,231	8,454	20.50
2002	660,390	725,540	95,857	8,299	21.50
2003	682,783	844,087	119,745	8,216	13.50
2004	615,633	937,675	131,746	8,874	13.12
2005	693,959	923,210	140,721	9,607	13.50
2006	821,392	834,722	152,263	9,790	12.70
2007	811,464	916,768	222,821	12,627	13.00
2008	973,575	926,211	367,061	15,527	16.50
2009	952,222	1,074,152	377,421	15,684	18.20
2010	806,066	1,144,846	394,796	15,802	18.20
2011	828,087	1,170,415	376,222	15,216	18.20
2012	818,412	1,220,809	362,786	14,529	18.20
2013	896,426	1,286,261	329,693	14,620	19.10
2014	989,146	1,359,130	330,684	14,788	19.40
2015	1,008,857	1,459,905	358,575	14,891	20.30

Table 11-7 shows the appropriations and tax rate history for a twenty year period from 1996 to 2015.

- 2015 Municipal Budget is **83.88%** higher than the 1996 budget.
- 2015 RSU 19 Appropriation is **304.77%** higher than the 1996 appropriation.
- 2015 County Appropriation is **483.70%** higher than the 1996 appropriation.
- First Park did not exist in 1996; however, the 2015 appropriation is **15.45%** higher than the 2000 appropriation.

Table 11-8

**UNAPPROPRIATED FUND BALANCE HISTORY
1996 TO 2015**

1996	376,044	2006	368,941
1997	346,045	2007	372,167
1998	400,629	2008	453,160
1999	409,213	2009	449,762
2000	413,243	2010	568,598
2001	315,127	2011	627,917
2002	312,608	2012	734,310
2003	334,448	2013	829,180
2004	357,744	2014	955,846
2005	358,218	2015	1,001,929

Table 11-8 shows the un-appropriated fund balance history for a twenty year period from 1996 to 2015.

Here Are the Implications of What We Have Learned:

The Town has been working hard to keep the budget at a reasonable level. Each year we are concerned about the tax rate and what the school budget and county budget will do to the town's bottom line. Infrastructure has become neglected in the process. The town's roads, especially gravel ones, need attention. The fire station has outlived its useful life and has structural issues. The town's equipment is old and beyond its useful life, in many cases. The cost for repairs grows each year. Table 11-7 with the history for the past twenty years, is a clear picture of the past.

Comprehensive Plan Committee Recommendations:

1. Town should continue to research and apply for grants when appropriate.
2. Continue to keep a healthy fund balance and utilize it when possible to keep tax rate as low as possible and/or fund necessary projects.
3. Appropriate money to Reserve Accounts, when possible, to save for the future.

4. Continue to work on a five-year plan and to follow it as closely as possible, updating it each year.

Chapter 208 Comprehensive Plan Review Criteria

State Goal:

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

Town Goal:

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

Analyses:

1. How will future capital investments identified in the plan be paid for?

They will be paid for through a combination of loans, reserve funds, general revenue and grant funding as best determined at the time of purchase or development.

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

Yes.

3. Have efforts been made by the community to participate in or explore sharing capital investments with neighboring communities? If so, what efforts have been made?

Sharing of capital investments has not occurred yet, but the idea can be discussed at the meetings of the regional communities as appropriate.

Section 12: Capital Investment Plan

The Capital Investment Plan establishes a framework for programming and financing those new or expanded public service facilities that are needed to accommodate projected growth and development and that constitute major capital improvements for which the town has responsibility. The plan sets forth general funding priorities among the needed municipal capital improvements and identifies potential sources and funding mechanisms.

Population Growth and Capital Needs

The town does not anticipate having to make any significant capital investments in any public facilities to address the town's growth. However, there are a number of capital expenditures that will have to be made to replace equipment and address existing deficiencies. These capital needs are described in the following narrative and table.

Funding Capital Improvements

There are a number of ways in which a town can pay for capital expenditures. Bonding or borrowing is a "pay as you use approach". In 2013, the town borrowed \$510,000 from Skowhegan Savings Bank at an interest rate of 2.350% to fund the paving of Mason Corner Road, Bigelow Road, High Street, Water Street and Grant Road. The loan will be paid in full November 2019. It is the intention of the Board of Selectmen and Budget Committee to borrow more funds to pave/repave more roads, once this loan is paid.

Another approach is to establish reserve accounts, which represent a "save for the future approach" to funding capital expenditures. The advantage of this approach is that the town does not have to pay interest; however, there are some Board and/or Committee members that feel with interest rates currently so low it is more beneficial to the taxpayers to borrow rather than put aside sums of money into reserve accounts that increase the tax base, but earn very little interest in the savings account. Another advantage to Reserve Accounts is having available funds set aside to be used either as a down payment or as a match for grant opportunities.

A new approach for the town, in 2016, to update equipment was to use a lease purchase program. A Case 580N loader backhoe was leased for the Highway Department to replace the 2000 Caterpillar at an interest rate of 3.33%. At the end of the five year lease, the town will own the Case. Also, in 2016 the town approved the lease purchase, at an interest rate of 2.74%, of a new E-One International pumper fire truck to replace a 1974 GMC fire truck. This

piece of equipment was leased for ten years and the town will own it at the end of the lease. There is no penalty for prepayment, in either case. The interest rate in both cases was lower than doing a traditional loan through the bank.

Capital Improvement Needs

Capital projects are those improvements that will cost \$5,000 or more, don't reoccur annually, have a useful life of three or more years, and that result in assets. The town has identified a number of improvements that meet these three criteria. These improvements are described within the following Table 12-1.

Table 12-1

SUMMARY OF CAPITAL IMPROVEMENTS

<u>Project Description</u>	<u>Total Est. Cost</u>	<u>Source of Funds</u>	<u>\$ Raised as of March 2016</u>	<u>Project Implementation Date</u>
Town Hall Heating	\$20,000	Reserves/Gen Fund	\$ 6,982	2017
Highway - Replace Sterling	\$175,000	Reserves/Gen Fund	\$ 10,382	2018
Pave Roads	\$800,000	Borrow Funds	0	2019
Highway - Replace 1995 Ford	\$175,000	Reserves/Gen Fund	0	2020
Fire Station	\$1,000,000	Reserves/Grants/ General Fund	\$183,094	2021
Fire Truck- Replace Army Truck	325,000	General Fund	0	2022
Highway - Replace Grader	\$100,000	General Fund	0	2025
Fire Truck- Replace 1988 Ford	\$325,000	General Fund	0	2026

Source: Town Manager, 08/16/2016

Chapter 208 Comprehensive Plan Review Criteria

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

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

Analyses:

1. How will future capital investments identified in the plan be funded?

At the time the capital investment needs to be initiated, alternative funding mechanisms will be explored. The decision will be made on the basis of which alternative makes the most sense and is in the best interest of the town

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

Yes

3. Have efforts been made by the community to participate in or explore sharing capital investments with neighboring communities? If so, what efforts have been made?

Discussions have been held and ideas discussed between neighboring towns, but nothing has been finalized as of this date.

Section 13: Regional Coordination

Here Is What We Learned In This Section:

Shared Resources

Hartland, Athens and Harmony – Great Moose Lake

Hartland – Shared sand and gravel aquifer

St. Albans has a long history of working with its neighbors to better provide services and to better manage resources and facilities.

Emergency Services

For many years, St. Albans and Hartland jointly operated the Hartland – St. Albans Ambulance Service until the service was taken over by the Sebec Valley Hospital.

The fire department has had long standing reciprocal mutual aid agreements with neighboring communities. The Towns of Hartland and St. Albans Fire Departments, in particular, have a long standing automatic mutual response agreement in place for any report of structure fire in either community.

Solid Waste

St. Albans continues as an original member community in the Mid-Maine Solid Waste Association located in Corinna, Maine.

Schools

St. Albans continues to be a member community of Regional School Unit #19.

Economic Development

St. Albans is a member community of the First Park/ The Kennebec Regional Development Authority located in Oakland, Maine. The KRDA is the lead public economic development entity in Central Maine.

St. Albans works with Somerset County's Economic Development Corporation on matters related to regional economic development.

General Regional Coordination

St. Albans is a member community and active participant in the Somerset County Broadband Access initiative.

Planning

The planning boards of the towns of St. Albans and Hartland have met to review and discuss issues of mutual interest associated with Great Moose Lake which borders both communities.

As part of the process for the development of this comprehensive plan, representatives (town government and the comprehensive plan committee) from the towns of St. Albans and Hartland met to explore and discuss areas of mutual interest and concern.

Municipal Government

The town manager for St. Albans has met on an ad hoc, as needed basis, with other town government representatives in relationship to matters related to the operation of RSU #19.

The town manager for St. Albans has initiated on-going meetings with town officials from St. Albans' neighboring communities to explore and discuss areas of mutual interest and concern. As a result of the initial meeting, the planning boards from St. Albans, Hartland, Harmony and Athens will be meeting together to explore the possibility of adopting a uniform Shoreland Zoning ordinance across all the communities.

Here Are the Implications of What We Learned:

1. The Town of St. Albans has been and remains committed to working with its neighbors and regional entities to better deliver services, manage resources and facilities and to address issues and concerns of mutual interest.

Comprehensive Plan Committee Recommendations:

1. When St. Albans has completed a draft plan, the draft plan will be shared with neighboring communities.
2. The town should explore the economic value of participating in the Kennebec Valley Council of Governments' Joint Purchasing Program.

3. St. Albans representatives should meet with representatives of neighboring communities to review strategies for protecting and enhancing shared surface and ground water resources.
4. When appropriate, St. Albans representatives should meet on a case-by-case basis with representatives of neighboring communities to review strategies for building and/or maintaining any needed public facilities.
5. St. Albans should establish a practice whereby neighboring communities are notified about any permit or land use proposals received by the town along common town lines. The adjacent community should be given an opportunity to respond to the application if it so chooses.
6. St. Albans should work with neighboring communities and the Maine Department of Transportation to maintain and improve the town's current transportation network.
7. Given the importance of education today and the costs associated with the town's share of the RSU #19 budget, elected town officials and elected RSU #19 school board representatives should develop a jointly agreed upon mechanism whereby each group can keep the other group up-to-date as to issues, events, happenings, etc. within each of their respective domains that might impact the other.
8. Given the excellent working relationship between the Town of St. Albans and the Town of Hartland and their respective fire departments, consideration should be given to exploring how the two communities might collaborate to better address administrative, fire prevention and fire public education duties and responsibilities.

Chapter 208 Comprehensive Plan Review Criteria

1. There are no shared public facilities.
2. No conflicts were identified with neighboring communities.
3. A summary of regional coordination efforts are identified and reported in this section.

Section 14: Future Land Use and Growth Plan

In the town's 1993 Comprehensive Plan, the growth area was designated as being the Route 152 corridor extending from the Hartland town line to and around St. Albans' village center. See the enclosed map. All other areas of town were labelled as being rural area.

In the ensuing 23 years, numerous new residential and business structures were constructed in the growth zone. During the development of this iteration of the town's comprehensive plan, the Comprehensive Plan Committee discussed growth, transition and rural areas.

The committee ultimately decided that for this version of the plan, the growth area will remain the same as the one established for the 1993 plan and all other areas of town would remain designated as rural areas. The rationale the committee used for this decision included:

- Growth has occurred in the growth area since 1993
- Undeveloped land still remains in the designated growth area
- Route #152 is the only road in town open to truck traffic all year long
- 3 phase electric power is available along the Route #152 corridor
- Broadband Internet access is currently available along the Route #152 corridor
- The St. Albans Consolidated School is located in the growth zone and the possibility exists that the town will acquire the school in the not too distant future. The school could possibly be converted for future business and commercial purposes.

To ensure that the level and type of development in rural areas is compatible with the defined rural character and does not encourage strip development along roads, the town will rely on both regulatory and non-regulatory mechanisms. The committee believes that the current high demand for farmland in town will serve as a prime non-regulatory mechanism. Regulatory mechanisms will include existing town ordinances and existing state laws and regulations.

Through the use of the comprehensive planning process, the town has identified critical and important natural resources. These include the town's farmlands, wooded areas, water bodies and St. Albans Mountain. The town's decision to create a lakes committee is an example of an existing non-regulatory protection mechanism. Regulatory mechanisms will include existing town ordinances (subdivision and shoreland zoning) and existing state laws and regulations.

The best indicator for projected residential development is past performance. Over the past 8 years, the town has seen an average of 6 new dwellings built and an average of 5 new mobile homes installed per year.

After reviewing the town's current building related permits, the Comprehensive Plan Committee determined that the town's current Building Notification Ordinance, the Shoreland Zone Permit and the Subdivision Permit are all sufficient for tracking the town's future development. The committee also determined that the permitting procedures associated with these permits are adequate and appropriate.

The town will periodically (at least every five years) evaluate the implementation of the Future Land Use Plan and revise as needed.

Chapter 208 Comprehensive Plan Review Criteria

State Goal

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

Town Goal

To encourage orderly growth and development within St. Albans, while protecting the town's natural beauty and rural character, making efficient use of public services, and preventing development sprawl.

Analyses

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

The Town of St. Albans has designated a growth area. The designated growth area does not require future municipal growth-related capital investments. The future municipal growth-related capital investments that have been identified in this plan will benefit the whole town of St. Albans and not just the growth area.

2. How will incidental land areas in the designated growth area unsuitable for development or redevelopment, including critical natural resource be protected from

negative impacts of incompatible development to the greatest extent practicable or, at a minimum, as prescribed by law?

The town will apply applicable state laws and rules when these situations arise.

3. To the greatest extent practicable, growth areas should be located adjacent to existing densely-populated areas.

The town's designated growth area meets this requirement of the review criteria.

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

The town's designated growth area meets this requirement of the review criteria. The town's growth area also currently contains mixed land uses.

5. Growth areas should be configured to avoid strip development and promote nodes or clusters of development.

The town's designated growth is believed to meet this requirement of the review criteria. When discussing the issue of strip development, the Comprehensive Plan Committee noted that there has never been an issue with strip development in St. Albans.

6. Communities may enter into an interlocal agreement with one or more neighboring communities to designate regional growth areas for anticipated residential, institutional, commercial or industrial growth and/or related services or infrastructure.

While not located in a neighboring community, the Town of St. Albans was an original founding member of the interlocal agreement related to First Park in Oakland. When the Comprehensive Plan Committee discussed this issue, the committee felt that the issue was best left as part of the ongoing discussions related to regional coordination.

7. The Future Land Use Plan may designate as transitional area those land areas which the community identifies as suitable for a share of projected residential, institutional, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area.

Based on its discussion of transitional areas and current development and growth patterns, The Comprehensive Plan Committee did not believe the designation of transitional areas was warranted.

8. The community's Future Land Use Plan must identify a rural area or areas.

The town's Future Land Use Plan does identify rural areas.

9. The Future Land Use Plan must identify proposed mechanisms, both regulatory and non-regulatory, to ensure that the level and type of development in rural areas is compatible with the defined rural character and does not encourage strip development along roads.

The town's Future Land Use Plan meets this requirement of the review criteria.

10. How does the Future Land Use Plan relate to recent development trends?

The Future Land Use Plan is consistent with and reflects recent development trends.

11. Are any changes needed to the existing permitting procedures?

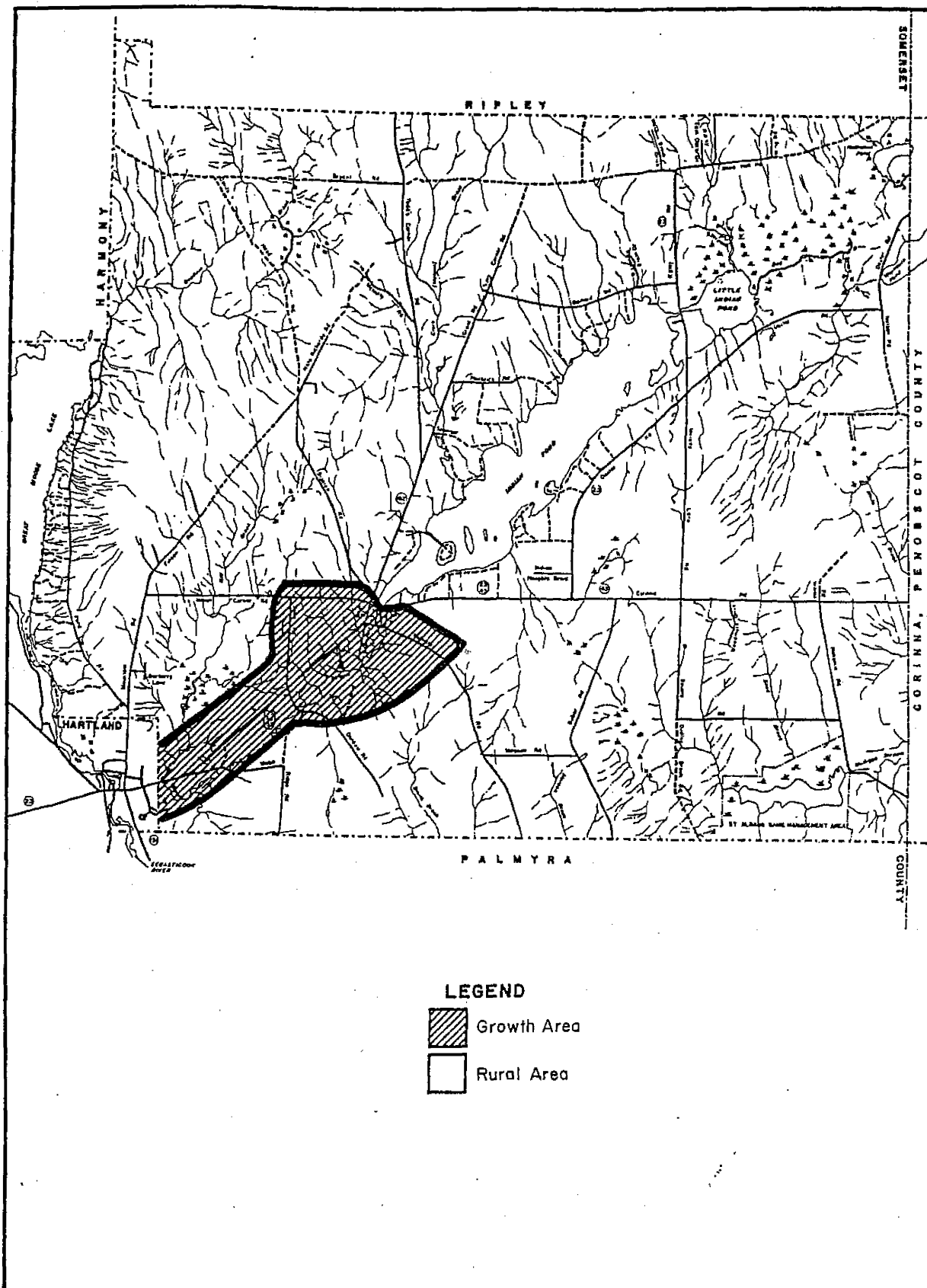
The Comprehensive Plan Committee reviewed the town's existing permitting procedures and determined that it does not need to recommend any changes at this time.

12. 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.

The code enforcement officer served as a member of the Comprehensive Plan Committee. The code enforcement officer is currently certified. The code enforcement officer advised the committee that he has all the tools, training and support he needs to effectively do his job.

13. Track new development in the community by type and location.

The Town of St. Albans will track new development by monitoring the Building Notifications filed with the town and the Shoreland Zone Permits issued by the town.



Saint Albans Future Land Use

Source:
Prepared by Maine Tomorrow, Hallowell, Maine



Section 15: Implications of What We Learned

Based on the collection and analysis of the statistical data, survey data and feedback from town residents, the Comprehensive Plan Committee offers the following implications of what we learned.

Section 1: Population

1. Since Saint Albans is a great place to live, it is more than likely that the population will continue to grow, placing increased demands on the town's infrastructure and services.
2. The town's population will continue to age with the 65+ percent of the population continuing to increase. This is likely to result in a shifting of resident needs and the nature of the services they request from the town.
3. As the 65+ percentage of population increases, seniors on a fixed income may find it harder and harder to pay increasing property taxes every year.

Section 2: Housing

1. The town's residents predominantly own their own homes, though the number appears to be on a slight downward trend the past two decades.
2. As the population has grown, so has the number of housing units.
3. The number of seasonal, recreational and occasional use dwellings in town has steadily increased as well.
4. The town's housing stock is quite new, as nearly 65% has been built since 1970. Nearly 25% though was built prior to 1939.
5. According to the 2012 Affordability Index, the median income of town residents falls short of what is needed to afford the median home selling price. In all probability though, the Affordability Index is adversely impacted by the selling price of the seasonal properties on the town's two large water bodies.

Section 3: Economy

1. With an aging population, including many retirees, increasing numbers of town residents are likely to be on a fixed income.
2. Being in a region challenged by economic decline, we need to work diligently to sustain our tax base and economic vitality. By doing nothing, we risk greater decline.
3. Our best economic opportunities may lie in supporting and retaining our existing retail businesses and service providers, as well as optimizing our leisure and hospitality assets,

fostering "remote" employment in professional and business services and promotion of local agriculture and non-agricultural goods and services.

4. Saint Albans needs to be connected or linked to the various regional, county and sub-county level planning and economic development activities.
5. More than 18% of the survey respondents stated they have a small home business.
6. St. Albans residents appear very willing to support a "buy local" campaign.
7. St. Albans residents would like to see new businesses in town, including more tourism and hospitality type businesses.

Section 4: Natural Resources

1. The town's abundance of natural resources significantly contributes to the town's character and desirability.
2. Given the overall importance of the water bodies in town, the town needs to pay close attention to their water quality.
3. The town must remain vigilant to make sure that any future development does not adversely affect the water bodies and their associated watersheds.
4. Support for the protection of the town's natural resources needs to remain strong.

Section 5: Social, Cultural and Recreational Resources

1. The comprehensive plan is an effort to improve the quality of life for all individuals, working to promote sustainable prosperity and to protect the town's character and quality. The town shares a commitment to finding and promoting new ideas and approaches that build livable communities and to move Saint Albans forward.
2. The contrast between the riches of our environment and the poorness of our economy creates risks to Maine's small towns. A problem facing many rural towns is finding a balance between increased development to enhance existing tax revenues, while maintaining the rural environment that many inhabitants cherish.
3. There is general agreement that Saint Albans is a beautiful town, endowed with a mountain and lakes. (Truly, the gateway to the Maine Highlands.) Throughout the year, seasonal visitors, hunters and camp owners recreate within our boundaries. They boat, swim, fish, hunt, snowshoe, ski and just relax in their favorite season.
4. There are really very few public options for recreational access in town.

5. We also have an aging population, many of whom see a need for expanded social and recreational opportunities.
6. A strong sector of Maine's present and future economy is "leisure and hospitality" services.
7. Taxes on rental properties are an integral part of our town revenue. Services to visitors are an integral part of our local economy. Strategies to extend the value and benefits, and to preserve or improve local assets need to be developed and maintained.'
8. We can strengthen and retain our share of the leisure/commercial economy by doing as much as possible to sustain the beauty of the town, and to preserve the integrity of its natural resources. We should strive to keep St. Albans as a pristine, recreational destination.
9. We can protect our physical assets by keeping the town, roads and lake clean. We should preserve thoughtful zoning to protect open space and our rural sights and sounds. We should maintain our roads.
10. We can expand public recreational access to residents and visitors.
11. We can improve access to what we already have by effective use of the internet: town website can provide easy links to seasonal rental properties, public boat landing info, local vendors and services for support of elder and recreational residents (snow removal, groceries, hardware, camp weatherization, etc.)
12. We can ensure that Saint Albans remains a great outdoor destination.

Section 6: Land Use

1. St. Albans has a long, proud agricultural history. Agriculture is a highly valued land use in St. Albans today from economic and aesthetic viewpoints. The agricultural community remains strong today. The town should continue to explore ways it can help and support the agricultural community and the open space it requires.
2. St. Albans' forests are an important part of its character and economy as well. The town should continue to explore ways it can help and support the forest products industry.
3. The town is likely to experience continued development pressure. Looking forward, the town should continue to explore ways it can monitor and address its future development.

Section 7: Public Facilities and Services

1. Public facilities and services remain under pressure due to the town's county and school district commitments.
2. Continued focus needs to remain on maximizing the life of existing facilities and equipment.
3. Firefighter recruitment remains a challenge.
4. Addressing the issue of a new fire station needs to remain a top priority for the town.

Section 8: Transportation

1. Lacking any other form of transportation, the Town of St. Albans is highly dependent on its network of roads.
2. This dependence upon the road network will mean that road maintenance will always be a significant portion of the town's municipal budget.

Section 9: Health

1. The health needs of town residents will likely increase as they age.
2. St. Albans is geographically located near medical facilities.
3. Community facilities could be more frequently used to take advantage of available health and social services.
4. While the health needs of Somerset County residents are great, the Health Sub-committee recognizes there is little that can be done at the municipal government level with existing resources to address these needs, beyond increasing awareness and education type efforts.

Section 10: Internet Broadband Access

1. Broadband access and services is a huge, critical issue to St. Alban's future vitality as a community.
2. Obtaining broadband access and services town wide is a huge long-term process which faces many obstacles, issues, problems and challenges.
3. Broadband access and service is a regional issue requiring St. Albans to partner with adjacent communities, as well as with regional, county and state-wide entities.

Section 11: Municipal Finances

1. The Town has been working hard to keep the budget at a reasonable level.
2. Each year we are concerned about the tax rate and what the school budget and county budget will due to the town's bottom line. Infrastructure has become neglected in the process.
3. The town's roads, especially gravel ones, need attention.
4. The fire station has outlived its useful life and has structural issues.
5. The town's equipment is old and beyond its useful life, in many cases. The cost for repairs grows each year. Table 11-7 with the history for the past twenty years, is a clear picture of the past.

Section 13: Regional Coordination

1. The Town of St. Albans has been and remains committed to working with its neighbors and regional entities to better deliver services, manage resources and facilities and to address issues and concerns of mutual interest.

Section 14: Future Land Use and Growth Plan

1. Given its location, resources and beauty, St. Albans is likely to see continued growth and development. Future growth is an issue the town will need to pay close attention to.

Section 16: Goals, Policies, Implementation Strategies and Committee Recommendations

A. Population

State Goal: None

Town Goal: Periodical monitors the town's population changes.

Policies	Strategies	Responsibility
None	None	

Comprehensive Plan Committee Recommendations	Responsibility
The municipal officers and Town Manager should keep a close eye on population growth as significant continued growth of the population will put pressure on town resources and operations.	Board of Selectmen; Town Manager
With the likely closing of the St. Albans Elementary School, the town should began assessing and planning how the town might optimize the use of the building when it becomes available. Some possibilities to consider might include a community center, a senior center, relocation of the town office, collaborating with Hartland for joint or separate town office space, spaces for small, entrepreneur type businesses and office space for professionals.	Board of Selectmen; Town Manager; Town Meeting
Given the town's aging population, we recommend the Board of Selectmen commission the creation of a demographic report on St. Albans older residents.	Board of Selectmen
The Selectmen should consider the creation of an ad hoc community committee to explore how the town, in concert with area health and social service providers, might work towards becoming an "Age Friendly Community" and how to best assist the town's aging residents to "successfully age in place" in their current	Board of Selectmen

residences.	
Using town records and other publicly available data sources, we recommend the town periodically assess the population level to ascertain any possible changes to the overall population number.	Board of Selectmen; Town Manager

B. Housing

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

Town Goal: To ensure that housing opportunities within the town are both safe and decent.

Policies	Strategies	Responsibility
To encourage and promote adequate workforce housing to support the community's and region's economic development.	Maintain, enact or amend 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.	Code Enforcement Officer; Town Manager; Board of Selectmen; Planning Board; Town Meeting
To ensure that land use controls encourage the development of quality affordable housing, including rental housing.	Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Code Enforcement Officer; Town Manager; Board of Selectmen; Planning Board; Town Meeting
To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	Town Manager; Board of Selectmen; Planning Board
	Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3) (M) and where	Code Enforcement Office; Board of Selectmen

	manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	
	Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	Board of Selectmen; Town Manager
	Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	Board of Selectmen; Local housing entrepreneurs;

Comprehensive Plan Committee Recommendations	Responsibility
In light of the town's aging population, the town should begin discussions with the Board of Directors of the St. Albans Senior Housing Corporation about future needs for senior housing in town.	Board of Selectmen; Town Manager

C. Economy

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

Town Goal: Promote an economic climate that increases employment opportunities and overall economic well-being while maintaining the town's rural character.

Policies	Strategies	Responsibility
To support the type of economic development activity the community desires, reflecting the community's role in the region.	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	Board of Selectmen

	director, a regional economic development initiative, or other).	
To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.	Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Town Manager; Board of Selectmen; Town Meeting
To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	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.)	Town Manager; Board of Selectmen; Town Meeting
	Participate in any regional economic development planning efforts	Town Manager; Board of Selectmen

Comprehensive Plan Committee Recommendations	Responsibility
We must do what it takes to protect the beauty of our town. It is our best asset.	Board of Selectmen; Town Manager; Code Enforcement Officer; All residents of St. Albans
The town needs to promote itself as being a desired destination for: a. Retirement b. Seasonal visitors and residents c. Employees who desire or have the opportunity to work remotely d. Employees who desire to live in a beautiful community and who are willing to commute a reasonable distance to their place of employment	Town Manager
The town must work towards obtaining robust, dependable, broadband access and service across the whole town. Access and service needs to become a high	Town Manager; Board of Selectmen; Ad Hoc Broadband Committee

priority municipal goal.	
The town needs to optimize its Internet presence as both a destination and as the gateway to the Maine Highlands. This should include enhancements to the town's Website, plus enhanced visibility through the Sebasticook Chamber of Commerce, the Mid-Maine Chamber of Commerce and the Maine Office of Tourism (visitmaine.com)	Town Manager
<p>The town needs to protect the existing natural assets. Strategies to accomplish this might include:</p> <ul style="list-style-type: none"> a. Creating a community conversation about the village appearance and development goals b. Keeping the lake clean c. Create a community conversation about how to protect farmland and current greenspace d. Create a conversation with the community and the planning board about the need for ordinances regarding the siting of wind, cellular and other towers e. Keeping the roads clean (organize volunteer litter pick-up) f. Continuing to maintain and expand public recreational access 	Board of Selectmen; Town Manager; Road Commissioner; Planning Board; Lakes Committee
<p>The town should explore ways how the town might support the town's seasonal population. Specific strategies might include:</p> <ul style="list-style-type: none"> a. Expanding opportunities for the seasonal population b. Providing easy links between the town's Website and seasonal services related vendors 	Board of Selectmen; Town Manager; Businesses in town;
The town should explore how the town might better support linking the needs of town residents	Town Manager
The town should explore the feasibility of creating an ad hoc economic development committee.	Board of Selectmen
The town should explore ways it can encourage and support the retention of existing businesses and service providers. One strategy might be the development of a business and services binder located at the town office where town business owners and service providers might list their business or services by category. The binder would be available for access by anyone seeking services locally.	Town Manager; Board of Selectmen; All businesses in town
The town should explore how St. Albans might better link with the service communities in the area such as	Town Manager; Board of Selectmen

Pittsfield, Newport-Palmyra and Skowhegan.	
As a response to the poverty related data, the town should explore how it might better address the needs of the poor within the community. One strategy might be to explore with surrounding communities how the town might apply the Community Opportunity Model developed by Donna Beegle, Ed.D. (http://www.combarriers.com/)	Town Manager; Board of Selectmen
The town should explore how it might link with the University of Maine Cooperative Extension and others regarding the promotion of local foods and the development of Buy Local and Use Local Services campaigns.	Town Manager; Board of Selectmen
The town should develop an economic development plan.	Board of Selectmen

D. Natural Resources

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

Town Goal: To protect the town's critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, shoreland, scenic vistas, and unique natural areas.

Policies	Strategies	Responsibility
To conserve critical natural resources in the community.	Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Code Enforcement Officer; Planning Board; Town Meeting
To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.	Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Planning Board; Code Enforcement Officer; Town Meeting
	Through local land use ordinances, require subdivision or non-residential property	Code Enforcement Officer; Planning Board; Town Meeting

	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.	
	Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	Planning Board; Board of Selectmen; Town Meeting
	Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	Town Manager; Board of Selectmen; Planning Board
	Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Board of Selectmen; Planning Board
	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.	Town Manager; Code Enforcement Officer

Comprehensive Plan Committee Recommendations	Responsibility
Earmark funds to conduct multiple seasonal total phosphorous tests.	Board of Selectmen; Town Meeting
Earmark funds for modern electronic water testing equipment.	Board of Selectmen; Town Meeting
Earmark funds for the purchase of additional navigational buoys.	Board of Selectmen; Town Meeting
Encourage the creation of a volunteer group within the lakes committee to survey those lakes not being presently monitored, conduct annual shoreline inspections and be on the lookout for invasive aquatic plants.	Town Manager; Lakes Committee
Appoint one town employee to monitor the water level of the lake and adjust accordingly.	Town Manager
Earmark funds to divert run-off from the Town Landing Road away from the lake and also at other sedimentation point sources.	Board of Selectmen; Town Meeting
Recommend to the Planning Board that the Shoreland Zoning Ordinance be updated to include a 100 foot buffer of streams with populations of wild brook trout.	Planning Board, Board of Selectmen; Town Meeting
Recommend that the newly formed Lakes Committee, which came about as a result of this Comprehensive Planning process, take the lead in promoting an understanding of the Natural Heritage Network Occurrences, especially in the vicinity of Indian Pond and Little Indian Pond.	Lakes Committee, Town Manager, Board of Selectmen

Water Resources

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

Town Goal: To protect the quality and manage the quantity of the town's water resources, including lakes, aquifers, great ponds, streams and water shed areas.

Policies	Strategies	Responsibility
To protect current and potential drinking water sources.	Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance	Planning Board; Code Enforcement Officer; Town Meeting

	<p>standards consistent with:</p> <p>a. Maine Stormwater Management Law and Maine Stormwater regulations</p> <p>b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</p> <p>c. Maine Pollution Discharge Elimination System Stormwater Program</p>	
To protect significant surface water resources from pollution and improve water quality where needed.	Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Planning Board; Code Enforcement Officer; Town Meeting
To protect water resources in growth areas while promoting more intensive development in those areas.	Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	Code Enforcement Officer; Planning Board
To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.	Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	Planning Board; Code Enforcement Officer; Town Meeting
To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	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	Code Enforcement Officer; Town Manager;

	Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	
	Adopt water quality protection practices 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.	Planning Board; Code Enforcement Officer
	Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Town Manager; Planning Board; Board of Selectmen
	Provide educational materials at appropriate locations regarding aquatic invasive species.	Lakes Committee

Agriculture and Forest Resources

State Goal:

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

Town Goal:

To promote and safeguard the town's agricultural and forest resources.

Policies	Strategies	Responsibility
To safeguard lands identified	Consult with the Maine	Planning Board

as prime farmland or capable of supporting commercial forestry.	Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	
To support farming and forestry and encourage their economic viability.	Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Board
	Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	Planning Board; Board of Selectmen; Town Meeting
	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.	Planning Board; Town Meeting
	Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	Town Manager; Code Enforcement Officer
	Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards,	Code Enforcement Officer; Planning Board; Town Manager

	and pick-your-own operations.	
	Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	Board of Selectmen; Town Manager

E. Social, Cultural and Recreational Resources

Recreation

State Goal:

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

Town Goal:

To further identify and preserve the town's historic and archaeological resources.

Policies	Strategies	Responsibility
To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.	Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	Town Manager; Board of Selectmen
To preserve open space for recreational use as appropriate.	Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems	Town Manager; Board of Selectmen; Snowmobile club; ATV Club

	where possible.	
To seek to achieve or 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.	Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	Town Manager; Snow Mobile Club; ATV Club
	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	Town Manager; Snow Mobile Club; ATV Club

Historical and Archaeological Resources

State Goal:

To preserve the State's historic and archaeological resources

Town Goal:

To promote and protect the availability of outdoor recreation opportunities for all town residents and visitors, including access to surface waters.

Policies	Strategies	Responsibility
Protect to the greatest extent practicable the significant historic and archaeological resources in the community.	For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to	Planning Board; Code Enforcement Officer

	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.	
	Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Planning Board; Board of Selectmen; Town Meeting
	Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	Town Manager; St. Albans Historical Society

Social, Cultural and Recreational Resources

Comprehensive Plan Committee Recommendations	Responsibility
Create trails, biking and walking paths. This is a good way to meet an expressed recreational need with limited resources.	Town Manager; Board of Selectmen
Identify and facilitate the development of a senior social center	Town Manager; Board of Selectmen
Facilitate a network for "active seniors" who could co-ordinate their own social and recreational activities (walking, bingo, fishing, etc.)	Town Manager

Further exploration re: community lake culture. (Restrictions, lake association, et all.) A lake association would require a strategy or creative campaign to ensure adequate participation.	Lakes Committee; Town Manager
Re-evaluate potential for a public beach.	Town Manager; Board of Selectmen
Elicit input from seasonal population about their recreational needs.	Town Manager
Consider a baseline "noise ordinance" to protect rural ambient sounds.	Planning Board
Address litter, it matters. (Facilitate volunteer pick-up, explore expanded town responsibility.)	Town Manager
Assess adequacy and availability of ATV and snowmobile trail maps.	Town Manager; ATV and Snowmobile Clubs
Incorporate "Maine Highlands" search term in town website.	Town Manager
Elicit input from town residents about additional, existing historic or archeological sites they might be aware of.	Town Manager
Consider a discussion or baseline ordinance re: large lighted or flashing signs.	Planning Board
Optimize use of Town Hall for cultural venues.	Town Manager
Explore a strategy or guideline to address abandoned, derelict or damaged buildings.	Town Manager; Board of Selectmen
<p>Optimize web access to information about recreational/seasonal opportunities</p> <ul style="list-style-type: none"> a. Create a page or link within town website dedicated to supporting recreational opportunities for residents and visitors. b. List all the recreational/social clubs/opportunities in St. Albans c. List camp rentals, property services, with contact information d. List providers of seasonal or recreational services: i.e. hunting guides, snow removal, property services or assistance e. Post trail maps. ATV, snowmobile and walking trails f. Use as bulletin board to facilitate network for "active seniors" to post and connect on the town website. 	Town Manager

F. Land Use

State Goal: None

Town Goal:

To generate alignment between the town's land use practices and the town's vision.

Policies	Strategies	Responsibility
None	None	

Comprehensive Plan Committee Recommendations	Responsibility
The town should continue to maintain communication with agricultural operators in town in order to preserve the good relationship which now exists.	Town Manager
The Planning Board should be watchful for potential or real changes in land use which could change the town's character and make recommendations for appropriate regulatory action if called for.	Planning Board
The Planning Board should consider means to direct any future industrial growth toward areas where that growth would not adversely impact the Town's rural character.	Planning Board

G. Public Facilities and Services

State Goal:

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

Town Goal:

To Plan for, finance and develop an effective and efficient system of town public facilities and services to accommodate today's needs as well as anticipated growth and economic development.

Policies	Strategies	Responsibility
To provide public facilities	Locate new public facilities	Town Manager; Board of

and services in a manner that promotes and supports growth and development in identified growth areas.	comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Selectmen
	Explore options for regional delivery of local services.	Town Manager

Comprehensive Plan Committee Recommendations	Responsibility
Encourage public participation in school-related meetings, both at the Board and local levels. Announce all meetings on the town website and to the listserv.	Town Manager; Board of Selectmen
Town management should work with school board members to establish better ways of sharing information and goals.	Town Manager; Board of Selectmen
We recommend a committee be formed now to research and recommend possibilities for future use of the existing St. Albans Consolidated School building and property. The existing technology infrastructure should be a strong consideration.	Town Manager; Board of Selectmen
As the town population ages, fewer households have connections to the school. Intergenerational programs could build reciprocal support and have the potential to fill service gaps.	Town Manager; Board of Selectmen
Investigate possibilities to facilitate transportation for high-risk children to attend pre-kindergarten.	Town Manager; School Superintendent
When it comes to municipal buildings, the most important recommendation is the building of a new fire station. We have started to save for this project which will be very expensive. The firemen are recommending that this building include a space for the possibility of future ambulance storage with a 24 hour on call crew, which at this point would be provided by Seabasticook Valley Hospital. The firemen are also recommending that the building be complete with a generator, so that it can be approved for an emergency shelter facility. It is possible that with these two considerations, it might improve our chances for a grant to assist with the project.	Town Manager; Board of Selectmen; Fire Chief; Fire Department

It is recommended that the Town owned equipment be maintained to keep it in top condition, thus not needing replacement as often. The Road Commissioner and Fire Chief will keep the Selectmen and Town Manager informed as to the needs of new equipment.	Road Commissioner; Fire Chief; Town Manager
It is recommended that the Town look into funding repairs for the two lower dams if they want to keep them. It is not an option to just ignore them. State and Federal laws mandate that they either be maintained or removed. Either way local funds must be expended. Residents will have to decide which way they wish to proceed.	Town Manager
The town should make every effort to support fire fighter recruitment.	Fire Chief; Fire Department Members; Town Manager; Board of Selectmen
The town, in conjunction with the Fire Chief and fire department, should explore ways residents might be able to provide voluntary assistance to the fire department in administrative, education, prevention, or other non-firefighting roles to ease the burden on firefighters.	Fire Chief; Town Manager
Given the importance of Big Indian Lake to the town and its residents, repair of the upper dam is of utmost importance.	Town Manager; Board of Selectmen; Town Meeting

H. Transportation

State Goal:

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

Town Goal:

To plan for, finance and develop an effective, efficient and safe network of roads and highways within the town.

Policies	Strategies	Responsibility
To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation	Road Commissioner; Town Manager; Board of Selectmen

	network.	
To safely and efficiently preserve or improve the transportation system.	Initiate or actively participate in regional and state transportation efforts.	Town Manager
To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.	Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A. 	Planning Board; Code Enforcement Officer; Road Commissioner; Board of Selectmen; Town Meeting
To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).	Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	Planning Board; Code Enforcement Officer; Road Commissioner; Board of Selectmen; Town Meeting
To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.		

Comprehensive Plan Committee Recommendations	Responsibility
The town should continually monitor current land use to determine road improvement priorities.	Town Manager; Code Enforcement Officer; Planning Board
Continue to develop a 5 year Highway Improvement Plan,	Road Commissioner; Town

with annual updating.	Manager
Utilize the Road Surface Management software program to determine priorities and highway improvement needs.	Road Commissioner; Town Manager
Analyze and estimate the cost of resurfacing or reclaiming paved roads to provide information on future expenditures to maintain existing paved roads and any roads paved in future years.	Road Commissioner; Town Manager
Explore a means to develop a sidewalk from the intersection of the Hartland Road/Corinna Road intersection to Water Street.	Road Commissioner; Town Manager
Develop additional parking area adjacent to the Town Hall by acquiring the vacant residence and lot between the Town Hall and the Grange Hall.	Road Commissioner; Board of Selectman; Town Manager
Develop additional parking spaces and find ways to better use the existing parking spaces at the Mason Corner Road ball field.	Road Commissioner; Town Manager
Develop a road standard for use when new town roads are built or for when an existing town road requires major rebuilding.	Road Commissioner

I. Health

State Goal: None

Town Goal: None

Comprehensive Plan Committee Recommendations	Responsibility
Encourage the Town Manager and/or Board of Selectmen to continue to seek opportunities to further develop recreational facilities in St. Albans that will benefit all the citizens of St. Albans.	Town Manager; Board of Selectmen
Recognizing the importance of health, wellness and well-being, we recommend that the town manager explore ways to take advantage of free- and low-cost wellness resources (particularly Healthy Sebasticook Valley programs) that would benefit the residents of St. Albans.	Town Manager
The town should help to promote KVCAP and SVH Courtesy Van to supplement informal (neighbor to neighbor) transportation assistance.	Town Manager
The town should better promote existing resources and	Town Manager

programs related to healthcare and social services available to the residents of St. Albans. One example of this would be to provide a health and social services page on the town's Website.	
The town should promote the utilization of the 211 service	Town Manager
Recognizing the critical role that Broadband access plays in telemedicine and telehealth, we recommend the town partner with adjacent and surrounding communities to secure broadband access across the whole town.	Town Manager
Recognizing the important role social connections play in individual health, we recommend the town and the St. Albans Senior Housing Corp. explore ways to enhance social and recreational opportunities for all seniors in St. Albans.	Town Manager; Board of Selectmen; Board of Directors, St. Albans Housing Corporation

J. Broadband Access

State Goal: None

Town Goal: None

Committee Recommendations	Responsibility
The town should use all legal means available to encourage public utilities such as the land-line telephone provider, cable television provider and any other utility to upgrade or build a plant which will allow St. Albans residents to have high speed broadband access.	Town Manager; Board of Selectmen
The town should continue to participate in the Eastern Somerset Broadband Committee	Town Manager; Ad Hoc Broadband Committee
A Broadband committee should be appointed by the Selectmen. This committee should be charged with taking the lead on addressing how to bring broadband access and services town wide. To achieve this, the committee should a. Take the lead on informing and engaging the community b. Follow broadband issues and developments state-wide c. Seek to identify a person or persons in St. Albans willing to look for grant opportunities which might be	Board of Selectmen

offered by State agencies related to broadband planning and infrastructure development d. Watch for changes in technology which might reduce the cost of providing broadband access to the businesses and residents of St. Albans	
The town should create a Web page on the town's Website dedicated to the broadband issue which could serve as one way to begin to increase awareness and educate residents	Town Manager

K. Municipal Finances and Capital Improvements

State Goal:

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

Town Goal:

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

Policies	Strategies	Responsibility
To finance existing and future facilities and services in a cost effective manner.	Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Town Manager; Board of Selectmen
To explore grants available to assist in the funding of capital investments within the community.		
To reduce Maine's tax burden by staying within LD 1 spending limitations.		

Comprehensive Plan Committee Recommendations	Responsibility
Town should continue to research and apply for grants when appropriate.	Town Manager; Board of Selectmen
Continue to keep a healthy fund balance and utilize it when possible to keep tax rate as low as possible and/or fund necessary projects.	Town Manager; Board of Selectmen
Appropriate money to Reserve Accounts, when possible, to save for the future.	Town Manager; Board of Selectmen; Town Meeting
Continue to work on a five-year plan and to follow it as closely as possible, updating it each year.	Town Manager

L. Future Land Use Plan

State Goal:

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

Town Goal:

To encourage orderly growth and development within St. Albans, while protecting the town's natural beauty and rural character, making efficient use of public services, and preventing development sprawl.

Policies	Strategies	Responsibility
To coordinate the community's land use strategies with other local and regional land use planning efforts.	Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Code Enforcement Officer; Town Manager;
To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	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	Code Enforcement Officer; Town Manager

	<p>b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas</p> <p>c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.</p> <p>d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.</p>	
To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Town Manager; Board of Selectmen; Town Meeting
To establish efficient permitting procedures, especially in growth areas.	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Town Manager; Board of Selectmen
To protect critical rural and critical waterfront areas from the impacts of development.	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.	Code Enforcement Officer; Town Manager
	Track new development in the community by type and location.	Code Enforcement Officer; Town Manager
	Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land	Town Manager; Board of Selectmen; Town Meeting

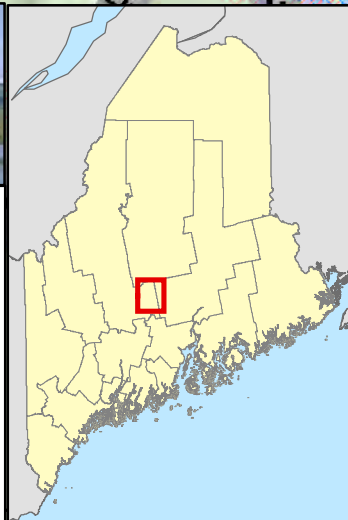
	Use Plan.	
	Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Town Manager; Board of Selectmen; Planning Board

Appendices

MAPS SECTION

Regional Map
Building a Regional Landscape
Saint Albans

This map is nonregulatory and is intended for planning purposes only



LEGEND

The data presented here represents a compilation of core Beginning with Habitat map products. Comprehensive field surveys do not exist for all areas in Maine, so some important habitats may not be mapped. Habitat features on this map are based on limited field surveys, aerial photo interpretation, and computer modeling. Habitat data is updated regularly. Map users should consult with the Beginning with Habitat program to verify that data illustrated on this map is still current prior to utilizing it for planning decisions.

This regional map provides a landscape view of water resources, high value plant and animal habitats, and undeveloped habitat blocks. For more detailed information, please consult the 1:24,000 (town level) Beginning with Habitat "Water Resources and Riparian Habitats", "High Value Plant and Animal Habitats" and "Undeveloped Habitat Blocks" maps. Availability of town level maps can be found at: www.beginningwithhabitat.org/the_maps/map_availability.html

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed Area of impervious surfaces including buildings and roads

MAP 1: Water Resources and Riparian Habitats

Riparian Buffer

Ponds ≥ 10 acres (Great Ponds), rivers, coastal waters, and wetlands ≥ 10 acres in size are surrounded by a 250 foot riparian buffer zone. Streams are surrounded by a 75 foot riparian buffer zone.

NWI Wetlands ≥ 10 Acres

The National Wetlands Inventory (NWI) uses aerial photographs from the mid-1980s to identify wetlands based on visible signs of wetland vegetation, hydrology, and geography. The NWI maps are not based on field wetland delineations and given the limits of aerial photo interpretation, do not depict all wetlands that occur. Ground verification should be used to determine actual wetland boundaries and NWI maps should be considered as only a planning tool to determine potential wetland locations.

MAP 2: High Value Plant and Animal Habitats

Essential Wildlife Habitats (MDIFW)

Maine's Department of Inland Fisheries & Wildlife (MDIFW, www.maine.gov/fwi) maps areas currently or historically providing habitat essential to the conservation of endangered or threatened species including roseate terns, piping plovers, and least terns as directed by the Maine Endangered Species Act. These regulated areas may require special management. Identification of Essential Habitat areas is based on species observations (occupancy). For more information about Essential Wildlife Habitats, go to www.maine.gov/fwi/wildlife/species/endangered_species/essential_habitat/introduction.htm. These habitat layers also may be downloaded from the Maine Office of GIS Data Catalog at <http://apollo.ogis.state.me.us/catalog>.

Significant Wildlife Habitats (MDIFW)

Maine's Natural Resources Protection Act (NRPA, 1988) was intended to slow further degradation and loss of Maine's natural resources. This act regulates activities within and adjacent to wetlands, streams, and other natural resources, but also regulates activities that could threaten the state's Significant Wildlife Habitats. Mapped Significant Wildlife Habitats include tidal and inland waterfowl/wading bird habitat, deer wintering areas, seabird nesting islands, shorebird areas, and significant vernal pools. For more information about NRPA, go to: www.maine.gov/dep/blw/docs/land/nrpage.htm.

Natural Heritage Network Occurrences (Plants/Animals/Communities)

Plants- Observations of plants cataloged by the Maine Natural Areas Program (MNAP) that are rare in Maine. Locations have been field-verified within the last 20 years.

Animals- Observations of wildlife species that are endangered, threatened, or rare in Maine. Mapped by the Maine Department of Inland Fisheries and Wildlife.

Communities- The MNAP has classified and distinguished 98 different natural community types that collectively cover the state's landscape. These include such habitats as floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (rare) through 5 (common). Mapped rare natural communities or ecosystems, or exemplary examples of common natural communities or ecosystems, are based on field surveys and aerial photo interpretation. Consult with an MNAP ecologist to determine conservation needs of particular communities or ecosystems.

High Value Habitat for Priority Trust Species (USFWS)

This data layer portrays the highest value habitat from the Gulf of Maine Watershed Habitat Analysis, a habitat suitability model developed by the U.S. Fish & Wildlife Service (USFWS) Gulf of Maine Coastal Program. The analysis evaluated existing field data and scientific literature for 91 species of fish, wildlife, and plants important to USFWS in the Gulf of Maine watershed and ranked the landscape based on potential habitat for each species. This theme shows only the most important habitat (top 25%) for all species combined and excludes areas less than 5 acres. For more information please see the 1:24,000 Map 2 "High Value Plant and Animal Habitats" and Map 8 "Valuable Habitats for USFWS Priority Trust Species." For more information about the Gulf of Maine Watershed Habitat Analysis please visit: <http://www.fws.gov/northeast/gulfofmaine>.

MAP 3: Undeveloped Habitat Blocks

Undeveloped Habitat Blocks (MDIFW)

Undeveloped habitat blocks are areas with relatively little development and that provide opportunity for meaningful habitat conservation. These areas remain mostly unfragmented and are likely to include habitat conditions of a quality that could be expected to support most terrestrial species known to occur in the given region. Undeveloped habitat blocks have been depicted on this map by removing areas within 250-500 feet, based on intensity, of all improved roads identified by the Maine Department of Transportation and all developed areas identified in the 2006 MELCD Land Use/Land Cover and 2005 Impervious Surface data.

Development Buffer (MDIFW)

(note: transparent layer)

Areas defined by a 250-500 foot, intensity based zone of influence around all improved roads identified by the Maine Department of Transportation and all developed areas identified in the 2006 MELCD Land Use/Land Cover and 2005 Impervious Surface data.

Focus Areas

Focus Areas of Statewide Ecological Significance
(note: not present in all regions)

Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscape (the combined elements of Beginning with Habitat Maps 1-3). Focus area boundaries were drawn by MNAP and MDIFW biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: <http://www.maine.gov/doc/nrm/mnap/focusarea/index.htm>

Data and Information Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES
Maine Office of GIS; *metwp24*
ROADS
Maine Office of GIS, Maine Department of Transportation; *medotpub*, E911rds, *railroutesys*
HYDROLOGY
U.S. Geological Survey; *NHDH Maine*
DEVELOPED
Maine Office of GIS, Maine Department of Environmental Protection; *imperv*
FOCUS AREA BOUNDARIES
Maine Natural Areas Program
NATIONAL WETLANDS INVENTORY
U.S. Fish & Wildlife Service; *NWI*
RIPIARIAN BUFFERS
Maine Natural Areas Program
HIGH VALUE PLANT & ANIMAL HABITATS
Maine Office of GIS, Maine Dept. of Inland Fisheries & Wildlife, Maine Natural Areas Program, U.S. Fish & Wildlife Service; *ehpvtm*, *ehntm*, *shorebird*, *iwwh*, *shorezone*, *iwwh*, *snl*, *forest91*, *fresh91*, *grass91*, *saline91*, *gomic7*, *dwa*, *svpbuffers*
PLANTS, ANIMALS, AND NATURAL COMMUNITIES
Maine Department of Inland Fisheries & Wildlife, Maine Natural Areas Program
UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER
Maine Department of Inland Fisheries & Wildlife

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/megis/>
Maine Natural Areas Program: <http://www.maine.gov/doc/nrm/mnap>
Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/fwi/>
U.S. Fish & Wildlife Service: Gulf of Maine Coastal Program- <http://www.fws.gov/GOMCP/>
Maine Department of Transportation: <http://www.maine.gov/mdot/>

DIGITAL DATA REQUEST

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http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

Beginning with HABITAT

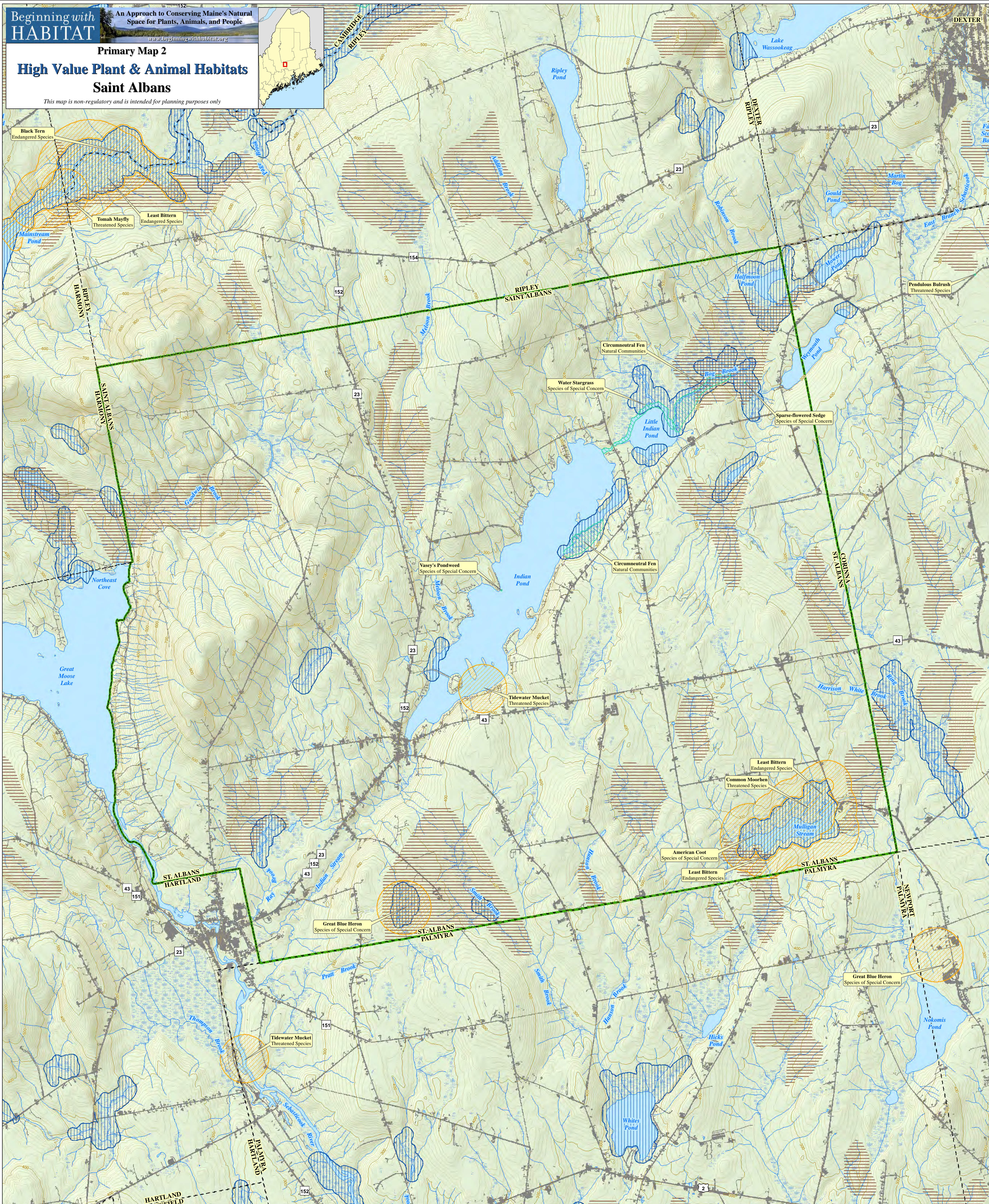
An Approach to Conserving Maine's Natural Space for Plants, Animals, and People

Primary Map 2

High Value Plant & Animal Habitats

Saint Albans

This map is non-regulatory and is intended for planning purposes only



LEGEND

Beginning with Habitat (BwH) is a voluntary tool intended to assist landowners, resource managers, planners, and municipalities in identifying and making informed decisions about areas of potential natural resource concern. This data includes the best available information provided through BwH's coalition partners as of the map date, and is intended for information purposes only. It should not be interpreted as a comprehensive analysis of plant and animal occurrences or other local resources, but rather as an initial screen to flag areas where agency consultation may be appropriate. Habitat data sets are updated continuously as more accurate and current data becomes available. However, as many areas have not been completely surveyed, features may be present that are not yet mapped, and the boundaries of some depicted features may need to be revised. Local knowledge is critical in providing accurate data. If errors are noted in the current depiction of resources, please contact our office. Some habitat features depicted on this map are regulated by the State of Maine through the Maine Endangered Species Act (Essential Habitats and threatened and endangered species occurrences) and Natural Resources Protection Act (Significant Wildlife Habitat). We recommend consultation with MDIFW Regional Biologists or MNAP Ecologists if activities are proposed within resource areas depicted on this map. Consultation early in the planning process usually helps to resolve regulatory concerns and minimize agency review time. For MDIFW and MNAP contact information, visit <http://www.beginningwithhabitat.org/contacts/index.html>.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces such as buildings and roads

Rare, Threatened, or Endangered Wildlife

Known rare, threatened, or endangered species occurrence and/or the associated habitats based on species sightings.

Consult with an MDIFW regional biologist to determine the relative importance and conservation needs of the specific location and supporting habitat. For more information regarding individual species visit our website, http://www.maine.gov/ifw/wildlife/species/endangered_species/state_list.htm, for species specific fact sheets.

The Federal Endangered Species Act requires actions authorized, funded, or carried out by federal agencies be reviewed by the U. S. Fish and Wildlife Service. If your project occurs near an occurrence of the Atlantic Salmon, Roseate Tern, Piping Plover, Canada Lynx, New England Cottontail, Fish's Housewren, or Small-whorled Pagonia contact the Maine Field Office, USFWS, 1168 Main St., Old Town, ME 04468.

Rare or Exemplary Plants and Natural Communities

Rare Plant Locations

Known rare, threatened, or endangered plant occurrences are based on field observations. Consult with a Maine Natural Areas Program (MNAP) Ecologist to determine conservation needs of particular species. For more information regarding rare plants, the complete list of tracked species and fact sheets for those species can be found at: http://www.maine.gov/dacf/mnap/features/rare_plants/index.htm

Rare or Exemplary Natural Community Locations

The MNAP has classified and distinguished 98 different natural community types that collectively cover the state's landscape. These include such habitats as floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (rare) through 5 (common). Mapped rare natural communities or ecosystems, or exemplary examples of common natural communities or ecosystems, are based on field surveys and aerial photo interpretation. Consult with an MNAP Ecologist to determine conservation needs of particular communities or ecosystems.

Essential Wildlife Habitats

Roseate Tern Nesting Area or Piping Plover-Least Tern Nesting, Feeding, & Brood-Rearing Area

Maine's Department of Inland Fisheries & Wildlife (MDIFW, www.state.me.us/ifw) maps areas currently or historically providing habitat essential to the conservation of endangered or threatened species as directed by the Maine Endangered Species Act (12 MRSA, Chapter 925, Subchapter 3, Sections 12804 and 12806) and regulations (MDIFW Rules, Chapter 8.05). Identification of Essential Habitat areas is based on species observations and confirmed habitat use. If a project occurs partly or wholly within an Essential Habitat, it must be evaluated by MDIFW before state and/or municipal permits can be approved or project activities can take place.

Significant Wildlife Habitats

- Candidate Deer Wintering Area
Forested area possibly used by deer for shelter during periods of deep snow and cold temperatures. Assessing the current value of a deer wintering area requires on-site investigation and verification by IF&W staff. Locations depicted should be considered as approximate only.
- Inland Waterfowl / Wading Bird
Freshwater breeding, migration/staging, and wintering habitats for inland waterfowl or breeding, feeding, migration, or roosting habitats for inland wading birds.
- Seabird Nesting Island
An island, ledge, or portion thereof in tidal waters with documented, nesting seabirds or suitable nesting habitat for endangered seabirds.
- Shorebird Areas
Coastal staging areas that provide feeding habitat like tidal mud flats or roosting habitat like gravel bars or sand spits for migrating shorebirds
- Tidal Waterfowl / Wading Bird
Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, feeding, migrating, or roosting areas for coastal wading birds. Tidal Waterfowl/Wading Bird habitats include aquatic beds, eelgrass, emergent wetlands, mudflats, seaweed communities, and reefs.
- Significant Vernal Pools
A pool depression used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250 ft of the spring or fall high water mark. A vernal pool must have the following characteristics: natural origin, nonpermanently hydroperiod, lack permanently flowing inlet or outlet, and lack predatory fish.

Maine's Natural Resources Protection Act

Maine's Natural Resources Protection Act (NRPA, 1988) is administered by the Maine Department of Environmental Protection (MDEP; <http://www.maine.gov/dep/bwq/docstand/nrpape.htm>) and is intended to prevent further degradation and loss of natural resources in the state, including the above Significant Wildlife Habitats that have been mapped by MDIFW. MDEP has regulatory authority over most Significant Wildlife Habitat types. The regional MDEP office should be consulted when considering a project in these areas.

Atlantic Salmon Spawning/Rearing Habitat

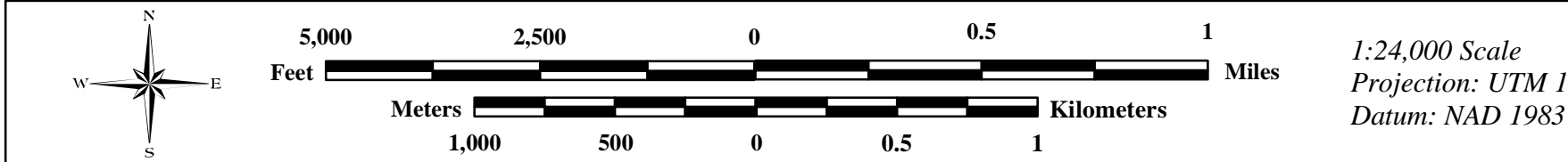
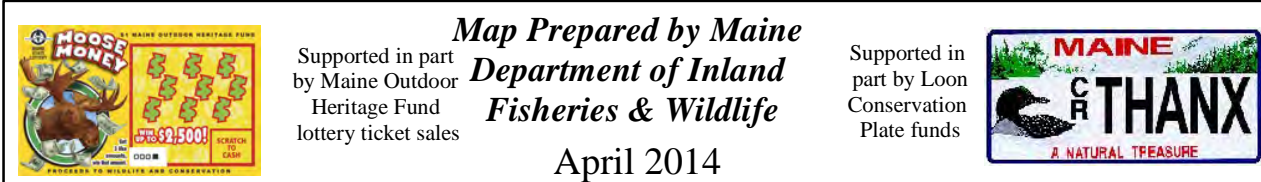
- Atlantic Salmon Rearing Habitat
- Atlantic Salmon Spawning Habitat
- Atlantic Salmon Limited Spawning Habitat

Mapped by Atlantic Salmon Commission (ASC) and US Fish & Wildlife Service (USFWS) from field surveys on selected Penobscot and Kennebec River tributaries and the Denny's, Ducktrap, East Machias, Machias, Pleasant, Narragansuc, and Sheepscot Rivers.

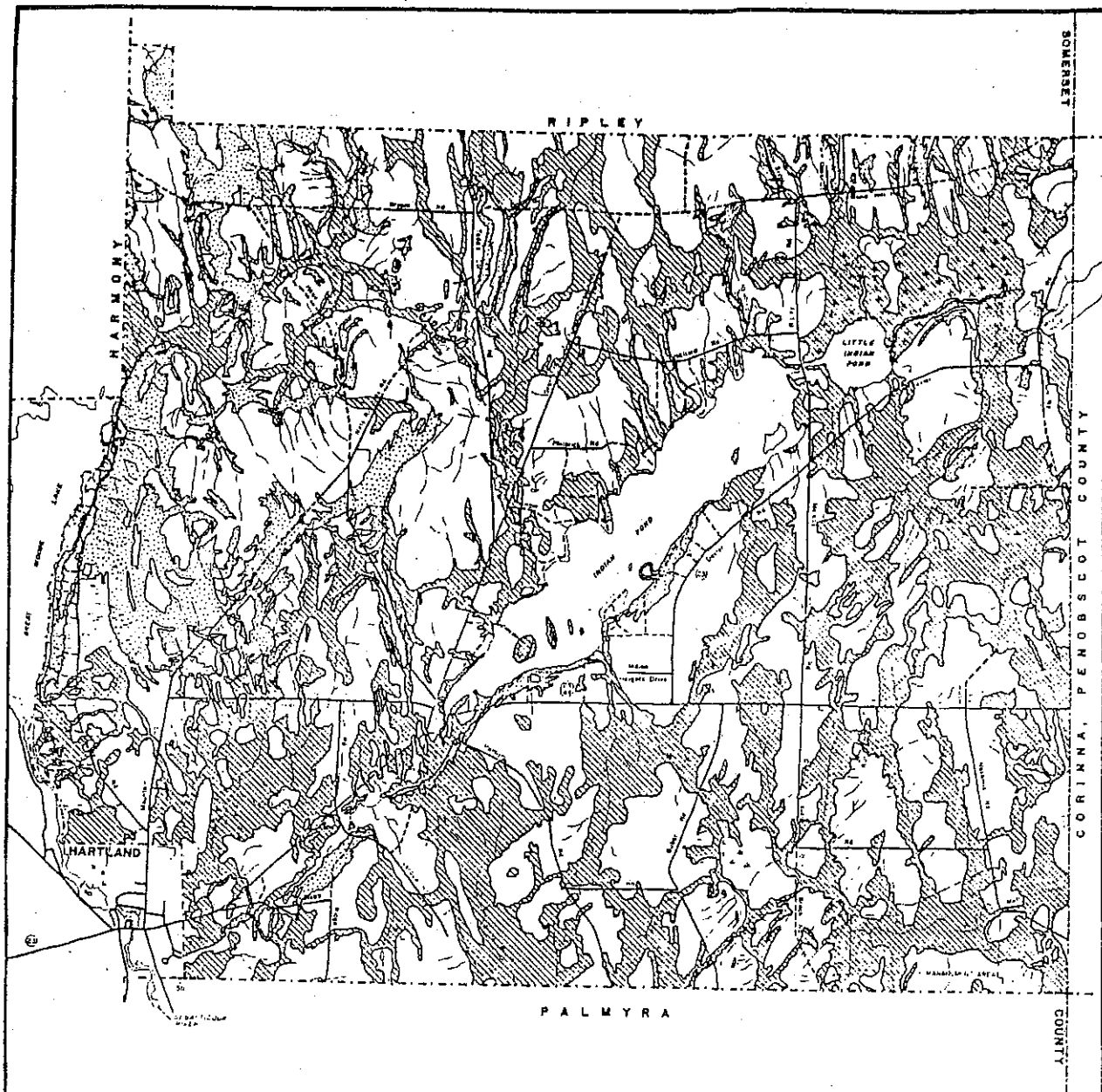
Data Sources

DATA SOURCE INFORMATION
TOWNSHIP BOUNDARIES
Maine Office of GIS: *Matwp24* (2013)
ROADS
Maine Office of GIS, Maine Department of Transportation: *Medotpub* (2013)
HYDROLOGY
U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)
DEVELOPED
Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: *Imperv* (2011)
ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS
Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife: *DWA, ETSC, Ehlprlm, Ehltrm, JWWH, Sni, Shorebird, TWWH* (2003-2013)
RARE NATURAL COMMUNITIES & PLANTS
Maine Natural Areas Program: *MNAP_ess* (2013)
ATLANTIC SALMON HABITAT
Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: *Ashab3* (2013)
DATA SOURCE CONTACT INFORMATION
Maine Office of GIS: <http://www.maine.gov/megs/catalog/>
Maine Natural Areas Program: <http://www.maine.gov/dep/bwq/mnap/>
Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifw/>
U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfmaine.fws.gov>
Maine Atlantic Salmon Commission: <http://www.maine.gov/asc/>
Maine Department of Transportation: <http://www.maine.gov/mdot/>




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1:24,000 Scale
Projection: UTM 19N
Datum: NAD 1983



LEGEND

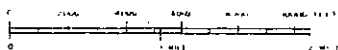
-  STEEP SLOPES (greater than 20%)
-  POOR SOILS (on slopes less than 20%)
-  FAIR AND GOOD SOILS (on slopes less than 20%)

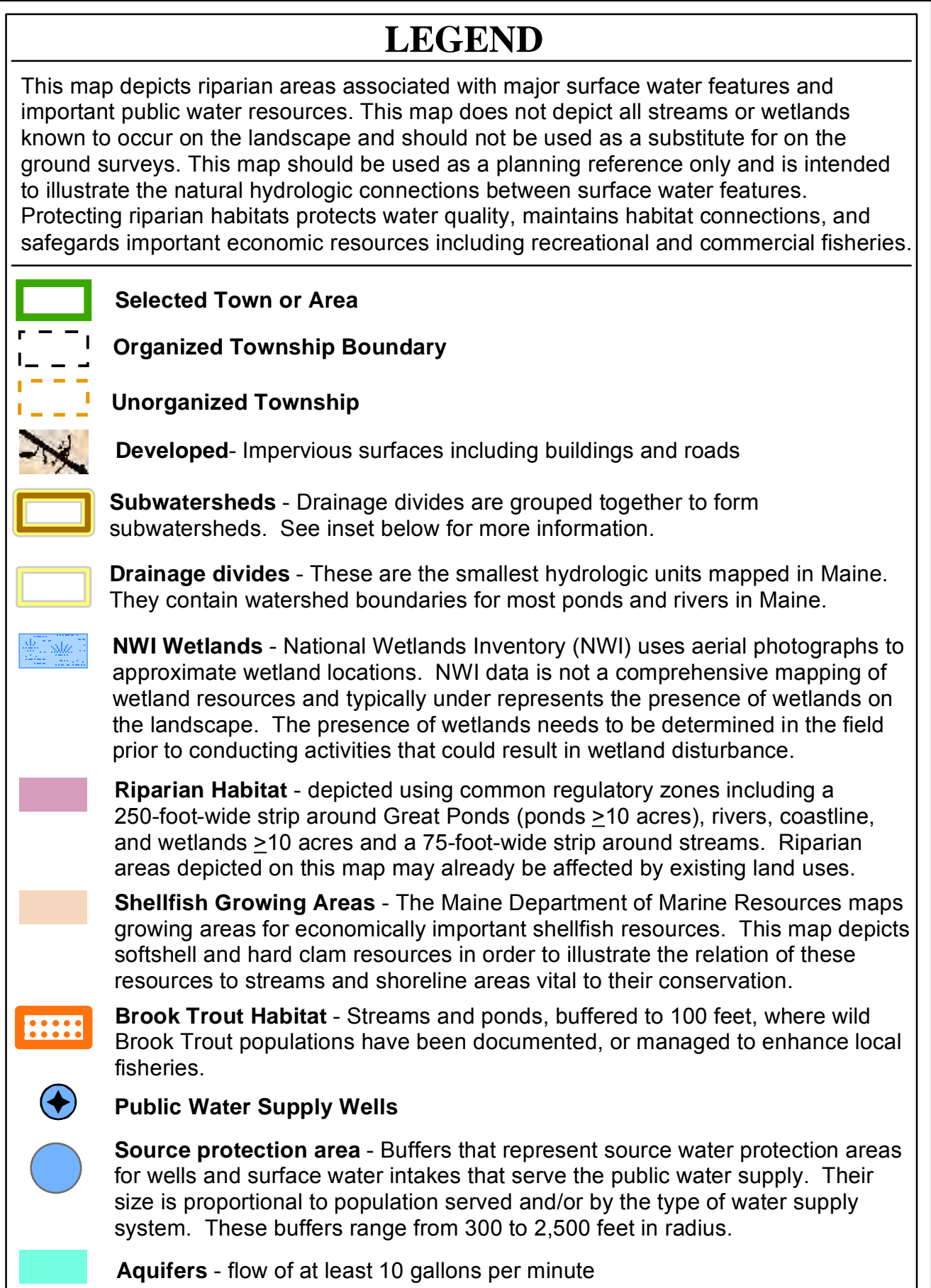
Saint Albans STEEP SLOPES AND SOILS

Source: U.S.G.S. TOPOGRAPHY MAPS, 1982; SCS MAPS, 1966


Prepared by Maine Tomorrow, Hallowell, Maine


50 ACRES
10 ACRES
1 ACRE






A watershed includes all of the land that drains to a common waterbody. The areas within the watershed are linked ecologically by the water, sediment, nutrients, and pollutants that flow through them. For the purpose of mapping "hydrological units," watersheds are often grouped into larger drainages or divided into smaller ones. Drainage divides (shown on main map as yellow line), are the smallest hydrological units and generally drain into small ponds, wetlands, or streams. These units are grouped into subwatersheds (HU12) and are represented on the main map and the above inset map by the yellow-brown-yellow outlines.

 **Main Map Extent**

 **Selected Town or Area**

 **Subwatersheds**

1 inch = 4 miles

A 3D cross-sectional diagram of the water cycle. It shows a landscape with a green hill and a blue lake. Arrows indicate the movement of water: precipitation falls from the sky; transpiration and evaporation rise from the land and water; overland runoff flows from the hill into the lake; infiltration shows water seeping into the ground from both the hill and the lake; and groundwater is shown as a layer beneath the surface with arrows indicating its flow.

Precipitation is the source of all water. Surface water and ground water are related. Drinking water can come from either source. Ground contaminants can affect both. The relationship between ground water and surface water is part of the **hydrologic cycle**. **Precipitation** that falls from the atmosphere as rain or snow reaches the land surface and recharges rivers, lakes, wetlands, and other surface bodies of water directly through **overland runoff**. Surface water also seeps into the ground through **infiltration** and eventually reaches the ground water; or through **evaporation**, returns to the atmosphere. Water evaporates from leaves and stems of plants through **transpiration**.

Maine's Mandatory Shoreland Zoning Act is intended to protect water quality, conserve wildlife habitat, and preserve the natural beauty of Maine's shoreline areas. Successful implementation requires local awareness of and appreciation for surface water resources and effective enforcement of setback and buffer requirements.

- At a minimum, Maine's shoreland zones include all land within:
- 250 feet of the high-water line of any pond over 10 acres, any river that drains at least 25 square miles, and all tidal waters and saltwater marshes;
 - 250 feet of a freshwater wetland over 10 acres (except "forested" wetlands); and
 - 75 feet of a stream that is either an outlet stream of a great pond, or located below the confluence of two perennial streams as depicted on a USGS topographic map.

Shoreland zoning encourages towns to provide greater protection to their local water resources by applying shoreland zone protections to additional resource types such as smaller streams and wetlands, and rare terrestrial features. For specific guidance regarding Maine's Mandatory Shoreland Zoning Act contact the Dept. of Environmental Protection Shoreland Zoning Unit: 207-287-3901 (Augusta), 207-822-6300 (Portland), 207-941-4116 (Bangor). www.maine.gov/dep/blwq/docstand/szpage.htm





DATA SOURCE INFORMATION	SHELLFISH
TOWNSHIP BOUNDARIES	Maine Department of Marine Resources;
Maine Office of GIS (2013); <i>metwp26</i>	<i>softshell_clams</i> , <i>hard_clams</i>
ROADS	RIPARIAN BUFFERS
Maine Office of GIS, Maine Department of Transportation (2013); <i>medotpub</i>	Maine Office of GIS, Maine Natural Areas Program (2011)
HYDROLOGY	WELLS, WELL BUFFERS
USGS National Hydrography Dataset (NHD) (2011)	Maine Office of GIS, Maine Department of Human Services-Drinking Water Program (2004); <i>wells</i> , <i>wellsbuf</i>
DEVELOPED	AQUIFIERS
Maine Office of GIS, Maine Department of Environmental Protection, Maine Department of Inland Fisheries and Wildlife (2011); <i>imvwf</i> , <i>change_change_2007</i>	Maine Office of GIS, Maine Geological Survey (2006); <i>engr</i> , <i>polygons</i>
INTERNATIONAL WETLANDS INVENTORY	DRAINAGE DIVIDES
U.S. Fish & Wildlife Service (2013); <i>nwfi</i>	Maine Office of GIS (1994); <i>medrwd</i>
	WETLAND TROUT HABITAT
	Maine Department of Inland Fisheries & Wildlife (2011)

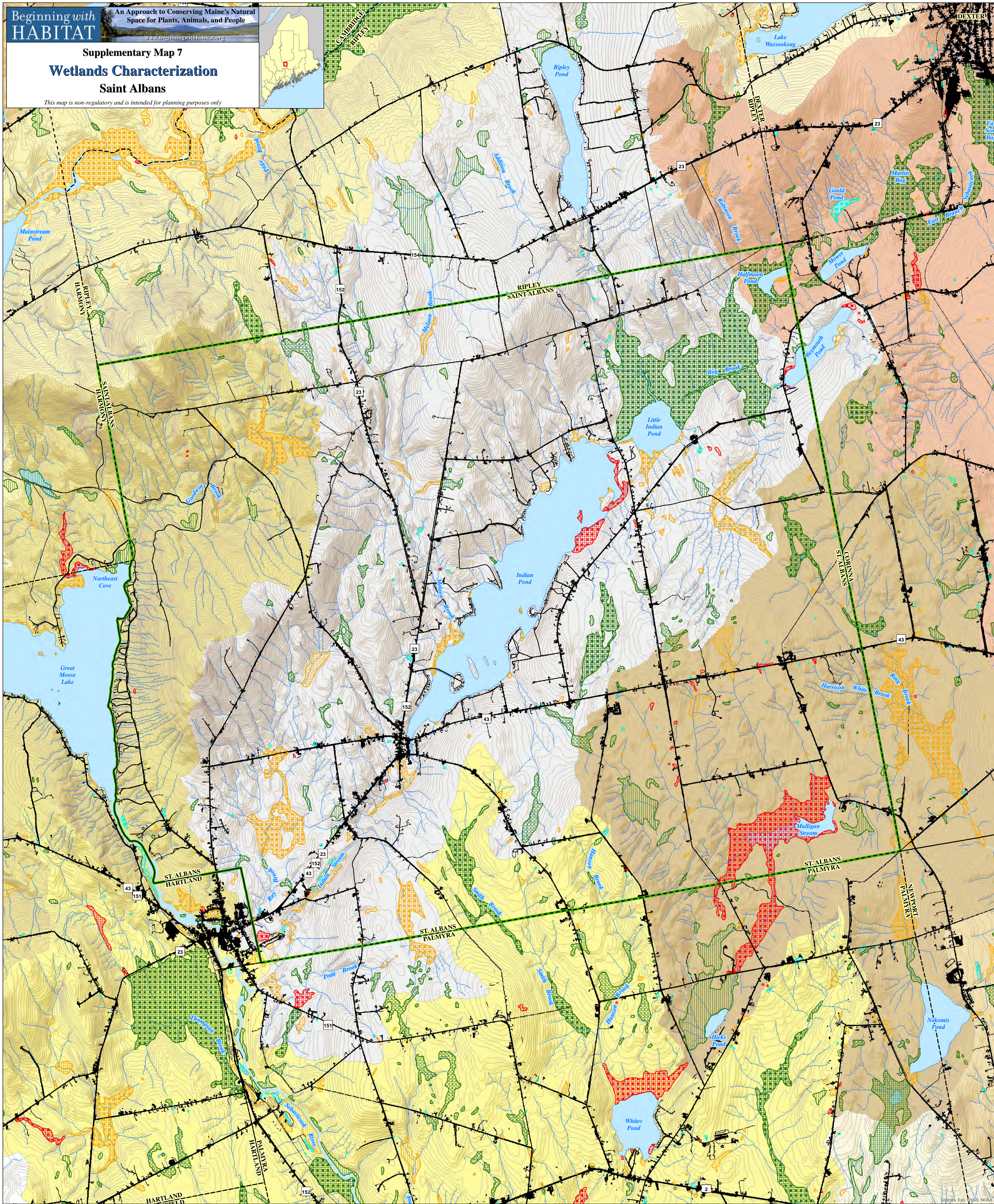
DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/mgis/>
Maine Natural Areas Program: <http://www.maine.gov/dacf/main/index.html>
Maine Department of Marine Resources: <http://www.maine.gov/dmr/>
Maine Department of Transportation: <http://www.maine.gov/dot/>
Maine Geological Survey: <http://www.maine.gov/dor/nim/mgs/mgs.html>
Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/difw/difw/index.html>

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 Supported in part by Maine Outdoor Heritage Fund lottery ticket sales
 
 Map Prepared by Maine Department of Inland Fisheries & Wildlife
 
 Supported in part by Loon Conservation Plate funds
 
 A NATURAL TREASURE



Beginning with
HABITAT

An Approach to Conserving Maine's Natural
Space for Plants, Animals, and People

www.beginningwithhabitat.org

Supplementary Map 7
Wetlands Characterization
Saint Albans

This map is non-regulatory and is intended for planning purposes only

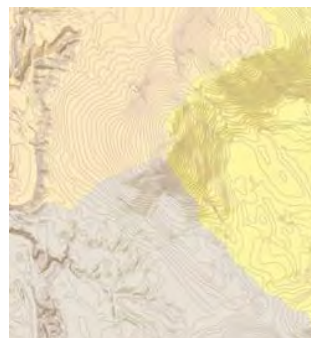


LEGEND

This map depicts all wetlands shown on National Wetland Inventory (NWI) maps, but categorized them based on a subset of wetland functions. This map and its depiction of wetland features neither substitute for nor eliminate the need to perform on-the-ground wetland delineation and functional assessment. In no way shall use of this map diminish or alter the regulatory protection that all wetlands are accorded under applicable State and Federal laws. For more information about wetlands characterization, contact Elizabeth Hertz at the Maine Department of Conservation (207-287-8061, elizabeth.hertz@maine.gov).

The Wetlands Characterization model is a planning tool intended to help identify likely wetland functions associated with significant wetland resources and adjacent uplands. Using GIS analysis, this map provides basic information regarding what ecological services various wetlands are likely to provide. These ecological services, each of which has associated economic benefits, include: floodflow control, sediment retention, finfish habitat, and/or shellfish habitat. There are other important wetland functions and values not depicted in this map. Refer to www.maine.gov/dep/water/wetlands/ipwetv2.html for additional information regarding wetland functions and values. Forested wetlands and small wetlands such as vernal pools are known to be underrepresented in the National Wetlands Inventory (NWI) data used to create this map. The model developed to estimate the functions provided by each wetland could not capture every wetland function or value. Therefore, it is important to use local knowledge and other data sources when evaluating wetlands, and each wetland should be considered relative to the whole landscape/watershed when assessing wetland resources at a local level.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces including buildings and roads



Subwatersheds - The shaded, background polygons are subwatersheds (areas that drain to a particular lake, wetland, pond, river, stream, or the ocean). The subwatersheds are shaded to show topographic relief. This "hillshading" assumes the sun is shining from the northwest, so ridgelines and northwest-facing slopes appear light, whereas valleys and southeast-facing slopes appear dark. Because many areas of Maine are relatively flat, the topographic relief shown here has been exaggerated to make the details easier to see.

Wetland Functions: Fill Pattern

Some wetlands may have more than one function (fill pattern)



RUNOFF / FLOODFLOW ALTERATION

Wetlands provide natural stormwater control capabilities. As natural basins in the landscape, wetlands are able to receive, detain, and slowly release stormwater 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. This map assigns Runoff/Floodflow Alteration Functions to wetlands that are (a) contained in a known flood zone, (b) associated with a surfacewater course or waterbody, and (c) with slope < 3%.

AND/OR

EROSION CONTROL / SEDIMENT RETENTION

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

Wetlands with documented finfish populations, including wetlands adjacent to a river, stream, or lake.

AND/OR

SHELLFISH HABITAT

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 waters 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. This map assigns a Shellfish Habitat function to wetlands within 0.5 miles of (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds OR palustrine wetlands directly connected by a stream of < 0.5 mile in length to (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds.



PLANT/ANIMAL HABITAT

Nearly all wildlife species, and many of Maine's plant species, depend on wetlands during some part of their life cycle. For the purposes of this map, wetlands containing open water or emergent vegetation, 3 or more wetland vegetation classes (see below), 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. Rare element occurrences and mapped habitats can be found on Map 2 High Value Plant & Animal Habitats.



OTHER FUNCTIONS

CULTURAL/EDUCATIONAL 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 settings. Wetlands rated for other functions listed above may also demonstrate cultural/educational values although not expressly shown.

OR

NO DOCUMENTED FUNCTION. The basis of this characterization is high altitude aerial photos. Photo quality often limits the information that can be interpreted from small wetland features, or those with dense canopy cover. Although not assigned a function under this study, ground surveys may reveal that these wetlands have multiple functions and values.

Wetland Class: Fill Color



Aquatic Bed (floating or submerged aquatic vegetation), Open Water



Emergent (herbaceous vegetation), Emergent/Forested Mix (woody vegetation >20 ft tall), Emergent/Shrub-Scrub Mix (woody vegetation <20 ft tall)



Forested, Forested/Shrub-scrub



Shrub-scrub



Other (rocky shore, streambed, unconsolidated shore, reef, rocky bottom)

National Wetlands Inventory (NWI) maps (the basis of wetlands shown on this map) are derived from high altitude photographs. NWI Wetlands are identified by vegetation, hydrology, and geography in accordance with "Classification of Wetlands and Deepwater Habitats" (FWS/OBS-79/31, Dec 1979). The aerial photographs document conditions for the year they were taken. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, State, or local government. NWI maps depict general wetland locations, boundaries, and characteristics. They are not a substitute for on-ground, site-specific wetland delineation.

Data Sources

DATA SOURCE INFORMATION

(note: italicized file names can be downloaded from Maine Office of GIS)

TOWNSHIP BOUNDARIES

Maine Office of GIS (2006); *metwp24*

ROADS

Maine Office of GIS, Maine Department of Transportation (2005); *medotpub*

HYDROLOGY

Maine Office of GIS, U.S. Geological Survey (2004); *hyd24*

DEVELOPED

Maine Office of GIS, Maine Department of Environmental Protection (contact agency for this multiple agency collaboration) (2005); *imperv*

NATIONAL WETLANDS INVENTORY (NWI)

Maine Office of GIS (1998); *nwi*

DRAINAGE DIVIDES

Maine Office of GIS (1994); *medrdiv*

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/megis/>

Maine Department of Transportation: <http://www.maine.gov/mdot/>

Maine Department of Conservation:

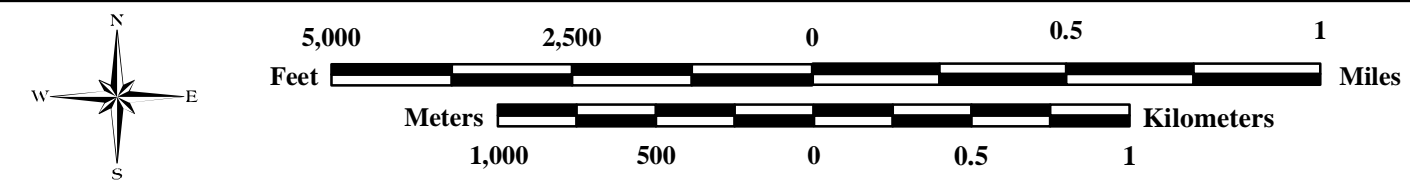
<http://www.maine.gov/doc/commissioner/landuse/index.shtml>

Maine Geological Survey: <http://www.maine.gov/doc/nrmc/mgs/mgs.htm>

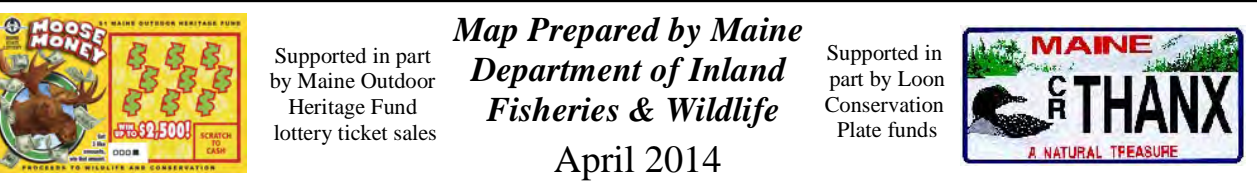
DIGITAL DATA REQUEST

To request digital data for a town or organization, visit our website.

http://www.beginningwithhabitat.org/the_maps/gis_data_request.html



Scale: 1:24,000
Projection: UTM 19N
Datum: NAD 1983



Beginning with
HABITAT

An Approach to Conserving Maine's Natural
Space for Plants, Animals, and People

www.beginningwithhabitat.org

Primary Map 3

**Undeveloped Habitat Blocks &
Connectors and Conserved Lands**

Saint Albans

This map is non-regulatory and is intended for planning purposes only



LEGEND

This map highlights undeveloped natural areas likely to provide core habitat blocks and habitat connections that facilitate species movements between blocks. Undeveloped habitat blocks provide relatively undisturbed habitat conditions required by many of Maine's species. Habitat connections provide necessary opportunities for wildlife to travel between preferred habitat types in search for food, water, and mates. Roads and development fragment habitat blocks and can be barriers to moving wildlife. By maintaining a network of interconnected blocks towns and land trusts can protect a wide variety of Maine's species—both rare and common—to help ensure rich species diversity long into the future. Maintaining a network of these large rural open spaces also protects future opportunities for forestry, agriculture, and outdoor recreation.

Organized Township Boundary

Unorganized Township

Selected Town or Area of Interest

Habitat Blocks

Development Buffer (pale transparency)
250-500 foot buffer around improved roads and developed areas based on development intensity.

Undeveloped Habitat Block
Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

Approximate Road Crossing Habitat Connections

Represented habitat connections identified through computer modeling highlight locations where quality habitat is likely to occur on both sides of a given road between undeveloped habitat blocks greater than 100 acres and between higher value wetlands. These representations are approximate and have not been field verified.

Undeveloped Block Connectors

Likely road crossing areas linking undeveloped habitat blocks greater than 100 acres. The threat of habitat fragmentation and animal mortality corresponds to traffic volume.

Yellow lines represent habitat road crossings with daily traffic volumes less than 2000 vehicles per day.

Red lines represent habitat road crossings with daily traffic volumes greater than 2000 vehicles per day.

Riparian Connectors

Likely crossing locations for wetland dependent species moving between waterways and wetlands divided by roads

Blue lines represent riparian road crossings with daily traffic volumes less than 2000 vehicles per day.

Purple lines represent riparian road crossings with daily traffic volumes greater than 2000 vehicles per day.

Highway Bridge Connectors

Highway bridges along I-95 and I-295 that span riparian habitat connecting adjacent but separated habitat blocks. These are locations where species are likely to take advantage of infrastructure to move between habitat blocks.

Conserved Lands

The State of Maine's conserved lands database includes lands in federal, state, and non-profit ownership. It does not include many privately owned conservation lands, especially those protected by local land trusts, or town owned conservation lands. For the most accurate and current information about land ownership, consult with the local assessor and/or other local land management agencies. If public access potential to any of the properties displayed here is uncertain, landowners should be contacted to determine if permission is necessary.

Ownership Type (transparent layers)

Federal
National parks, forests, and wildlife refuges. (Includes Canadian conserved lands.)

State
Wildlife Management Areas and other properties managed by the Department of Inland Fisheries and Wildlife, state parks, and parcels managed by the Bureau of Parks & Lands.

Municipal
Town parks, athletic fields, community forests, etc.

Private Conservation
Properties owned and managed by private (usually non-profit) organizations such as The Nature Conservancy, Maine Coast Heritage Trust, Trust for Public Land, and local land trusts.

Easement
Voluntary legal agreements that allow landowners to realize economic benefit by permanently restricting the amount and type of future development and other uses on all or part of their property as they continue to own and use it.

Aerial Imagery

Aerial imagery is often the best tool available to visualize existing patterns of development and resulting changes in the natural landscape. By depicting undeveloped habitat blocks, habitat connectors and conserved lands with aerial photos, the map user can more easily identify opportunities to expand the size and ecological effectiveness of local conservation efforts.

Regional Undeveloped Blocks

Developed Areas

0 - 250 acres

250-500 acres

500-1,000 acres

1,000-5,000 acres

> 5,000 acres

1 : 325,000

1 inch equals 5 miles

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES

Maine Office of GIS: *metwp24* (2013)

ROADS

Maine Office of GIS, Maine Department of Transportation: *medotpub* (2013)

HYDROLOGY

U.S. Geological Survey: *NHD, Maine* (2012)

UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER, CONNECTORS

Maine Department of Inland Fisheries and Wildlife

CONSERVATION LANDS

Maine Department of Parks and Land, Land Use Regularity Commission, Department of Inland Fisheries and Wildlife: *conserved_land*s (2014)

AERIAL IMAGERY

U.S. Department of Agriculture: *NAIP 2013* - state-wide 1-meter color orthoimagery

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS - <http://www.maine.gov/megis/catalog/>

Maine Natural Areas Program - <http://www.maine.gov/donr/mnc/mnap/>

Maine Dept. of Inland Fisheries & Wildlife - <http://www.maine.gov/ifw/>

Maine Department of Transportation - <http://www.maine.gov/mdot/>

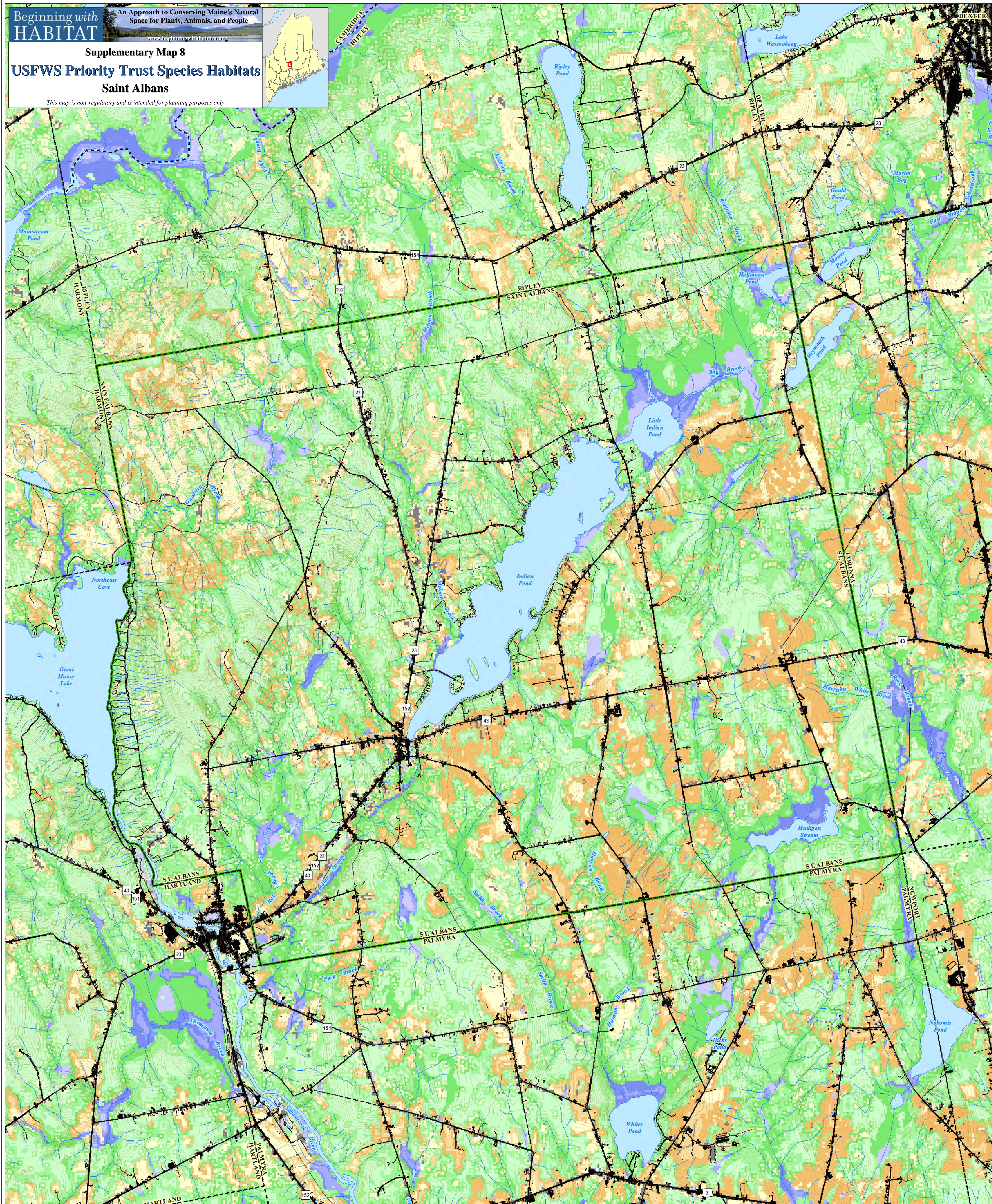
Maine Department of Environmental Protection - <http://www.maine.gov/dep/>

DIGITAL DATA REQUEST

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http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

Supplementary Map 8
USFWS Priority Trust Species Habitats
Saint Albans

This map is non-regulatory and is intended for planning purposes only



LEGEND

For more information about U.S. Fish & Wildlife Service Priority Trust Species, contact Bob Houston at the U.S. Fish & Wildlife Service Gulf of Maine Coastal Program (207-781-8364, robert_houston@fws.gov).

Introduction

This map identifies potentially valuable habitat for U.S. Fish and Wildlife Service (USFWS) Priority Trust Species based on the Gulf of Maine Watershed Habitat Analysis developed by the USFWS Gulf of Maine Coastal Program. This analysis was completed for the United States portion of the Gulf of Maine watershed that includes all of Maine, most of New Hampshire, and the eastern third of Massachusetts.

Habitat Types and Importance

- Township Boundary
- Unorganized Township Boundary
- Selected Town or Area of Interest
- Developed- Residential, Industrial, Commercial, and Roads

Habitats

Saltmarsh/saltwater	Freshwater wetlands (non-forested wetlands)
1 - 49%	1 - 49%
50 - 74%	50 - 74%
Top 25% (most important)	Top 25% (most important)

Grassland/shrub/bare ground	Forested (includes forested wetland)
1 - 49%	1 - 49%
50 - 74%	50 - 74%
Top 25% (most important)	Top 25% (most important)

Priority Trust Species

The 91 USFWS Gulf of Maine Priority Trust Species include animals and plants that regularly occur in the Gulf of Maine watershed and meet any of the following criteria:
+ Federally endangered, threatened, or candidate species;
+ Migratory birds, sea-run fish and marine fish that show significant and persistent declining population trends, or have been identified as endangered or threatened by 2 or 3 states in the Gulf of Maine watershed;
+ Species of concern as identified in the U.S. Shorebird Conservation Plan, Colonial Waterbird Plan or Partners in Flight.

An asterisk (*) following the name in the list of priority species below indicates that high value habitat depicted on the map at left has the potential to support that species.

BIRDS

American bittern*
American black duck*
American oystercatcher
American woodcock*
Arctic tern
Bald eagle*
Baltimore oriole*
Bay-breasted warbler
Bicknell's thrush
Black scoter
Black tern
Black-bellied plover
Blackburnian warbler*
Blackpoll warbler
Black-throated blue warbler*
Blue-winged warbler
Buff-breasted sandpiper
Canada warbler*
Cape May warbler
Chestnut-sided warbler*
Common loon*
Common tern
Eastern meadowlark*
Field sparrow*
Golden-winged warbler
Grasshopper sparrow
Hudsonian godwit
Killdeer
Least sandpiper
Least tern
Little blue heron
Little gull
Louisiana waterthrush

BIRDS (cont'd)

Marsh wren*
Nelson's sparrow
Northern flicker*
Northern goshawk*
Northern harrier
Olive-sided flycatcher*
Osprey
Peregrine falcon
Pied-billed grebe*
Piping plover
Prairie warbler
Purple sandpiper
Razorbill
Red crossbill
Red-headed woodpecker
Red knot
Red-shouldered hawk*
Roseate tern
Ruddy turnstone
Saltmarsh sparrow
Sanderling
Scaup (greater and lesser)
Seaside sparrow
Sedge wren
Semipalmated sandpiper
Short-billed dowitcher
Short-eared owl
Snowy egret
Solitary sandpiper*
Spruce grouse
Surf scoter
Tricolored heron

BIRDS (cont'd)

Upland sandpiper
Veery*
Whimbrel
Whip-poor-will
White-winged scoter
Wilson's Snipe*
Wood duck
Wood thrush*
Yellow rail

FISHERIES

Alewife*
American eel*
American shad
Atlantic salmon
Atlantic sturgeon
Blueback herring
Bluefish
Horseshoe crab
Shortnose sturgeon
Winter flounder

PLANTS

E. prairie fringed orchid
Furbish's lousewort
Robbins' cinquefoil
Small whorled pogonia

MAMMAL

Canada lynx

REPTILE

Plymouth redbelly turtle

Mapping Valuable Habitat

Using a Geographic Information System (GIS), valuable habitat was mapped by combining field sightings (collected by various agencies and non-governmental organizations) and habitat modeling. Frequently, sightings are too limited to adequately represent all habitat used. Therefore, habitat models based on selected environmental conditions can be helpful in more fully predicting potential habitat utilization.

To create the final map shown on this page, we first identified habitat for each of the 91 species in the analysis and ranked its importance on a scale of one to ten, with ten being considered the most important. Next, we combined the scores for each of the species to create a sum of scores. Then, we subdivided the sum of scores into the four basic habitat types shown on this map. Finally, we portrayed the data in a three level gradient (the top 25%, the next 25%, and then, the bottom 50% of the habitat value for each habitat type). The top 25% may be considered the most important habitat in that gradient.

Uses of the Data

This map may be used in combination with other data sources to help identify potentially valuable wildlife habitat at the local or town level. This information can be incorporated into town comprehensive planning or open space planning. It may also be used to help prioritize habitat protection by local land protection organizations or to support grants for habitat protection. This map represents only one possible way of portraying the model results; there are many other maps that may be derived from the data. Please contact the Gulf of Maine Coastal Program for more information and assistance.

Limitations of the Data

Maps of habitats for individual species are limited by the accuracy and timeliness of the data sets used in developing them and by the validity of models used to interpret those data. We used the most recent data available and relied on species experts to review the models. We also tested predicted habitats using occurrence data. Habitat maps rely quite extensively on land cover and the land cover used for this project is based on the interpretation of 1993 satellite imagery with a resolution of 30 meters (each pixel on the map is about 1/4 acre). It is important to realize that if land cover has changed significantly since 1993 in a given area, the predicted habitat value for individual species may no longer be reliable. We must also emphasize that this map only depicts predicted high value habitat for the species included in the analysis; important habitat may exist for other species not included in this analysis. Other important USFWS habitat of significance includes Nationally Significant Maine Coastal Nesting Islands, areas around National Wildlife Refuges, and specific endangered species habitat. There also may be important habitat information available from state conservation agencies or other environmental organizations. In addition, this map does not show buffer zones that should be included to protect valuable wildlife habitat.

For More Information

The Gulf of Maine Coastal Program can provide more information that will help support your habitat protection initiatives. This includes detailed parcel-specific maps, detailed tables delineating habitat importance for each of the 91 species and assistance in grant-writing for some habitat protection grants. For more information please contact us or see our website <http://www.fws.gov/northeast/gulfofmaine>.

Data Sources

DATA SOURCE INFORMATION

(note: italicized file names can be downloaded from Maine Office of GIS)

TOWNSHIP BOUNDARIES

Maine Office of GIS (2006); metwp24

ROADS

Maine Office of GIS, Maine Department of Transportation (2005); medotpub

HYDROLOGY

Maine Office of GIS, U.S. Geological Survey (2004); hyd24

HIGH VALUE HABITAT FOR PRIORITY TRUST SPECIES

U.S. Fish & Wildlife Service-Gulf of Maine Coastal Program; forest91, fresh91, grass91, saline91, gomic7

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/megis/>

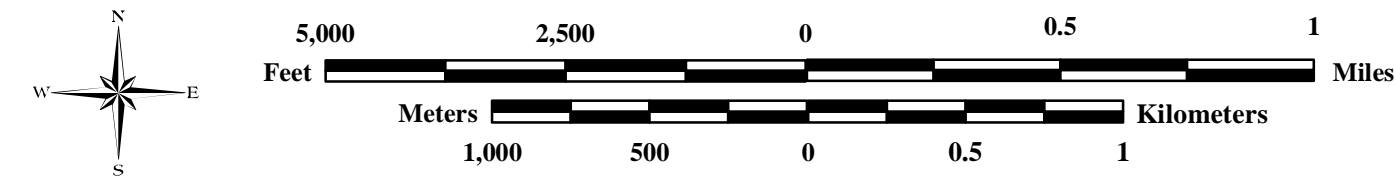
U.S. Fish & Wildlife Service: Gulf of Maine Coastal Program: <http://www.fws.gov/GOMCP>

Maine Department of Transportation: <http://www.maine.gov/mdot/>

Maine Geological Survey: <http://www.maine.gov/doc/nrimc/mgs/mgs.htm>

DIGITAL DATA REQUEST

To request digital data for a town or organization, or to request a CD containing GIS data of the Gulf of Maine Watershed Habitat Analysis, visit our website. http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

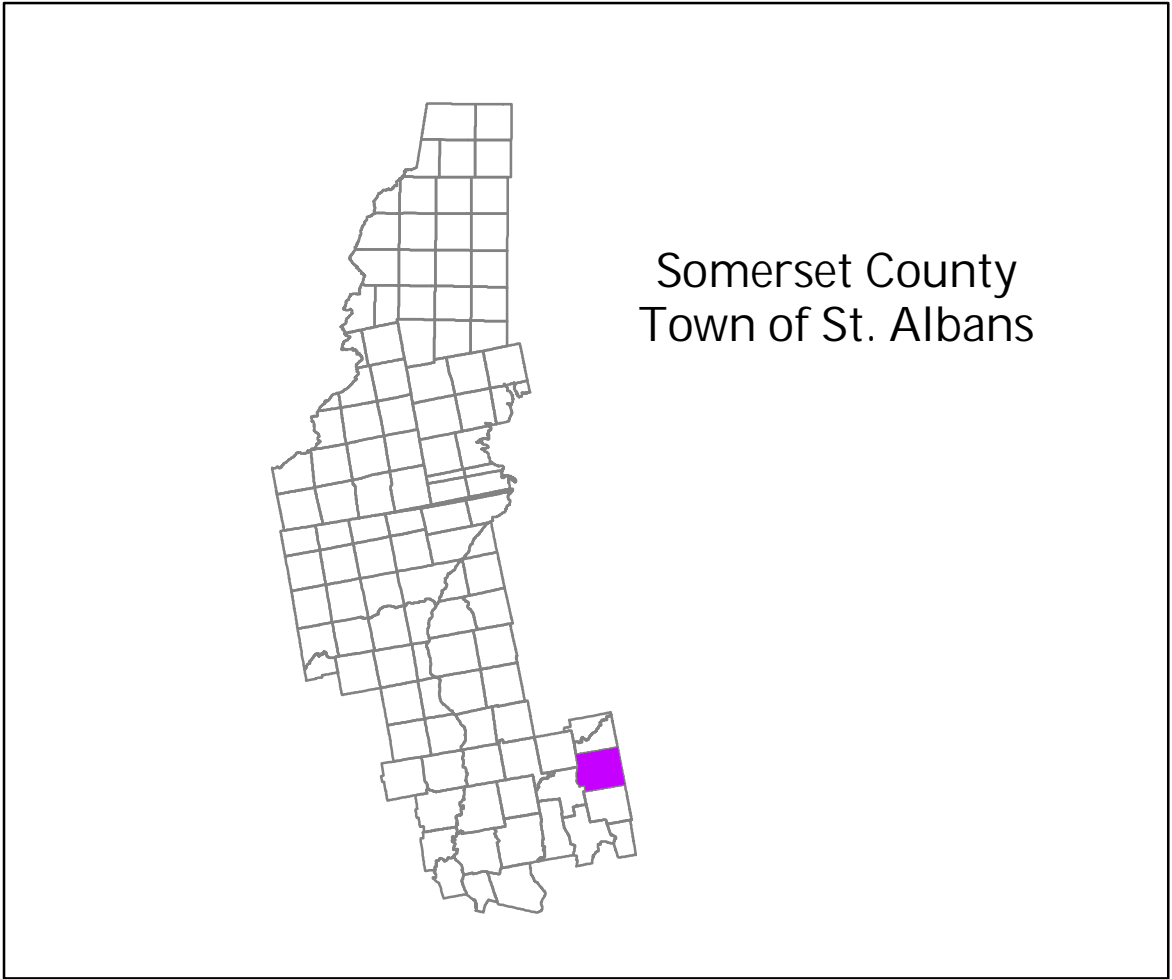
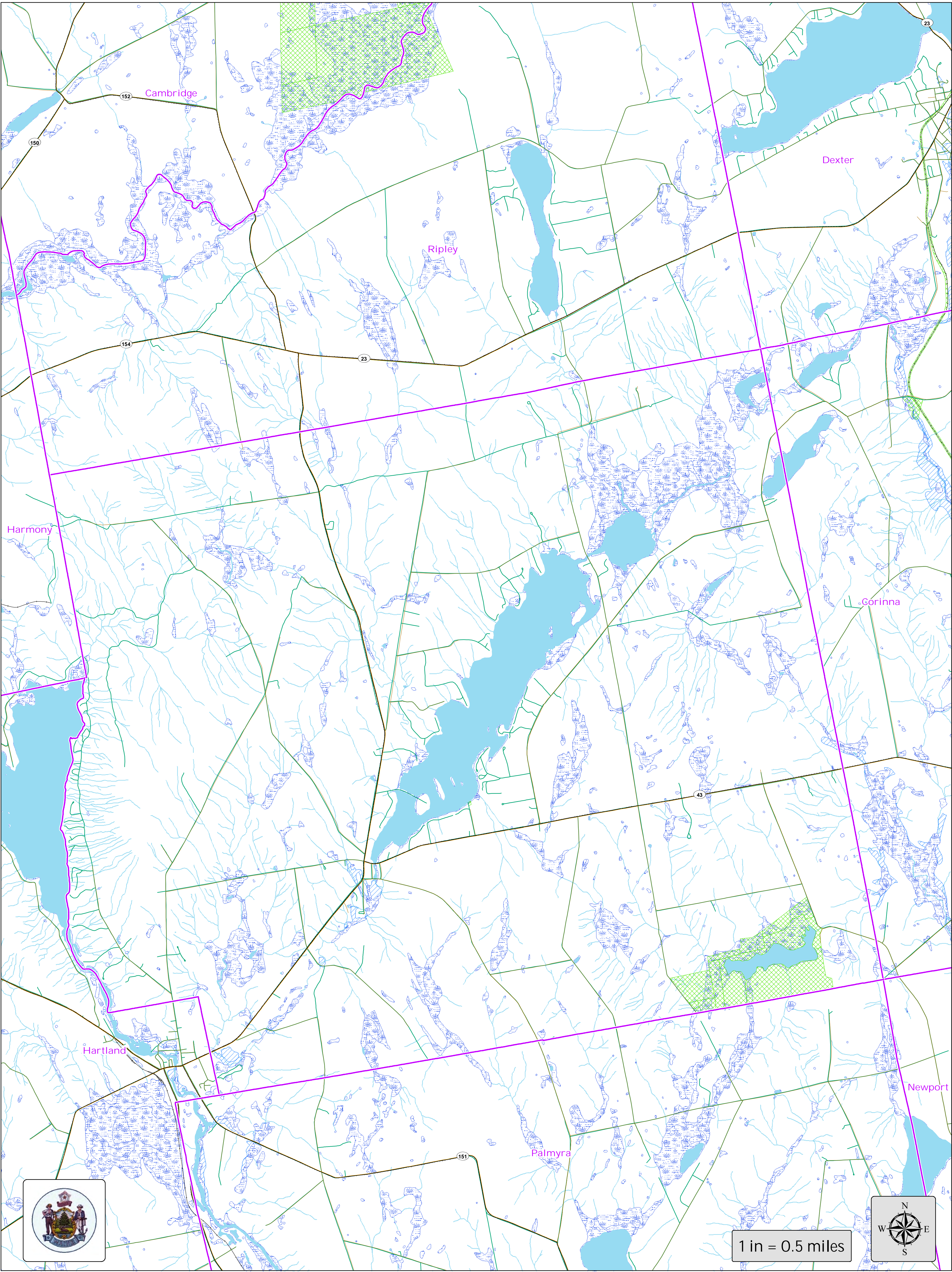


Scale: 1:24,000
Projection: UTM 19N
Datum: NAD 1983



Map Prepared by Maine
Department of Inland
Fisheries & Wildlife
April 2014



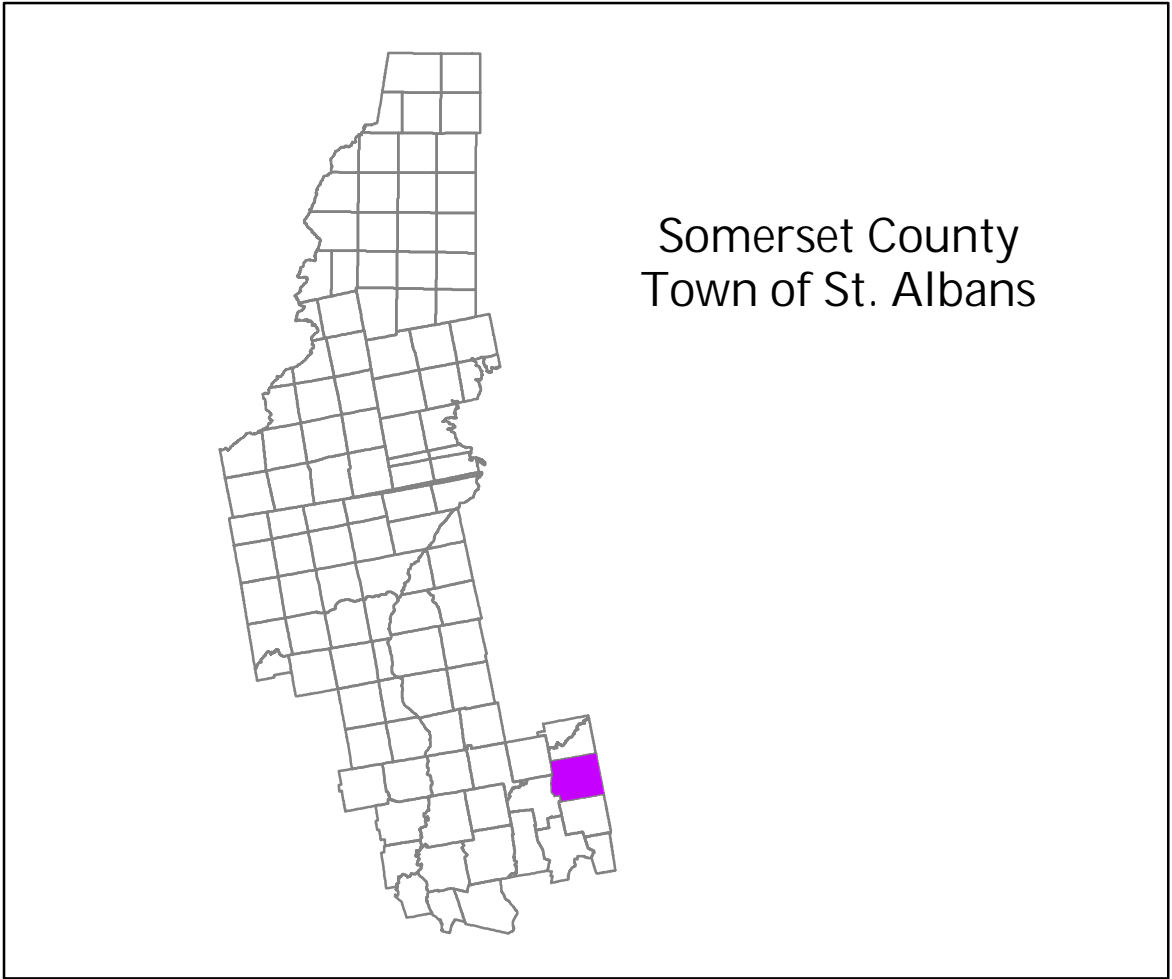
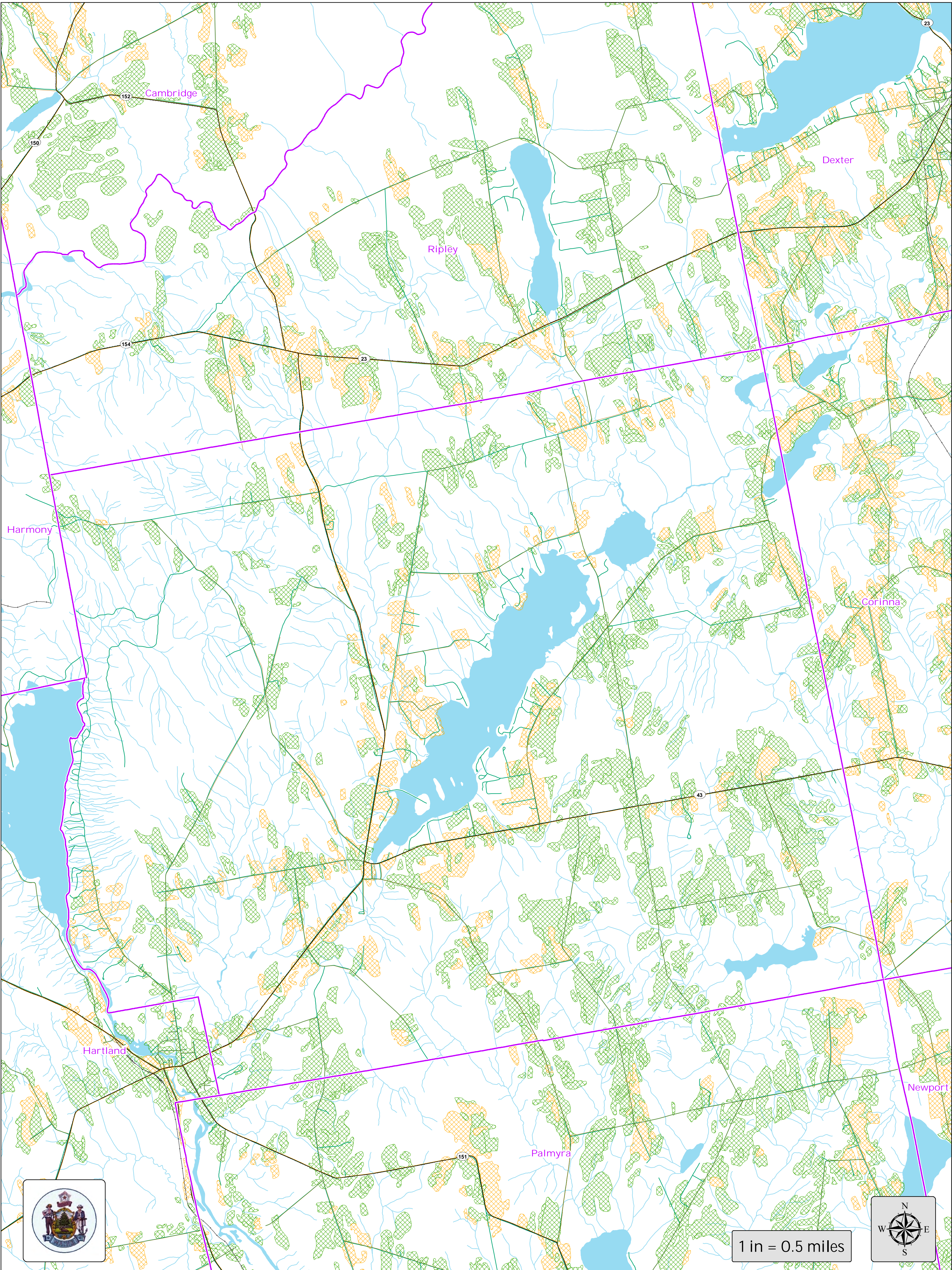


St. Albans Development Constraints

Source Data: USDA, MEGIS, Maine DACF
Projection: UTM, NAD83, Zone 19, Meters
Produced by: Municipal Planning
Assistance Program, DACF
May 2014

Legend

Municipal Border	Interstate
Conserved Lands	U.S. Routes
Floodplain Soils	State Routes
Wetlands	E911 Roads
Waterbody	Railroad
River/Stream	



St. Albans Agricultural Resources

Source Data: USDA, MEGIS, Maine DACF
Projection: UTM, NAD83, Zone 19, Meters
Produced by: Municipal Planning
Assistance Program, DACF
May 2014

Legend

Municipal Border

Interstate

U.S. Routes

State Routes

E911 Roads

Railroad

Waterbody




River/Stream

Soils

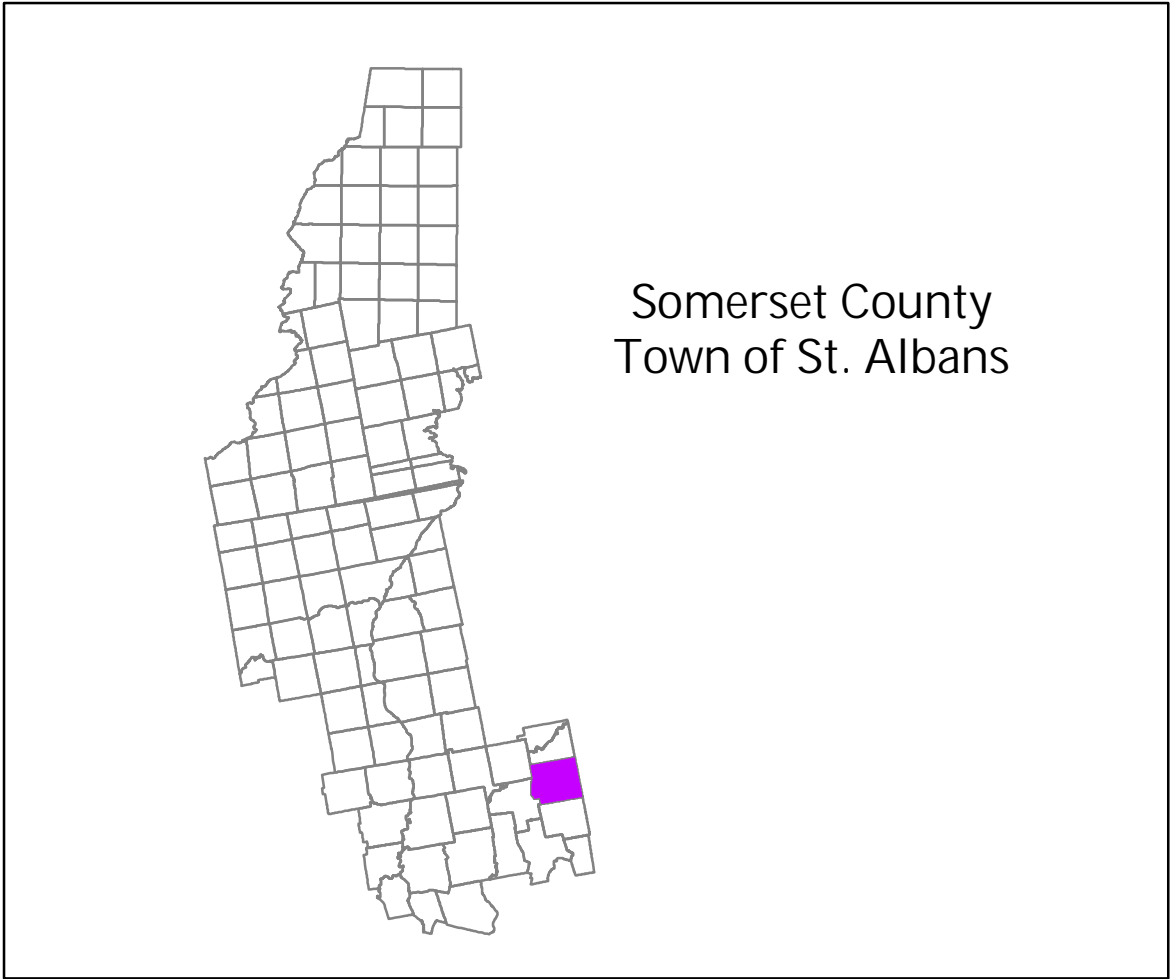
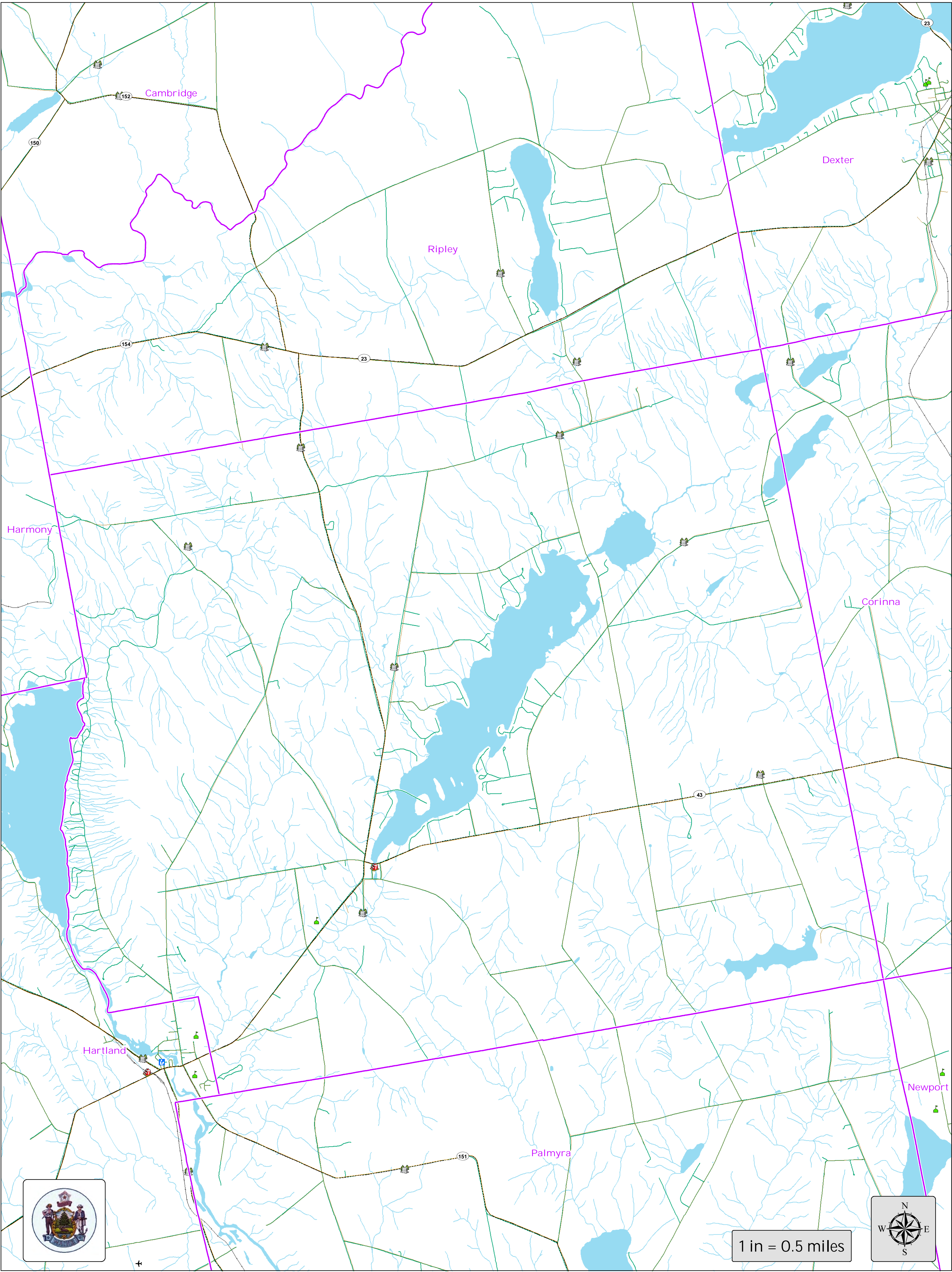
Prime Farmland

Farmland of statewide importance

**Known Archaeological Sites* and
Areas Sensitive
for Preshistoric Archaeology* in
Saint Albans**
information provided by
Maine Historic Preservation Commission
September 2011

-  Areas sensitive for prehistoric archaeology
-  1/2 k square intersecting a known prehistoric archaeological site.
-  1/2 k square intersecting a known historic archaeological site.

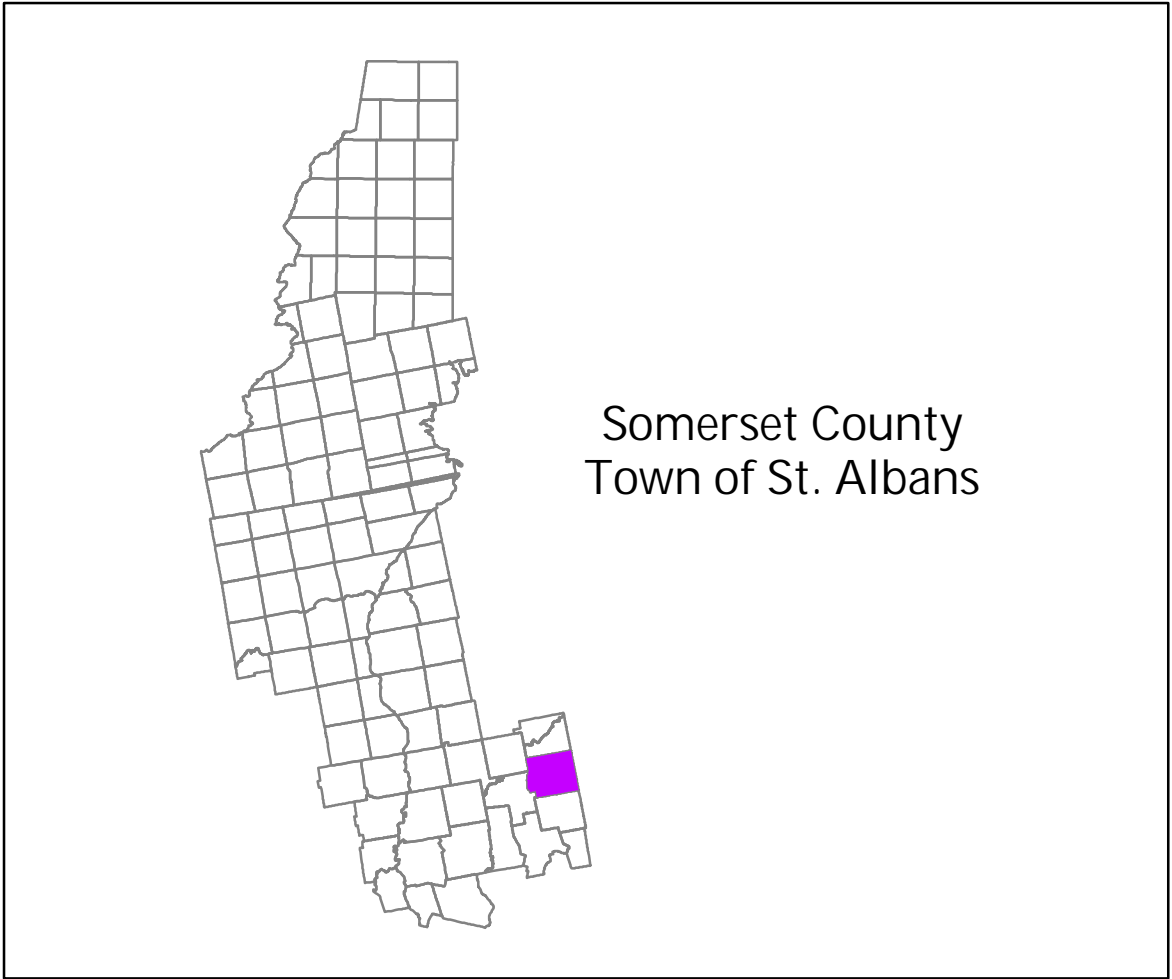




St. Albans Infrastructure

Source Data: USDA, MEGIS, Maine DACF
Projection: UTM, NAD83, Zone 19, Meters
Produced by: Municipal Planning Assistance Program, DACF
May 2014

Legend	
	Municipal Border
	Hospital
	Fire Station
	School
	Police Station
	Library
	Cemetery
	Airport
	Interstate
	U.S. Routes
	State Routes
	E911 Roads
	Railroad
	Waterbody
	River/Stream



St. Albans Aerial Photo

Aerial photo taken in 2011

Source Data: USDA, MEGIS, Maine DACF
Projection: UTM, NAD83, Zone 19, Meters
Produced by: Municipal Planning
Assistance Program, DACF
May 2014

Legend

Municipal Border

ST. ALBANS CITIZEN SURVEY RESULTS

Introduction

As a part of the process of seeking public input, the Comprehensive Plan Committee created a citizen survey which was distributed the residents of St. Albans as an insert in the Rolling Thunder Express, a free weekly publication, delivered to St. Albans residents. Copies of the survey were also available at the Town Office and were distributed to voters who requested one on Election Day in November 2014.

A total of 107 survey responses were received during the plan development period and were tabulated for the results. The questions covered issues concerning the future needs of the Town, public services, land use, affordable housing, natural resources, and personal information. The following are the results of the survey.

Percentages may not equal 100 due to rounding.

Survey Section: Public Services

Please rate the following public services:

Fire Protection

Category	Number	Percentage
Excellent	22	20.6%
Good	60	56.1%
Fair	12	11.2%
Poor	4	3.8%
No Opinion	7	6.5%
No Response	2	1.8%

Police Protection

Category	Number	Percentage
Excellent	4	3.8%
Good	29	27.1%
Fair	36	33.6%
Poor	24	22.4%
No Opinion	14	13.1%
No Response	0	0%

Emergency Medical Services (Ambulance)

Category	Number	Percentage
Excellent	5	4.7%
Good	40	37.4%
Fair	33	30.8%
Poor	11	10.2%
No Opinion	16	15.0%
No Response	2	1.8%

Summer Road Maintenance

Category	Number	Percentage
Excellent	12	11.2%
Good	59	55.1%
Fair	22	20.6%
Poor	11	10.2%
No Opinion	1	0.93%
No Response	2	1.8%

Winter Road Maintenance

Category	Number	Percentage
Excellent	29	27.1%
Good	54	50.5%
Fair	14	13.1%
Poor	8	7.5%
No Opinion	1	0.93%
No Response	1	0.93%

Playgrounds/Parks

Category	Number	Percentage
Excellent	15	14.0%
Good	47	43.9%
Fair	16	15.0%
Poor	3	2.8%
No Opinion	23	21.5%
No Response	3	2.8%

Recreational Programs

Category	Number	Percentage
Excellent	6	5.6%
Good	26	24.3%
Fair	15	14.0%
Poor	13	12.2%
No Opinion	43	40.2%
No Response	4	3.8%

Library Services

Category	Number	Percentage
Excellent	16	15.0%
Good	23	21.5%
Fair	17	15.9%
Poor	12	11.2%
No Opinion	36	33.6%
No Response	3	2.8%

School Facilities

Category	Number	Percentage
Excellent	11	10.2%
Good	47	43.9%
Fair	20	18.7%
Poor	7	6.5%
No Opinion	21	19.6%
No Response	1	0.93%

Quality of Public Education

Category	Number	Percentage
Excellent	5	4.7%
Good	34	31.8%
Fair	28	26.2%
Poor	17	15.9%
No Opinion	21	19.6%
No Response	2	1.8%

Telephone Service (Land Line)

Category	Number	Percentage
Excellent	8	7.5%
Good	45	42.1%
Fair	20	18.7%
Poor	16	15.0%
No Opinion	14	13.1%
No Response	4	3.8%

Telephone Service (Cellular)

Category	Number	Percentage
Excellent	3	2.8%
Good	14	13.1%
Fair	36	33.6%
Poor	42	39.3%
No Opinion	11	10.2%
No Response	1	0.93%

Internet Service and Speed

Category	Number	Percentage
Excellent	5	4.7%
Good	26	24.3%
Fair	40	37.4%
Poor	24	22.4%
No Opinion	8	7.5%
No Response	4	3.8%

Electric Service

Category	Number	Percentage
Excellent	19	17.8%
Good	50	46.7%
Fair	23	21.5%
Poor	11	10.2%
No Opinion	2	1.8%
No Response	2	1.8%

Street Lighting

Category	Number	Percentage
Excellent	9	8.4%
Good	34	31.8%
Fair	24	22.4%
Poor	10	9.3%
No Opinion	27	25.2%
No Response	3	2.8%

Solid Waste Management

Category	Number	Percentage
Excellent	14	13.1%
Good	43	40.2%
Fair	19	17.8
Poor	8	7.5%
No Opinion	21	19.6%
No Response	2	1.8%

Village Parking

Category	Number	Percentage
Excellent	4	3.8%
Good	38	35.5%
Fair	34	31.8%
Poor	14	13.1%
No Opinion	14	13.1%
No Response	3	2.8%

Handicapped Accessibility

Category	Number	Percentage
Excellent	8	7.5%
Good	44	41.4%
Fair	23	21.5%
Poor	8	7.5%
No Opinion	20	18.7%
No Response	4	3.8%

Which of the following services would you like to see improved, keeping in mind that this could increase your taxes?

Category	Number	Percentage
Fire Protection	25	23.4%
Police Protection	33	30.8%
Summer Road Maintenance	19	17.8%
Playgrounds/Parks	6	5.6%
Recreational Programs	18	16.8%
Winter Road Maintenance	16	15.0%
Code Enforcement	8	7.5%
Library Services	10	9.3%
Municipal Government	4	3.8%
School Facilities	15	14.0%
Educational Quality	41	38.3%
Village Parking	12	11.2%
Handicapped Accessibility	6	5.6%
Senior Citizen Services	24	22.4%
Street Lighting	8	7.5%
Surveys With Whole Section Left Blank	18	16.8%

Top 10 Services Desired by Survey Respondents to Be Improved

Category	Number	Percentage
Educational Quality	41	38.3%
Police Protection	33	30.8%
Fire Protection	25	23.4%
Senior Citizen Services	24	22.4%
Summer Road Maintenance	19	17.8%
Surveys With Whole Section Left Blank	18	16.8%
Winter Roads	16	15.0%
School Facilities	15	14.0%
Village Parking	12	11.2%
Library Services	10	9.3%

Written Comments Received in the Public Services Section

1. Education – Get rid of Common Core
2. Summer Roads – Use the grader! Grade roads more than once a summer!
3. No improvements if it will mean an increase in taxes.
4. Not interested in any improvements if it will mean an increase in taxes.
5. Taxes are high too high already!
6. Need to see about grants for EMS
7. Fire Protection – Need to see about grants and to contact Susan Collins
8. Municipal government needs fair share from state – elderly overtaxed – selling some
9. Educational Quality – Questions St. Albans' fair share – seems high – Elementary school important
10. Senior Citizen Services – Need to contact Mark Eves and State Senator – housing
11. Willing to pay higher taxes for improved cellular service
12. Winter Roads – I realize the crew works very hard to keep the roads clear and sanded. I guess the older I get, the less I like traveling in the winter.
13. Would pay more taxes for improved medical services
14. Handicapped accessibility controlled by state law
15. Fire Protection – New fire station
16. Summer Road Maintenance – Pave a short section of unpaved road every year
17. Solid Waste Management – Also need litter control
18. Playgrounds/Parks – walking paths, bike paths, etc.
19. Recreation programs for adults
20. Fire protection would be better if the fire department was allowed to function more independently like it used to with less interference from local government. Volunteer fire department should mean just that!
21. All good. Don't raise my taxes.
22. No need for improvement! Whoever doesn't like it here should move to a big place.
23. Doubtful that fire/police could navigate the "private section" of the Pond Road in winter or mud season. For residents on the "private section" ignoring these people (some year round and moving) is unnecessary.

Section: Economy, Employment and Business

Is your Internet connection speed adequate in St. Albans?

Answer	Number	Percentage
Yes	57	53.3%
No	39	36.4%
Not Applicable	5	4.7%
No Response	6	5.6%

Would you like to have better cell phone reception in St. Albans?

Answer	Number	Percentage
Yes	91	85.1%
No	8	7.5%
Not Applicable	1	0.93%
No Response	7	6.5%

Would you be able to work from home if you had high speed Internet?

Answer	Number	Percentage
Yes	48	44.9%
No	39	36.4%
Not Applicable	5	4.7%
No Response	15	14.0%

Do you work for an employer from your home via the Internet?

Answer	Number	Percentage
Yes	19	17.8%
No	79	73.8%
Not Applicable	2	1.8%
No Response	7	6.5%

Note: One person wrote in that they work partially from home.

Do you have a small home-based business?

Answer	Number	Percentage
Yes	19	17.8%
No	81	75.7%
Not Applicable	1	0.93%
No Response	6	5.6%

Respondents who said yes to a home based business listed their business as:

Construction – 3

Consulting – 1

Hobby Shop – 1

Excavation – 1

Jewelry – 1

Service – 1

Elder Home Care – 1

Crafts – 1

Sewing – 1

Alternative Health Care – 1

Trapping and Guiding – 1

Nursing – 1

Welding Service – 1

Would you support a “buy local” campaign?

Answer	Number	Percentage
Yes	79	73.8%
No	16	15.0%
Not Applicable	0	0
No Response	12	11.2%

Would you like to see any new businesses in St. Albans?

Answer	Number	Percentage
Yes	82	76.6%
No	18	16.8
Not Applicable	0	0
No Response	7	6.5%

Would you support municipal efforts to improve cell phone service and faster Internet?

Answer	Number	Percentage
Yes	86	80.4%
No	15	14.0%
Not Applicable	0	0
No Response	6	5.6%

Would you like to see more tourism and hospitality commerce in St. Albans?

Answer	Number	Percentage
Yes	55	51.4%
No	41	38.3%
Not Applicable	0	0
No Response	11	10.2%

Written comments were received in response to questions #10 and #11. These questions were:

10. What can the town do to promote the downtown area as a center hub?

11. Would you like to see more tourism and hospitality commerce in St. Albans? While this question was not designed to elicit written responses, some were supplied anyway.

The written comments received were:

1. Develop centrally located historical/recreation park – stream walk?
2. More parking for events
3. Put in a McDonald's; Dollar Store
4. Leave downtown St. Albans alone. We like small town St. Albans.
5. Sidewalks for safe walking; biking paths
6. Have more control of what is going on, more notices posted
7. Wi-Fi; bar
8. Sidewalks on the Corinna Roads. People now must walk on the travel portion of the road. Same to walk to the playground.
9. This is a good topic for the Planning Committee.
10. If the town is invaliding business, it will fail.
11. Install a tennis court.
12. We need more shops and a library.
13. A central hub for what? It is already downtown.
14. Provide more parking
15. I love St. Albans as it is!

16. Maybe another small business that would sell products made in St. Albans, Maine or even in the United States.
17. I think that Bob Caldwell's place would make an excellent bed and breakfast for the town to purchase. I would like to see more tourism and hospitality since some is good for small businesses, but wouldn't want to go overboard.
18. Improve the park
19. Use the Internet more effectively
20. Have a fast food store like Dunkin Donuts
21. Unsure as town is limited by area
22. Allow free concerts to be heard at town hall without charge to performers.
23. Bed and breakfast
24. Restaurant, lodging, greenway for walking and R & R
25. Get some business started – promote
26. Better parking facilities
27. St. Albans is primarily a bedroom town in a country setting. Let's keep this life quality.
28. Parking. Beautification. Restrictions on messes/cluttered yards. Flowers. Banners off poles. Walking areas, esp. sidewalks.
29. A nice little restaurant would be nice!
30. Hold a Winterfest. Organize more events in town hall, on ball fields. Do more to promote St. Albans as a vacation destination. Compile a directory of local contractors (especially for seasonal visitors).
31. Keep the town center in good repair, picturesque without litter. Restore Grange. Foster buy local farmers market. Little quiet brew pub! ->talk to Michael Smith! Keep litter off the roads. Organize "pick-up" activities, keep St. Albans scenic.
32. More businesses so we don't need to shop elsewhere.
33. Stock pike in Big Indian Pond
34. We love it just the way it is!
35. It already is with small businesses, town hall, etc. Perhaps more of the same.
36. More parking
37. There are a lot of great things about this little town, volunteer organizations already pretty active.
38. Improved advertisements, bike trails, cross country ski trails, etc.
39. Youth recreation programs

Section: Natural Resources

Do you think there is a need for a volunteer lake association?

Category	Number of Responses	Percentage
Yes	52	48.6%
No	42	39.3%
No Response	13	12.2%

Would you participate in one if it was formed?

Category	Number of Responses	Percentage
Yes	36	33.6%
No	61	57.0%
No Response	10	9.3%

Would you support the creation of a public beach in St. Albans?

Category	Number of Responses	Percentage
Yes	62	57.9%
No	32	29.9%
No Response	13	12.2%

The following written responses were received in response to: Do you think there should be restrictions of any sort on Big Indian Pond?

1. Keep out invasive species; Bigger, better swim area
2. License jet skis and motorboats > 50 hp
3. Public beach other than existing? Closer to town. Restrict jet skis, motor size, and house boat size.
4. Speed for safety purposes
5. There should be a better picnic area and also better parking
6. Increased enforcement of boating regulations "No Wake Zone – 200' from shore/state law for example
7. Public beach – Do we have one?
8. No restrictions
9. What people pay for taxes they should be able to do pretty much what they want on their own land.
10. Yes, location
11. Some ski boats are too loud

12. No restrictions – When I lived on Moose Pond, I was a St. Albans resident. We had to do a lot of work on the road and ditching, not Saint Albans.
13. Shoreland building sizes
14. I thought we had a public beach
15. We have enough restrictions
16. Yes, building restrictions to protect water
17. Limit the number of camps
18. I thought we had a beach! For restrictions – speed and pets not on the beach
19. Speed, no dumping, erosion control
20. Better control of point and non-point pollution run off
21. No restrictions beyond what we already have
22. Haven't seen any issues yet to make any other restrictions. A public beach wouldn't be bad but then taxes will go up because of having special insurance to protect the town.
23. No new restrictions. Just enforce current rules.
24. Limit the use of jet ski type personal watercraft
25. No new restrictions
26. Limit horsepower on boats
27. Anything that would harm the lake and the content of the lake
28. It is a small lake, so any motor over 125 HP should be restricted
29. The lake is dying – It is full of algae – like Newport's lake. I would like to see a solution and a plan to save it.
30. No industry = water pollution, soil pollution, etc. Noise pollution – fireworks banned, etc.
31. No new restrictions. Already too many.
32. Limiting the size of outboard motors
33. No industrial development near the lake
34. Boat inspections prior to launching
35. Should have considered years ago. Too late now.
36. No restrictions
37. Ski doos and speed
38. No restrictions
39. Restrict size of boat motors
40. Boat speed controls – lifeguard on beach (both at all times)
41. Yes
42. Thought we had a beach already. No pollution!
43. Less gas powered motor vehicles? Or make sure they are better maintained.

- 44. There already is a public beach. Residential development and land clearing has been excessive (not including recent tornado!)
- 45. Motor size restrictions
- 46. No personal watercraft or water skiing
- 47. Motor size
- 48. No restrictions
- 49. "Keep your septic field out of the lake!" (250 feet off the lake. Mr. Boyd said so!)
- 50. Don't use Indian Pond

Section: Cultural and Recreational Resources

Is there a need for more community based recreational or social activity in St. Albans?

Category	Number of Responses	Percentage
Yes	49	45.8%
No	41	38.3%
No Response	17	15.9%

Are you interested in participating in recreational or social activities for children or adults?

Category	Number of Responses	Percentage
Yes	43	40.2%
No	45	42.1%
No Response	19	17.8%

Are existing recreational or social facilities for senior citizens in St. Albans adequate?

Category	Number of Responses	Percentage
Yes	25	23.4%
No	40	37.4%
No Response	42	39.3%

Would you support the use of tax monies to create and maintain any of these activities?

Category	Number of Responses	Percentage
Yes	46	42.9%
No	41	38.3%
No Response	20	18.7%

Written answers received to the question: What activities would you suggest?

1. Folklore, living skills, contra dances
2. Farmers Mkt, craft/woodworkers expo, summer film night, St. Albans ½ marathon (43 to Melody Lane, Ripley Rd., Ross Hill Rd.,
3. Nature walks, visiting farms with adults and kids
4. Arts, crafts, shops
5. Adult softball and co-ed volleyball at the school? Nice job on ATV trail this summer!
6. Not aware of what is currently available. Not sure about participation. It will depend upon what it might be. Not sure if existing activities for seniors are adequate.
7. Fitness trails
8. Get together for the elderly
9. A recreation center for youth and seniors
10. Are there any existing recreational or social facilities now?
11. Not able to participate at this time. Might participate if we had time.
12. Maybe Bingo?
13. Walking group – trail maintenance
14. Workouts
15. Swimming area
16. Trails for walking for seniors, kids, etc.
17. Hobby/crafts/exercise
18. Senior center/fitness center
19. Winterfest, senior nights at town hall, card tournaments, chicken BBQs, community picnic
20. Loose association of adults interested in outdoor activities – bike path, walking path, x-country ski trails
21. Youth baseball leagues still very active; associated with Newport area more than old "Big Indian Leagues" of yesterday
22. Senior Center
23. Youth activities, ice skating
24. More plays
25. NONE
26. Craft expo, book club

Section: Education

Do you have a household member or relative currently attending a school in RSU #19?

Category	Number of Responses	Percentage
Yes	22	20.6%
No	81	75.7%
No Response	4	3.8%

Do you have a household member or relative whom is currently home-schooled?

Category	Number of Responses	Percentage
Yes	5	4.9%
No	95	92.2%
No Response	3	2.9%

Do you have a household member who attends a school in Maine outside RSU #19?

Category	Number of Responses	Percentage
Yes	9	8.4%
No	93	86.9%
No Response	5	4.7%

How important is the quality of the school system for a person's decision to move to or reside in St. Albans?

Category	Number of Responses	Percentage
Very Important	71	66.4%
A Little Important	19	17.8%
Not Important At All	7	6.5%
No Response	6	5.6%

What could our schools do to better prepare our students for the future?

- Go back to basics. Teach the Constitution. Teach discipline and respect. Emphasize shop and vocational classes. Not everyone can or wants to go to college or become a computer geek. Someone has to produce real goods. Teach cursive writing as it is a sign of a civilized society. These cost very little.
- Teach: Do Not Indoctrinate!
- Put more on education and less on sports

- Improve early reading and math skills
- Vocational and technical training
- Better discipline and control of classrooms. Kids are too noisy and kids that want to learn can't concentrate. (Come enjoy the lunch room at lunch time!!)
- More integration with local employers and vocational training
- Read, writing and math
- Students having choice of religious belief; Focus on history, math, reading, spelling grammar and geography; Teach Common Sense!; Eliminate "political correctness" nonsense; Get the government out of our educational systems!
- Critical thinking; Collaboration; Communication; Creativity/innovation
- Pull out of RSU 19!
- Treat them all equal in all activities, sports and education.
- District wide pre – k for 3 – 4 year olds
- Fire Potter
- Technical schools or trade schools – college is not for everyone
- Determine what skills are needed by potential employers and offer education that would provide those skills to students.
- Less administration; A smaller student to teacher ratio
- If not doing so, teach reading by phonics; No advancement without passing certain testing criteria
- Get back to basics
- Teach the basics better!; Offer extra help to a child that is stuck
- Prepare students to function without computers
- Our believe our schools should have more on today's high speed work
- At this time don't have students in system, but if I did might suggest in some ways load be lightened for some of our teachers that can't teach adequately because of behavior problems. Parents who are sometimes working need more ways to help or even more help themselves. Sometimes smaller is better. Kids may be tired or hungry when arriving at school.
- Emphasize math and science education
- Use time more wisely while there and teach them the basics. Phonics, reading, writing, math
- Internet enabled schooling from home
- Teach for education, not just to pass the state mandated testing
- Attempt to teach – instead of concentration on sports; knock off political correctness classes; teach the basics

- More teaching/less testing
- Improve parent participation; Some do, most do not
- Larger schools with more classrooms per grade would allow for more tailored learning opportunities. More field trips and hands-on learning
- Foster intelligent Internet skills; Computer literacy; Read, read, read; Math proficiency
- Teach the three R's; Quit promoting sex education – leave that to the parents
- Some families cannot afford computers/Internet. How about a loaner service at least, for laptops or computers you may be able to spare for the school year? Or offer the older units for sale to those families?
- Social living skills
- It is great that kids still get a chance to go to elementary school in "their town: before middle school in Hartland and then high school in Newport; the challenge is jobs here after school and college are complete
- Students should be required to read, write and know something about the history of our country.
- Home school
- Concentrate on life applied curriculum instead of standardized testing

Section: Health

Are you able to access health care when needed?

Available Access	Number Responded	Percentage
Always	81	75.7%
Sometimes	17	15.9%
Not Usually	1	0.93%
Never	1	0.93%
Don't Know or Not Applicable	3	2.8%
No Response	4	3.8%

Are you able to access mental health care when needed?

Available Access	Number Responded	Percentage
Always	37	34.6%
Sometimes	8	7.5%
Not Usually	4	3.8%
Never	2	1.8%
Don't Know or Not Applicable	48	44.9%
No Response	8	7.5%

Are you able to access regular dental care?

Available Access	Number Responded	Percentage
Always	70	65.4%
Sometimes	17	15.9%
Not Usually	3	2.8%
Never	5	4.7%
Don't Know or Not Applicable	7	6.5%
No Response	5	4.7%

Approximately how many miles (one way) do you travel for primary health care?

Mileage	Number Responded	Percentage
1 – 20 Miles	61	57.0%
21 – 50 Miles	35	32.7%
More Than 50 Miles	5	4.7%
Not Applicable	4	3.8%
No Response	2	1.8%

Written responses received in reply to: If access to health, behavioral or dental care is difficult, or not possible, what are the barriers?

- Four (4) individuals listed transportation
- Three (3) individuals listed distance to services
- Two (2) individuals listed insurance
- Not able to access care when needed on weekends
- Mental health care not needed yet, but may be needed when this nice, rural town is converted to a business "HUB".
- Need to go out of town for these services. Need a car or someone to take you.
- Quality of options for mental health care is poor
- Attracting qualified medical professionals
- Transportation: other people aren't as fortunate ; Saint Albans needs a senior mini-van

- Go to Waterville or Bangor for services
- Most of the time it is 1 – 20 miles unless my Dr. has office space in Clinton, then it would be 21 – 50 miles
- Dental care out of pocket expenses
- Distance – Have to go to Newport, Pittsfield or Bangor; Too much travelling
- Rides for appointments
- What do these questions have to do with the town?
- Shortage of doctors, dentists and mental health providers in the area. Some who are in the area are not effective.
- Access is possible now. What is available for transportation for those who don't drive?
- Dental care available for a price. Not enough specialists and regular doctors. Too much Maine Care and Maine being a welfare state. Medical professionals don't want to work here!
- We travel out of the area for both medical/health and dental services.
- Able to access but it is difficult. Distance. Would be nice to have medical, dental or behavioral health offices in town.

Section: St. Albans In The Future

Please rate the importance in the future of having the following available within the Town of St. Albans:

Working Farms

Category	Number of Responses	Percentage
Very Important	65	60.7%
Important	28	26.2%
Neutral	4	3.8%
Unimportant	5	4.7%
Very Unimportant	2	1.8%
No Response	3	2.8%

Large Forested Areas

Category	Number of Responses	Percentage
Very Important	46	42.9%
Important	42	39.3%
Neutral	12	11.2%
Unimportant	3	2.8%
Very Unimportant	1	0.93%
No Response	3	2.8%

More Employment Opportunities In-Town

Category	Number of Responses	Percentage
Very Important	36	33.6%
Important	35	32.7%
Neutral	24	22.4%
Unimportant	6	5.6%
Very Unimportant	3	2.8%
No Response	3	2.8%

Continuing To Have a School in St. Albans

Category	Number of Responses	Percentage
Very Important	51	47.7%
Important	23	21.5%
Neutral	18	16.8%
Unimportant	6	5.6%
Very Unimportant	4	3.8%
No Response	5	4.7%

More Elderly Housing/Nursing Homes

Category	Number of Responses	Percentage
Very Important	20	18.7%
Important	32	29.9%
Neutral	43	40.2%
Unimportant	7	6.5%
Very Unimportant	1	0.93%
No Response	4	3.8%

Day Care for Seniors

Category	Number of Responses	Percentage
Very Important	12	11.2%
Important	29	27.1%
Neutral	50	46.7%
Unimportant	8	7.5%
Very Unimportant	3	2.8%
No Response	5	4.7%

More Affordable Housing

Category	Number of Responses	Percentage
Very Important	19	17.8%
Important	36	33.6%
Neutral	36	33.6%
Unimportant	8	7.5%
Very Unimportant	3	2.8%
No Response	5	4.7%

More Day Care for Children

Category	Number of Responses	Percentage
Very Important	11	10.2%
Important	32	29.9%
Neutral	52	48.6%
Unimportant	2	1.8%
Very Unimportant	4	3.8%
No Response	6	5.6%

Improved Town Roads

Category	Number of Responses	Percentage
Very Important	23	21.5%
Important	41	38.3%
Neutral	33	30.8%
Unimportant	6	5.6%
Very Unimportant	1	0.93%
No Response	3	2.8%

More Recreational Facilities/Opportunities

Category	Number of Responses	Percentage
Very Important	18	16.8%
Important	27	25.2%
Neutral	42	39.3%
Unimportant	10	9.3%
Very Unimportant	5	4.7%
No Response	5	4.7%

Strong Environmental Protection

Category	Number of Responses	Percentage
Very Important	27	25.2
Important	43	40.2%
Neutral	19	17.8%
Unimportant	5	4.7%
Very Unimportant	8	7.5%
No Response	5	4.7%

Control over Rate of Development

Category	Number of Responses	Percentage
Very Important	22	20.6%
Important	34	31.8%
Neutral	29	27.1%
Unimportant	9	8.4%
Very Unimportant	9	8.4%
No Response	4	3.8%

What type of community would you like St. Albans to be in ten years?

Future Vision	Number of Responses	Percentage
Much like it is today	47	43.9%
Similar to what it is today, with more commercial and industrial development	24	22.4%
Similar to what it is today, with more residential development	12	11.2%
More residential, commercial and industrial development	20	18.7%
No Response	4	3.8%

Notes: 1 person circled both numbers 2 and 3; 1 person circled numbers 1 and 3

Future Vision of Saint Albans Rank Ordered By Percentage of Responses Received

Much like it is today – 43.9%

Similar to what it is today with more commercial and industrial development – 22.4%

More residential, commercial and industrial development – 18.7%

Similar to what it is today with more residential development – 11.2%

The following written comments were received in response to the question: What type of community would you like St. Albans to be in ten years?

1. Would like to see more small and hi-tech development
2. Keep it RURAL!
3. More residential, commercial and industrial development with vibrant and diverse downtown hub.
4. Much like today with development that improves the tax base
5. Blighted areas controlled and community encouragement or incentives to do so (volunteers)
6. Don't like the word "strong" when it comes to environmental enforcement
7. Somewhat in favor of the control over rate of development
8. Would like to see more commercial and hospitality, not industrial development
9. Much like it is today, much like it was 25 years ago
10. No commercial development in some areas
11. Would like to see more commercial and light industrial development
12. Much like it is today with more small shops and restaurants
13. More commercial and high-tech development
14. Day care for children – Ideally children are raised by their own parents

Section: Land Use Section

**The town should encourage commercial development (retail and office, service, restaurants, lodging)
by Frequency and Percentage**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No response
32 (29.9%)	30 (28.0%)	23 (21.5%)	8 (7.5%)	11 (10.3%)	3 (2.8%)

**The town should encourage industrial development (manufacturing, etc.) by Frequency and
Percentage**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No response
23 (21.5%)	20 (18.7)	23 (21.5%)	19 (17.8%)	16 (15.0%)	6 (5.6%)

The town should encourage residential development by Frequency and Percentage

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No response
19 (17.8%)	27 (25.2%)	36 (33.6%)	10 (9.4%)	9 (8.3%)	6 (5.6%)

**The town should encourage the preservation of agricultural land and green spaces by Frequency and
Percentage**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No response
50 (46.7%)	34 (31.8%)	13 (12.2%)	3 (2.8%)	3 (2.8%)	4 (3.7%)

Indicate whether or not you support having more of the following facilities in St. Albans by Frequency and Percentage

	Yes	No	No Opinion	No Response
Light Industry (electronics, etc.)	63 (58.9%)	24 (22.4%)	16 (15.0%)	4 (3.7%)
Heavy Industry (mill, plant, etc.)	22 (20.6%)	68 (63.6%)	15 (14.0%)	2 (1.9%)
Office space	68 (63.6%)	21 (19.6%)	15 (14.0%)	3 (2.8%)
Retail stores and small commercial businesses	78 (73.0%)	19 (17.6%)	8 (7.5%)	2 (1.9%)
Restaurants and lodging	73 (68.2%)	20 (18.7%)	12 (11.2%)	2 (1.9%)
Home businesses	83 (77.6%)	5 (4.7%)	16 (15.0%)	3 (2.8%)
Other home based (day care, auto repair, etc.)	87 (81.3%)	5 (4.7%)	13 (12.2%)	2 (1.9%)
Medical clinics or offices	67 (62.6%)	27 (25.2%)	11 (10.3%)	2 (1.9%)
Other	9 (8.4%)	4 (3.7%)	12 (11.2%)	82 (76.6%)

The following facility type ideas were written in under Other:

- Anything that will add to our tax burden
- Local computer guru
- Bring more jobs in
- More senior help
- Cell towers
- Recreational businesses
- High speed Internet commerce opportunities
- Different Internet suppliers
- Internet based business
- Keep it small
- Educational/retreat facility

Please indicate your position concerning the following issues:

	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	No Response
Consider land use controls to ensure quality of development	21 (19.6%)	41 (38.3%)	21 (19.6%)	14 (13.1%)	8 (7.5%)	2 (1.9%)
No land use controls	23 (21.5%)	14 (13.1%)	12 (11.2%)	27 (25.2%)	27 (25.2%)	4 (3.7%)
Designated areas for mobile home parks	25 (23.4%)	36 (33.6%)	18 (16.8%)	12 (11.2%)	12 (11.2%)	4 (3.7%)
Design standards for mobile home parks	33 (30.8%)	43 (40.2%)	11 (10.3%)	9 (8.4%)	6 (5.6%)	5 (4.7%)
Require minimum residential lot sizes in specific areas of town	27 (25.2%)	38 (35.5%)	23 (21.5%)	10 (9.3%)	6 (5.6%)	3 (2.8%)
Restrictions on the location of apartment buildings	19 (17.8)	37 (34.6%)	24 (22.4%)	19 (17.8%)	5 (4.7%)	3 (2.8%)
Restrictions on the location of commercial/industrial businesses in residential areas	28 (26.2%)	29 (27.1%)	15 (14.0%)	19 (17.8%)	10 (9.4%)	6 (5.6%)
Fewer restrictions for individual homes than for residential subdivisions	30 (28.0%)	42 (39.3%)	19 (17.8%)	8 (7.5%)	4 (3.7%)	4 (3.7%)

	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	No Response
Future residential development should be allowed everywhere in town	12 (11.2%)	37 (34.6%)	30 (28.0%)	16 (15.0%)	7 (6.5%)	5 (4.7%)
Enable Planning Board review for all commercial/industrial development	41 (38.3%)	41 (38.3%)	13 (12.2%)	5 (4.7%)	2 (1.9%)	5 (4.7%)
Consider requiring some green or open areas within large developments	35 (32.7%)	32 (29.9%)	21 (19.6%)	8 (7.5%)	6 (5.6%)	5 (4.7%)
Consider standards to protect residential areas from conflicting commercial use	37 (34.6%)	40 (37.4%)	17 (15.9%)	5 (4.7%)	3 (2.8%)	5 (4.7%)
Consider controlling the siting of cellular towers	32 (29.1%)	31 (29.0%)	14 (13.1%)	19 (17.8%)	6 (5.6%)	5 (4.7%)
Consider controlling the citing of wind turbine farms	45 (42.1%)	27 (25.2%)	10 (9.3%)	8 (7.5%)	11 (10.3%)	6 (5.6%)

The following general comments were received for this section:

- No wind turbine farms ever!
- Encourage commercial development – No Funding
- Green or open areas within large developments is not needed
- In designated areas for mobile home parks does this mean mobile home only in designated area?
- Future residential development should be allowed everywhere in town as long as it conforms to code
- Very difficult to respond given situation on private section Pond Road, as well as town (St. Albans) allowing Cliffside development

Section: Personal Information

How many In Your Household?

Number in Household	Number Responding	Percentage
1	14	13.1%
2	72	67.3%
3 - 4	16	15%
5 or More	0	0
No Response	5	4.7%

How Many Children Under 18 Years of Age in Your Household?

Children Under 18 Years of Age	Number Responding	Percentage
0	94	87.9%
1	4	3.8%
2	3	2.8%
3	0	0
4	0	0
5 or More	0	0
No Response	6	5.6%

How Many Years Have You Lived in St. Albans?

Number of Years	Number Responding	Percentage
< 1 Year	0	0
1 - 2 Years	6	5.6%
3 - 5 Years	1	0.93%
6 - 10 Years	15	14.0%
11 - 15 Years	10	9.3%
16 - 20 Years	5	4.7%
21 - 25 Years	12	11.2%
26 - 49 Years	32	29.9%
50 + Years	17	15.9%
No Response	7	6.5%
Seasonal	2	1.8%

Special Note: Three of the respondents reported living in town for 70 or more years, while four respondents reported they have lived in town for between 60 and 70 years.

In Which Part of Town Do You Live?

Part of Town	Number Responding	Percentage
Rural	89	83.2%
Village	15	14%
No Response	3	2.8%

Do You Own or Rent Your Home?

Own/Rent	Number Responding	Percentage
Rent	5	4.7%
Own	99	92.5%
No Response	3	2.8%

Do You Have Adequate Transportation?

Adequate Transportation	Number Responding	Percentage
Yes	93	86.9%
No	3	2.8%
No Response	7	6.5%

Do You Own or Lease Your Vehicle?

Own or Lease	Number Responding	Percentage
Yes	93	86.9%
No	8	7.5%
No Response	6	5.6%

Which Type of House Do You Occupy?

Type	Number Responding	Percentage
Single Family	90	84.1%
Two or More Families	0	0
Mobile Home	9	9.0%
Other	2	1.8%
No Response	6	5.6%

How Many Miles Do You Travel One Way To Work?

Number of Miles	Number Responding	Percentage
0	10	9.3%
1 - 5	8	7.5%
6 - 10	5	4.7%
11 - 15	9	8.4%
16 - 20	2	1.8%
21 - 25	5	4.7%
26 - 30	5	4.7%
31 - 35	7	6.5%
36 - 40	3	2.8%
41 - 45	0	0
46 - 50	6	5.6%
51 - 55	1	0.93%
56 - 60	1	0.93%
60+	2	1.8%
Not Applicable or Retired	20	18.7%
No Response	20	18.7%

Do You Carpool To Work?

Do You Carpool	Number Responded	Percentage
Yes	5	4.7%
No	79	73.8%
Not Applicable	3	2.8%
No Response	20	18.7%

How Much Formal Education Have You Completed?

Education Level Completed	Number Responded	Percentage
Grade School	1	0.93%
Some High School	3	2.8%
High School Graduate	36	33.6%
1 - 3 Years College	27	25.2%
4 Years College	17	15.9%
Graduate School	17	15.9%
No response	6	5.6%

General Comments/Suggestions Received On Survey:

- St. Albans has always been a great, caring small town. I would like to see the lakefront (beach) improved and maybe a business or two, but kind of keep the small town flavor. (No Hartland please!)
- Noise ordinance against dirt bikes is my pipe dream.
- I would like to see the town enforce some property owners to clean up their places. Large piles of garbage and debris. Juked out cars, falling down buildings, nasty looking trailers really make our town look like a disgrace.
- The lake is a huge resource for this town, and needs improvements that promote fishing, swimming, boating to draw tourism.
- More businesses, social activity
- We have to figure out how our seniors that have property on or around the lake can afford to keep their houses or cottages. One or two sales of property at a highly inflated price (re: out of state buyer) should not put our seniors out of their homes.
- Would like to see gravel roads maintained better
- Thank you for your efforts.
- We need a new fire station. Ours was built in 1956 and is very outdated. The fire department needs more support from the town manager and selectmen.
- Fire protection is out of control. We use an ambulance that is 15 miles away. If we combined Hartland and St. Albans, we would have more trucks than any city in Maine, and enough people to run them. 1 truck per parade.
- I am probably too old now, but there was a time when I wished there was a tennis court available.
- Quality, quality, quality at all levels. Reasonable access, local or regional.
- Keep things simple. Always err towards less regulations and less taxes.
- This is a great small town that should stay that way! Caring for the citizens it has (like a family). We should not citify a town that is wonderful the way it is!!
- If I wanted to live in a town with more industry, I would move to Newport. Love it in St. Albans.
- I really don't have any suggestions because I would like to have my great town stay as it is, but I know it will have to move along.
- I would like to see "no sort" recycling that would accept all plastics as well as paints, solvents, used oil, etc. We should address the roadside litter and dumping problem.
- Saint Albans has adequate, though not impressive, Internet connection. What Saint Albans needs is much improved cellular service. If this town wishes to attract people

and businesses then this town needs a cellular tower from a major provider, such as Verizon.

- Cell tower
- More cell phone service to all areas will increase possible businesses to area
- Most of the questions cannot be answered with a simple yes or no. I think we first need to look at the proper role of government. Local gov't is the closest to pure democracy. There is a reason the U.S. is a Constitutional Republic. It protects the minority. Ben Franklin defined democracy as two wolves and a lamb voting on what to have for dinner. We need to be very careful in deciding what we do with other people's property. Many towns have so many ordinances and regulations that the only right the property owner has is to pay the taxes. I do not want to live in a town like that. I ask that you do not go down that road.
- Greenways – trails for walking, jogging along pond as well as in designated park with woods and diverse habitat. Greenways that connect to other towns for longer hikes over 1 or 2 miles that are suitable for seniors and children.
- Get a plan to get control of the weeds in the lake before it becomes a swamp
- I think St. Albans is a great town. Quiet, clean and well run. I do find it distressing to see so much unplanned residential buildings going up when there are so many properties on the market. The town should exercise some control over sprawl of housing being built on good agricultural and wooded lands.
- I would like to see the town do more to:
 1. Instill sense of community
 2. Encourage spending in town by seasonal visitors
 3. Enable 21st century business opportunities
- We should work to make this a family-friendly town (attract new families, not just hope our own children will stay here). e.g.: healthcare is among largest employers in ME. Can we promote St. Albans as a good place for SVH docs, etc. to settle?
- Somehow would like to foster social connectivity of residents. Would like to see village center remain vital and picturesque.
- See answer to Q 2 above!
- In years past the Fire Dept. was one of the best around. This is not the case now. The town needs to get their shit together and either make the existing building completely usable or find a new location for a new fire station. The town also needs to ask itself why is the dept. like it is now? Also, we need EMS service back in our area. If it was your loved one that was in need and it took 15 – 20 minutes for the ambulance to get there from Pittsfield you might agree.

- I think we need less politics/red tape and more caring/compassion and common sense approach to the needs of all not just the already "well-to-do".
- The business personal property tax hinders small businesses from coming to town
- St. Albans is a gem of a town. There are many reasons why people have vacation properties here. Development on the lake has been excessive, with seemingly "anything goes" if it increases the tax base for many years now. Responsible commerce (i.e. farming, logging, natural resources such as water) has far greater benefit to our community than more housing near the lake... EMPTY housing/camps most of the time, by the way.
- Residential uses only do not provide a sufficient tax base. Light industrial and commercial provides a stronger tax base as well as increased employment.
- If we don't get more job opportunities we will lose the people that make this community what it is
- Slow growth that will help with the tax base and still keep St. Albans the great little town it is.
- Leave well enough alone
- The size of our local government should be trimmed down to Mr. Boyd's time (ha, ha, ha). I mean proportionally to the population size then and to the population size now.
- Develop a better educational program with less focus on sports. We need to have our young people more reliable, responsible and prepared for future job options.
- I very much enjoy the town. Increased employment opportunities will help stabilize tax revenues for the future. Recreational events will help bring in more tourist income.
- Kudos to this committee for developing the survey.

List of Known Businesses in St. Albans

ST. ALBANS BUSINESSES & ADDRESSES			PHONE	NAME
A.E. ROBINSON CONVENIENCE STORE	6 MAIN STREET	ST. ALBANS, ME. 04071	938-4150	
A.P. LAWRENCE & DAUGHTER	160 ROSS HILL ROAD	ST. ALBANS, ME. 04971	938-4098	AMOS & BONNIE LAWRENCE
A.P. LAWRENCE MOBILE HOME PARK	160 ROSS HILL ROAD	ST. ALBANS, ME. 04971	938-4098	AMOS & BONNIE LAWRENCE
ACME WILDLIFE CONTROL	108 PALMYRA ROAD	ST. ALBANS, ME. 04971	431-2798	BRETT PATTEN
ALLEN JOHNDRO BUILDING CONTRACTOR	321 BIGELOW ROAD	ST. ALBANS, ME. 04971	938-2929	ALLEN JOHNDRO
AVALON ORCHARDS	234 DEXTER ROAD	ST. ALBANS, ME. 04971	938-2051	MARK & WENDY SHERIFF
B AND M CONSTRUCTION	95 CORINNA ROAD	ST. ALBANS, ME. 04971	649-4205	BRUCE YOUNG
BIO-REM AUTO-TRAILER-FIREARMS SALES	10 SANDY POINT DRIVE	ST. ALBANS, ME. 04971	938-2847	CHRIS MOWER
BIO-REM AUTO-TRAILER-FIREARMS SALES	XX	CELL	416-9167	
BIO-REM SERVICES, INC.	20 SANDY POINT ROAD	ST. ALBANS, ME. 04971	938-2847	CHRIS MOWER
BOB ALTON GENERAL CARPENTRY	309 MASON CORNER ROAD	ST. ALBANS, ME. 04971	938-4269	BOB ALTON
BRUCE BALLARD	517 PALMYRA ROAD	ST. ALBANS, ME. 04971	938-2371	BRUCE BALLARD
BRUCE BENNETT CARPENTRY	243 HARTLAND ROAD	ST. ALBANS, ME. 04971	938-3347	BRUCE BENNETT
BUTCH'S REDEMPTION CENTER	20 MAIN STREET	ST. ALBANS, ME. 04971	341-3286	
CAMPBELL, KELLY DAY CARE	204 BIGELOW ROAD	ST. ALBANS, ME. 04971	938-5885	KELLY CAMPBELL
COOLEY FARM & GREENHOUSE	798 CORINNA ROAD	ST. ALBANS, ME. 04971	278-2602	SELINDA COOLEY
LEON CORSON TREE WORK & ODD JOBS	P.O. BOX 252	ST. ALBANS, ME. 04971	341-4205	LEON CORSON
CREATIVE CHAOS CHILD CARE	18 BIGELOW ROAD	ST. ALBANS, ME. 04971	938-4059	ANITA MORSE
DALOU FARMS	90 MOUNTAIN ROAD	ST. ALBANS, ME. 04971	938-2955	DAVID & LOUISE BARDEN
DESIGNING MINDS	85 MOUNTAIN ROAD	ST. ALBANS, ME. 04971	938-4600	LISA NICHOLS & TANDA CLEMENTS
DON REYNOLDS FIREWOOD	615 TODDS CORNER ROAD	ST. ALBANS, ME. 04971	938-3649	DON REYNOLDS
DOUG SPALDING LANDSCAPE PHOTOGRAPHY	255 POND ROAD	ST. ALBANS, ME. 04971	938-2676	DOUG SPALDING

EKCO FARMS	23 HAMM ROAD	ST. ALBANS, ME. 04971	278- 7408	FRED CHAMBERS
FARM TOAST VINTAGE SHOP	14 BIGELOW ROAD	ST. ALBANS, ME 04971		DEBORAH GALLAGHER
FIRE FLY FARM	526 DEXTER ROAD	ST. ALBANS, ME. 04971	938- 3906	BILLI BARKER
GREAT WORKS HOME INSPECTION	61 TOWN LANDING ROAD	ST. ALBANS, ME. 04971	938- 2502	JOHN WILSON
GUARDIAN ACCOUNTING SERVICES	118 CORINNA ROAD	ST. ALBANS, ME. 04971	938- 3473	PATRICIA MURPHY
GUARDIAN ACCOUNTING SERVICES	XX	CELL	416- 2404	
H. DEAN SIDES CARPENTRY	49 PALMYRA ROAD	ST. ALBANS, ME. 04971	938- 4099	H. DEAN SIDES
HAISS, CHARLIE	299 NATE RICHARDS RORAD	ST. ALBANS, ME. 04971	938- 5834	CHARLIE HAISS
HALF MOON ACRES	1076 DEXTER ROAD	ST. ALBANS, ME. 04971	924- 3188	KAREN & CHARLES CLUKEY
HARTLAND-ST. ALBANS STORAGE	160 ROSS HILL ROAD	ST. ALBANS, ME. 04971	938- 2280	AMOS & BONNIE LAWRENCE
INDIAN LAKE MARKET	P.O. BOX 257	ST. ALBANS, ME. 04971	938- 4577	KEVIN DUNHAM & MARY MOWER
INDIAN LAKE SELF STORAGE	18 TOWN LANDING ROAD	ST. ALBANS, ME. 04971	938- 2612	GENEVIEVE DUNCOMBE
INDIAN STREAM HARDWARE	23 PALMYRA ROAD	ST. ALBANS, ME. 04971	938- 2107	DENNIS & ANN SMITH
J & M DRYWALL	408 DEXTER ROAD	ST. ALBANS, ME. 04971	938- 5867	JOHN & MARIE KIRVEN
JDR CONSTRUCTION	665 TODDS CORNER ROAD	ST. ALBANS, ME. 04971	938- 2791	JEFF REYNOLDS
JUDSON BAILEY GUNSMITH	368 TODD'S CORNER ROAD	ST. ALBANS, ME. 04971	938- 3595	JUDSON BAILEY
KEEGAN AUTO REPAIR	35 BROOKSIDE DRIVE	ST. ALBANS, ME. 04971	938- 3109	CHUCK KEEGAN
KIMBALL MASONRY & LANDSCAPING	270 MELODY LANE	ST. ALBANS, ME. 04971	938- 2481	DAVID KIMBALL
LINDEN RIDGE FAMILY HEALTH	P.O. BOX 1	ST. ALBANS, ME. 04971	938- 2094	JILL DEBETHUNE
LUDDEN'S MEAT CUTTING	35 BRYANT ROAD	ST. ALBANS, ME. 04971	938- 2602	STUART LUDDEN
MAINELY OURS DACHSHUNDS & POODLES	299 NYES CORNER ROAD	ST. ALBANS, ME. 04971	938- 2306	EDITH HARDING
MASTERCRAFT CARPENTRY	NATE RICHARDS ROAD	ST. ALBANS, ME. 04971	341- 1674	JOE SIMONET
MBS LOGGING, LLC	673 CORINNA ROAD	ST. ALBANS, ME. 04971	938- 3038	MARK STANLEY

McLEOD CONSTRUCTION	10 McNALLY ROAD	ST. ALBANS, ME. 04971	938- 2698	STEVE McLEOD
MOOSEKAT GUIDE SERVICE	56 GRANT ROAD	ST. ALBANS, ME. 04971	416- 5644	LEVI LADD
NASON CAMPS	P.O. BOX 197	HARTLAND, ME. 04943	938- 2979	ALLEN NASON
NOKOMIS ROAD ENTERPRISES	437 NOKOMIS ROAD	ST. ALBANS, ME. 04971	278- 7594	JASON & JOHN MACCHI
NOKOMIS ROAD ENTERPRISES		JASON	461- 4803	
NOKOMIS ROAD ENTERPRISES		JOHN	461- 1953	
PARKER PLUMBING, ELECTRICAL & HEATING	P.O. BOX 190	ST. ALBANS, ME. 04971	938- 2475	TERRY & JACOB PARKER
PERLEY'S CATERING	17 MELODY LANE	ST. ALBANS, ME. 04971	938- 3268	PERLEY MARTIN
PETERSON, AMANDA PHOTOGRAPHY	81 FINSON ROAD	ST. ALBANS, ME. 04971	938- 3327	AMANDA PETERSON
POLAND SPRINGS - NESTLE WATER	GRANT ROAD	ST. ALBANS, ME. 04971	998- 6383	
POST, HARLOW FARM	65 DUDLEY BROOK FARM	ST. ALBANS, ME. 04971	938- 2938	HARLOW POST
R & V AUTO BODY	332 MASON CORNER ROAD	ST. ALBANS, ME. 04971	938- 2966	RICKY MORSE
RAY'S CHIMNEY BUILDING	201 DEXTER ROAD	ST. ALBANS, ME. 04971	938- 3285	RAY MURRAY
REDNECK WELDING	P.O. BOX 214	ST. ALBANS, ME. 04971	938- 5167	JASON SCHOLTEN
ROBERT CALDWELL PLUMBING	54 CORINNA ROAD	ST. ALBANS, ME. 04971	938- 2321	ROBERT CALWELL
S & S ENERGY	P.O. BOX 26 26 S. COOLEY RD.	ST. ALBANS, ME. 04971	416- 4300	BRADY SNOWMAN
SEBASTICOOK LUMBER, LLC	446 HARTLAND ROAD	ST. ALBANS, ME. 04971	660- 1360	R.Z. ZEALIE
SKILLS, INC.	P.O. BOX 65	ST. ALBANS, ME. 04971	938- 4615	
SLEEPY HOLLOW FARM	176 MASON CORNER ROAD	ST. ALBANS, ME. 04971	938- 5271	MICHAEL & MELISSA PROVENCHER
SNOWMAN'S CONSTRUCTION	10 INDUSTRIAL DRIVE	ST. ALBANS, ME. 04971	938- 3263	SETH SNOWMAN
SNOWMAN'S OIL & SOIL	160 HARTLAND ROAD	ST. ALBANS, ME. 04971	938- 4528	NORMAN & SCOTT CURTIS
SPRUCE GROVE MOBILE HOME PARK	TODDS CORNER ROAD	ST. ALBANS, ME. 04971	938- 4098	AMOS & BONNIE LAWRENCE

ST. ALBANS CEDAR WORKS	29 HIGH STREET	ST. ALBANS, ME. 04971	938- 5041	TERRANCE LARY
ST. ALBANS CUSTOM HOMES & EXCAVATION	31 WHITETAIL LANE	ST. ALBANS, ME. 04971	341- 1274	PAUL LACHANCE
ST. ALBANS TRACTOR WORKS	44 MELODY LANE ROAD	ST. ALBANS, ME. 04971	938- 2127	GREGORY CLARK
ST. ALBANS TRACTOR WORKS		CELL	341- 0641	
STONY KNOLL FARM	49 MAPLE LANE	ST. ALBANS, ME. 04971	938- 3714	KEN & JANICE SPAULDING
SUNNYDALE FARMS	688 DEXTER ROAD	ST. ALBANS, ME. 04971	938- 3105	BRENT MOWER
SUNRISE RESTAURANT & BAKERY	122 HARTLAND ROAD	ST. ALBANS, ME. 04971	938- 2030	DAVID & ANN PARSONS
SWEET DREAMS FOOD & FARM	408 DEXTER ROAD	ST. ALBANS, ME. 04971	938- 3951	JOHN & MARIE KIRVEN
SWS UNLIMITED	28 MAIN STREET	ST. ALBANS, ME. 04971	938- 4631	MARK SPRINGER
TAYLOR DAIRY FARMS	28 BUBAR ROAD	ST. ALBANS, ME. 04971	938- 2047	BERT TAYLOR
THE HIGHLANDS	212 NATE RICHARDS ROAD	ST. ALBANS, ME. 04971	938- 2710	MICHAEL VERMETTE
THE HIGHLANDS		CELL	431- 7069	
THUNDERING VALLEY RACEWAY	377 PALMYRA ROAD	ST. ALBANS, ME. 04971	938- 3007	NATHAN & MARTI ANDERSON
VAN-AL ENTERPRISES	50 MASON CORNER ROAD	ST. ALBANS, ME. 04971	938- 2504	LEROY VANADESTINE
WAVELENGTHS HAIR & BODY WORKS	30 MAIN STREET	ST. ALBANS, ME. 04971	938- 2400	TAMMY LEAVITT
WES BOOTH MAGICIAN * ENTERTAINER	955 CORINNA ROAD	ST. ALBANS, ME. 04971	416- 2249	WES BOOTH
WHITE, TONI DAY CARE	26 HIGH STREET	ST. ALBANS, ME. 04971	938- 4487	TONI WHITE
WILDWOOD CAMPS	74 WILDWOOD LANE	ST. ALBANS, ME. 04971	938- 2014	CHARLOTTE FAWCETT

Structure of St. Albans Town Government

Form of Government

Town Meeting – Selectmen – Town Manager

School Board Members – 2 Positions – Elected

Board of Selectmen – 3 Positions – Elected

Town Manager – 1 Position – Hired by Selectmen

Town Clerk – 1 Position – Elected

Road Commissioner – 1 Position – Elected

Standing Committees

Board of Appeals – 5 Members – Appointed by Selectmen

Budget Committee – 9 Members – Elected

Cemetery Committee – 8 Members - Appointed by Selectmen

Planning Board – 7 Members - Appointed by Selectmen

Town Hall Committee – 10 Members - Appointed by Selectmen

Lakes Committee – 5 Members – Appointed by Selectmen

Ad Hoc Committees

Comprehensive Plan Committee – 22 Members - Appointed by Selectmen

Broadband Access – 4 Members – Appointed by Selectmen