2006

Minot Comprehensive Plan Update

Minot (Me.)

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Minot
Comprehensive Plan Update

Adopted
March 3, 2006
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Minot
Comprehensive Plan Update
Section I

A Vision for Minot
Goals, Policies, Strategies
Future Land Use Plan
Regional Coordination Program
Capital Investment Plan
Introduction

The citizens of Minot adopted its current comprehensive plan in 1993 and then amended that plan in 1997. This update to that plan presents information on community trends and characteristics over the past 10 years and what is expected to occur over the next 10 years. One of the most important trends has been the significant rate of population growth over the past 20 years and the demand this growth has placed on municipal services.

The cornerstone or most important elements of the comprehensive plan are the policies and strategies which the community adopts. They present the directions the community will take to address issues identified in the Inventory and Analysis element of the plan. Policies are statements of direction the community desires to take, and strategies define specific actions the Town should undertake in order to carry out the directions contained in the policies.

The update to the Comprehensive Plan, presented in two sections--Goals, Policies, & Strategies and the Inventory and Analysis--serves as a guide for the community and town officials as they make decisions about the future of Minot. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Minot changes over time.

The Plan is, however, intended to guide future changes in the Town’s land use regulations so that they will reflect the goals and polices of this Plan. Similarly, the discussions of capital needs and spending priorities are intended as general guides, not specific proposals.

Strategies or actions to carry out the plan have been identified as short-, mid- or long-term. This refers to the time frame that the plan recommends actions to occur. Short-term actions should occur within one to two years of plan adoption, mid-term three to five years from plan adoption and long-term six to ten years from plan adoption. Those that should be responsible for undertaking the strategies are also identified.

The Minot Comprehensive Plan Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications during the updating of the plan first adopted in 1993. In addition, it relied heavily on what the citizens of Minot told the committee at visioning sessions held in the fall of 2004. Although, in not all instances did the committee unanimously agree; it is the position of the committee that the following presents a realistic direction for Minot over the next 10 years.
Vision for Minot-Based upon town visioning sessions on November 19 & December 2, 2004.

**Character and Special Places**

Physical special places and social character are important to those who reside in Minot. Places or areas the people consider special to them are as varied as the people themselves. These places and areas include the Little Androscoggin River, the Death Valley wetlands, Mt Prospect with an elevation of 920 feet, scenic road corridors, large open tracts of land including land which will never be developed, agricultural land, mines and quarries. Many acres of private land are open to hunting and other outdoor activities. There is clean air and dark skies at night.

Other physical likes that require help to maintain are good roads, trails for walking, hiking, cross county skiing, snowshoeing, snowmobiling, ATVing and sports fields.

Social character are the things that make Minot a special place to live and raise a family. Many of these cannot be seen or touched but they are important factors that make up the character of Minot. Sense of community is high among such characteristics. People are friendly, there are extended families where several generations participate in community activities, neighbors are there in times of need, things get done with volunteers and decision makers listen to citizens.

People like Minot because it is close to cities including Auburn, Lewiston and Portland and the turnpike. Services and goods are near by as are varied recreational opportunities. There is a good school with small class sizes and students seem to be prepared when they move to the regional high school.

**Current Trends**

Some say Minot is a well kept secret. Whether because of its special physical or social values, reasonable tax rate or the potential for a good return on the investment in residential property more people are finding it. Minot is a bedroom community. Resident’s, in increasing numbers, travel to Auburn, Lewiston and other employment centers to work. More vehicles are traveling state and local roads with seemingly faster and faster speeds.

Minot shows signs of sprawl. More traffic on roads, new homes lining once rural road corridors, fewer people living and working in town and fewer volunteers available to respond to emergencies. Needs seem to be increasing for recreation facilities for all ages, school facilities and public services.

The tax base is dependent on residential property. Growth in commercial or business development has been slow. This may be due to the town’s past philosophy on this type of development.

**Future Growth**

Minot’s role in the region will continue to be that of a bedroom community for the employment centers of Auburn, Lewiston and others. It will have more businesses, suited to the character and infrastructure capacity of the town, that serve both local residents and customers from places away. These will be centered in locations served by good roads and where local customers can easily reach. There will be expanded or new village locations that are walkable.

Residential development will be located where roads are suitable and residents will not have to deal with through traffic. It will respect environmental constraints such as soils and the protection of surface and ground waters. There will be range of housing types and prices so those who wish to live in Minot can do so.
There will be rural areas consisting of large tracts of land that have woods and fields that can produce timber or produce and provide wildlife habitats and space to hunt. Rural characteristics will not be mandated but encouraged through incentives for creative subdivision design that conserve open space, and public-private partnerships (involving state, local and private funding) to acquire conservation easements.

Public facilities and services will be provided to meet the needs of all age groups without extravagant tax rates. These may include new recreation fields, gym, library and class rooms at the school, public safety facilities and personnel. This will be done by requiring those who create the demand for new public facilities to pay for the new capacity and expanding the non residential tax base.

Most of all, Minot will continue to be place that is attractive and a good place to live.
PLANNING TOPIC - HISTORIC AND ARCHAEOLOGICAL RESOURCES

State of Maine goal relating to planning topic:

To preserve the State's historic and archeological resources

Town Goal:

To maintain and enhance the values of important historic, cultural and archaeological resources.

Historic areas and structures have been cherished by the Town for decades. Once lost, these features are gone forever.

Policies

Encourage the maintenance of its historic building and sites.

Minimize the impacts of development or other land use activities upon recognized historic buildings and archaeological sites.

Strategies

Seek National Register of Historic Places designation for worthy historic structures.
Responsibility/Time Frame: Historical Society/Ongoing

Develop and deliver an educational program for owners of historic properties in techniques to maintain historic values.
Responsibility/Time Frame: Historical Society/Mid

Amend ordinances to require applicants to identify historic buildings and sites that have the potential to be impacted and propose measures to minimize negative impacts to them.
Responsibility/Time Frame: Planning Board/Short

Develop ordinance standards for subdivision and non residential development projects that requires the identification and protection of known and potential archaeological resource locations as determined by the Maine Historic Preservation Commission.
Responsibility/Time Frame: Planning Board/Short
PLANNING TOPIC- NATURAL RESOURCES

State Maine goals pertaining to planning topic:

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

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.

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

Town Goal:

To conserve and protect natural resources in Minot and those it shares.

Natural resources including soils, surface and ground water, wetlands and wildlife habitats are integral to the Town of Minot. They are the primary factors affecting Minot's character and also contribute to the local economy. The natural resources have played an important role in the development of the community with the relatively good soils encouraging the location and continuance of farms and the water resources and wetlands shaping the development pattern and transportation network of the community.

Soils have significantly influenced the development patterns of the Town. They form the underlying base for agricultural activities as well as development such as roads and buildings. Without centralized sewage disposal, soils are also an important aspect of development as they provide for suitable sewage disposal medium. Construction in poor soils can result in unnecessary erosion, can cause ground water contamination due to improper sewage disposal, and can increase development costs.

Wetlands are important resources although in recent years they have been viewed more by the public as a detriment to development. They provide a wide range of habitats for plants, animals and fish. Wetlands serve to purify waters which may be contaminated by various activities of man, and they also form storage areas which significantly help to reduce flooding and improve infiltration of water into ground water.

The major surface waters in Minot consist of the Little Androscoggin River, flowing along the Town's southerly border and Bog Brook, flowing along the westerly border. Both are recognized as important natural resources by the residents of Minot and surrounding towns. In particular, Bog Brook provides an important wildlife resource as well as a recreation opportunity for the residents. Improvements in the water quality of Little Androscoggin River have made it more attractive for recreation. The lack of lakes and ponds in Minot further contributes to the importance of these two flowing surface waters.

Minot also contains parts of the watersheds for nearby Lake Auburn and Taylor Pond. Lake Auburn is an important regional resource and is also the drinking water supply for Auburn and Lewiston. The economy and livelihood of the entire region hinges on the economic viability of these two cities. Hence, Lake Auburn is important to all residents of the region.

Floodplains, the flat expansive land along a river or shore which is covered by water during floods, are important features which should be protected in order to avoid damage to other natural resources and the man-made development. If floodplains are allowed to be developed or otherwise changed, flooding can become more severe and thus cause more damage.

Groundwater is the primary source of water supply to both residential and nonresidential uses in the Town of Minot. With no central water system, the importance of the groundwater resource and its quality cannot be overstated. The groundwater resources consist of several sand and gravel aquifers and the extensive system of bedrock aquifers running throughout the town. The sand and gravel aquifers have been mapped but are relatively low yield. The bedrock aquifers provide the most important source of water for homeowners and small businesses.
Wildlife in the Town of Minot has been and will continue to be impacted by man. Land use practices including agriculture, timber harvesting, and residential and commercial development cause changes in habitats and there, in the associated wildlife populations. Even with changing land use conditions, through proper planning, adequate habitat, and in particular, important wildlife habitat can be maintained as viable resources without seriously restricting development. This is particularly true at development levels projected for the Town of Minot. In Minot the existing land use characteristics and available natural resources provide for various habitats. The combination of farmlands, woodlands, wetlands, and water course quarters, are conducive to both game and non-game wildlife specifies which form an integral part of the area's ecosystem and also an important part of Minot's character.

Maine communities have debated the preservation of farmland and open space for many years. Large land owners look at their land as a "bank account." They often have no plans to sell; however, they wish to maintain their right to "do what they want" with their property free from regulation and government interference. Other town residents enjoy the character and aesthetics created by the open spaces and agriculture. The Town of Minot is no exception to the farmland debate. Residents have indicated a desire to preserve open space and farmland; they also felt that regulation to accomplish this goal was only marginally desirable.

**Policies:**

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Permit development and other land use activities only upon or in soils which are suited for such use.

Prevent erosion and sedimentation from development reaching surface waters.

Minimize phosphorous loading from residential, industrial and commercial development in lake watersheds.

Protect surface water from potential contamination due to residential, industrial and commercial development.

Maintain and protect the quality and quantity of groundwater resources for current and future use.

Discourage construction and development in floodplain areas that increase the risk of property loss and/or increase the level of flooding.

Maintain riparian habitats along rivers, streams, brooks, and wetlands.

Maintain wildlife and fisheries habitats.

Encourage the maintenance of a variety of wildlife habitat as land is being developed.

Protect identified, rare and endangered plants and animal species and significant natural features from degradation.

Minimize the loss of the values of significant scenic areas and sites by encroaching development.

Encourage the productivity and multi use of agricultural and forest resources.

Maintain the valued feeling of open space, farmland and forest land

Provide large land owners with development opportunities for their land.

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Strategies:

Provide ongoing training for the Road Commissioner and road crew in soil erosion and storm water control practices in order to minimize erosion from town construction work.
Responsibility/Time Frame Road Commissioner/Ongoing

Require soils information for all development proposals in order to ensure that soils will adequately support planned roads, structures, sewage disposal, and not be subject to unreasonable erosion.
Responsibility/Time Frame Code Enforcement Officer-Planning Board/Ongoing

Encourage agricultural landowners to participate with the Natural Resource Conservation Service to identify and implement practices to minimize soil erosion and phosphorous export.
Responsibility/Time Frame Conservation Commission/Ongoing

Amend ordinances to require the use of no/low maintenance phosphorus control practices such as clearing limits, buffer strips and rock-lined drip edges for single lot development in the Lake Auburn and Taylor Pond watersheds.
Responsibility/Time Frame Planning Board/Short

Amend subdivision and site plan review standards to require a phosphorous impact analysis and control plan for proposed developments in the Lake Auburn and Taylor Pond watersheds including a long term maintenance plan for phosphorous control measures.
Responsibility/Time Frame Planning Board/Short

In development reviews require the identification of potential soil and groundwater contaminants from residential, commercial and industrial development and require the use of Best Management Practices to safeguard against such contaminations.
Responsibility/Time Frame Planning Board/Ongoing

Strictly administer and enforce the town’s Floodplain Management Ordinance.
Responsibility/Time Frame Code Enforcement Officer-Planning Board/Ongoing

Amend ordinances to provide for the review of impacts on wildlife and fisheries habitats by proposed development and that allows the Planning Board to impose mitigation measures to minimize negative impacts.
Responsibility/Time Frame Planning Board/Short

Amend ordinances to assign a high level of protection to wetlands rated as moderate and high value habitat by the Maine Department of Inland Fisheries and Wildlife.
Responsibility/Time Frame Planning Board/Short

In development reviews consider the impact and mitigation measures on non shoreland zoned wetlands.
Responsibility/Time Frame Planning Board/Ongoing

Amend ordinances to request information concerning proposed development impacts upon rare, endangered species and significant natural features and require mitigation measures.
Responsibility/Time Frame Planning Board/Short

Amend ordinances to include standards that encourage creative development design that conserves farmland, forest land and open spaces.
Responsibility/Time Frame Planning Board/Short
Support tax policy to provide for an equitable assessment of agricultural and forested land and open spaces such that large land owners are not forced to sell their property.
Responsibility/Time Frame     Selectmen/Ongoing

Encourage forest land owners to participate in the state Tree Growth Tax program by providing information on the program.
Responsibility/Time Frame     Selectmen/Ongoing

Amend ordinances allow the Planning Board to require an assessment of the impact upon identified scenic sites and views caused by proposed development and require measures to minimize negative impact.
Responsibility/Time Frame     Planning Board/Short

Seek conservation easements as a method to conserve farmland, forest land and other open spaces.
Responsibility/Time Frame     Selectmen-Conservation Commission/Ongoing
PLANNING TOPIC- LAND USE

State of Maine goals relating to planning topic:

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;

To safeguard the State’s agricultural and forestry resources from development which threatens those resources.

Town Goal:

To manage land use change to maintain valued community characteristic and so demands on municipal services are minimized.

Residential Development

Since the time of the early settlers, the land's natural features and the natural resources have shaped the land use of the community, and they will continue to have a significant impact on future development. With continuing growth, there will be competing pressures for the town's natural resources. Much of the extensive farmland soils in the community are also well suited to residential development. With modern technology and less reliance on an area's immediate natural resources, there will also be residential development pressure on productive forests.

Land converted to residential use has been the greatest change in land use and development patterns over the past 30 years. The number of dwelling units increased from 287 in 1970 to 824 in 2000. Since 2000, another 150 houses have been constructed or placed in Minot. If the current 85,000 square foot lot area requirement for a home is used there has been almost, 1,400 acres of land converted to residential uses. This land was once agricultural or forest land.

New residential development has taken place adjacent to most public roads and along new roads constructed to serve new residential subdivisions. Since 1990 there have been 32 subdivisions approved containing 240 lots. Four of these subdivisions totaling 19 lots are located in the Residential Zoning District and the remainder are located in the Rural Residential Zoning District. While the subdivisions are scattered throughout the Rural Residential Zoning District concentrations of subdivisions have occurred along the Center Minot Hill Road and Brighton Hill Road. Of the 240 lots in approved subdivisions since 1990, 180 have been sold.

Residential development has been approximately 60% scattered and 40% within subdivisions over the past 15-years. Scattered or single lot residential development has occurred along all town roads. Concentrations of this type of development have been adjacent to portions of the West Minot Road, Center Minot Hill Road, Woodman Hill Road, Garfield Road, Jackson Hill Road, Bradbury Hill Road, Marston Hill Road and Hersey Hill School Road.

Minot is at a critical point after which additional new development may begin to have more influence on changing the town's character. Development along the town's existing roads can eventually change the town from a rural community to one of suburbia.

Policies:

That future residential development be located in environmentally suitable areas.

Allow suitable locations for mobile home parks and multi-family housing.
Encourage the location of new residential development to minimize conflict with agriculture and important natural resources.

Maintain the economic and social values of existing areas of residential development.

That over the next 10 years a minimum of 70% of new residential development will take place outside of rural areas.

Direct new residential development to those areas where municipal services can be the most efficiently provided.

Assure that new residential development is located on or served by roads that have the capacity to handle new traffic generated by such development.

When new residential development is to be located along existing public roads, shared access points are maximized.

Provide for innovative residential development techniques that will conserve land, significant natural areas and reduce construction costs.

Vary residential lot sizes as part of an overall program to conserve land resources.

That residential development does not diminish the scenic characteristics of ridge lines, hill sides and vistas.

Manage the rate of residential growth so that it does not over burden municipal service delivery.

Strategies:

Amend ordinances to require the design of new residential development to protect natural resources and ensure compatibility with existing residential and agricultural uses.

   Responsibility/Time Frame: Planning Board/Short

Amend ordinances to require the use of shared driveways or road entrances where subdivisions and other developments abut public roads.

   Responsibility/Time Frame: Planning Board/Short

Amend ordinances to limit mobile home parks to the Residential II area as presented in the Future Land Use Plan.

   Responsibility/Time Frame: Planning Board/Short

Amend ordinances to require lot sizes to be adequate to ensure that adequate area exists for on-site sewage disposal now and in the future.

   Responsibility/Time Frame: Planning Board/Short

Require, when deemed necessary, subdivision applicants’ to conduct a traffic analysis as part of their development application.

   Responsibility/Time Frame: Planning Board/Ongoing

Amend the Land Use Code to include provisions that restrict large scale commercial development in primarily residential areas.

   Responsibility/Time Frame: Planning Board/Short
Amend local ordinance provisions to require the clustering, where feasible, of new residential subdivisions proposed for rural areas and provide density bonuses or other techniques.

Responsibility/Time Frame: Planning Board/Short

Amend the Subdivision Ordinance to require that building envelopes be shown on subdivision plans proposed for Rural Areas. The building envelope should not include more than 40 percent of the lot and avoid tops of ridge lines, designated scenic locations and open fields, but rather be located on the edges of fields or in wooded areas were possible and feasible. The building envelope should contain a minimum of 20,000 square feet of land area which does not include floodplains, slopes greater than 20 percent or Class I, II or III wetlands.

Responsibility/Time Frame: Planning Board/Short

In January of each year, assess the rate and location of residential development. Based on the rate and location of residential development, prepare a differential residential growth cap ordinance and/or ordinance which limits the amount and/or location of residential development.

Responsibility/Time Frame: Selectmen & Planning Board/Ongoing

Amend the Land Use Code and Subdivision Ordinances to require a buffer between new residential development and agricultural uses.

Responsibility/Time Frame: Planning Board/Short

**Commercial/Industrial Development**

With the exception of the Route 121 Minot Corner area of the town, the majority of commercial, and industrial development is located on the same site as the owner's residence. While there is a desire to continue a pattern of small businesses and home-related businesses throughout the community there is also a desire to provide locations for larger commercial type development.

**Policies:**

- Allow home occupations within all areas of the community.

- Allow small scale commercial, service and manufacturing businesses in all areas, except residential neighborhoods, of the community with appropriate review to ensure compatibility with surrounding development and ensure municipal services and natural resources are not strained.

- Direct new, larger scale commercial and/or industrial development to those areas where the transportation system has adequate capacity to carry projected traffic volumes, conflicts with residential uses are minimized and other services can be more readily divided.

- That new commercial and industrial development does not degrade the natural environment, including groundwater.

- To encourage appropriate commercial development within village areas.

- Allow new commercial development compatible with agriculture to locate in significant agricultural areas to provide for diversification and income supplementation.
That the architectural design of new commercial development and characteristics of advertising features including signs are compatible with the community and surrounding area.

Provide for manufacturing land uses in those areas where they will not conflict with adjacent less intense land uses or cause environmental degradation.

**Strategies:**

Amend ordinances to allow home occupations in all districts, and that allows the construction of new structures to house home occupations while managing potential impacts including traffic noise, parking, odors and signage.

- **Responsibility/Time Frame:** Planning Board/Short

Amend ordinances to require adequate visual, safety and noise buffers between commercial and industrial uses and adjacent uses.

- **Responsibility/Time Frame:** Planning Board/Short

Amend ordinances to contain performance standards to ensure environmentally safe development of commercial and industrial businesses including groundwater protection.

- **Responsibility/Time Frame:** Planning Board/Short

Amend ordinances to include architectural design review standards for commercial and industrial structures.

- **Responsibility/Time Frame:** Planning Board/Short

Amend the Land Use Code to include farm enterprise uses that provide for diversified uses on farms that are compatible with farms and rural locations.

- **Responsibility/Time Frame:** Planning Board/Short

**Agriculture/Forestry**

There is active agricultural land use in Minot. In 1977, some 2,300 acres of land were devoted to agricultural uses. The largest amount was used for pasture land. While there has been a decline in land in agriculture use there are still active commercial farms.

In 1978 it was estimated there were some 16,500 acres of forest land in Minot. In 1991 there was more than 8,960 acres registered in the State Tree Growth Tax Law. By 2002 the number of acres of forest land in Tree Growth had dropped to 7,300 acres. In the two-year period from 2000 to 2001, 600 acres was withdrawn for Tree Growth. Minot still has the most acres of Tree Growth land in Androscoggin County even though it has the sixth smallest land area.

While forest land covers as much as 80% of the land area of Minot, the largest tracts of forest land are found in the northern half of town. The major threat to the loss of forest land is its conversion to residential uses.

**Policies:**

Encourage the presence of an agricultural land base.

Minimize the conflicts between agriculture and adjacent land uses.
Encourage use of prime agricultural lands for farming.

Develop farm enterprise districts that allow for farm diversification that maintains land for farming.

Encourage the use of and participate in the granting of conservation easements and/or purchase of development rights to maintain an agricultural land base.

Promote an appropriate level of management of forest lands.

To require development that takes place in forested areas to conserve forest lands and resource values.

Strategies:

Encourage agricultural landowners to participate in conservation easements and any other state program for the purchase of development rights of farmland. Assist in the application/ proposal development and provide matching funds. Lobby at the state and federal level for the inclusion of Minot’s farmland in any state and/or federal programs.

Responsibility/Time Frame: Selectmen-Conservation Commission/Ongoing

Amend local ordinance provisions to encourage the clustering of new subdivisions proposed for agricultural areas through density bonuses or other techniques. Clustering will be done in such a way as to maximize the potential for production agriculture and open space.

Responsibility/Time Frame: Planning Board/Short

Amend local ordinance provisions to contain guidelines that provide a separation between new non farm residential uses and existing agricultural land uses including well locations.

Responsibility/Time Frame: Selectmen-Conservation Commission/Ongoing

Work jointly with land trusts, in order to coordinate an approach to Purchase of Development Rights and to take advantage of all possibilities for putting farmland under conservation easement.

Responsibility/Time Frame: Conservation Commission-Land Trusts/Ongoing

Amend local ordinance provisions to include farm enterprise uses that provide for diversified uses on farms that are compatible with farms and rural locations.

Responsibility/Time Frame: Planning Board/Short

Implement an education program for woodland owners of programs available through Small Woodlot Owners Association, the Forest Products Industry, Maine Forest Service and others relating to woodlot management.

Responsibility/Time Frame: Conservation Commission/Soil & Water Conservation District/Ongoing

Support efforts by Land Trusts to acquire easements and fee interest in woodland areas.

Responsibility/Time Frame: Conservation Commission/Ongoing
PLANNING TOPIC - ECONOMIC DEVELOPMENT

State of Maine goals relating to planning topic:

To promote an economic climate which increases job opportunities and overall economic well-being;

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:** Promote economic development that provides employment opportunities and expands the tax base.

The Committee has heard that increase in property taxes are forcing elderly and fixed income persons to sell property, and large land owners and farmers have told the Committee that it is increasingly difficult to maintain farmland and commercial forest land due to the increases in property taxes. One way in which municipalities have attempted to address the increasing property tax issue has been to increase its nonresidential property tax base through economic development.

Economic development goals should include a positive impact on the local tax payers as well as job creation and diversification of the commercial and industrial base. Economic development is impacted by a number of factors including market conditions, labor force, transportation, land resources, and municipal infrastructure such as water and sewer. A number of the above factors are controlled by the community; however, others are beyond the town's control. The community can designate suitable land resources in the form of zoning and could provide some municipal services which would be attractive to development. Transportation systems are well in place, and changes would be beyond the scope of what the community could economically provide.

The Committee has analyzed the economic development issue and solicited considerable public input on it. They have generally concluded that development of extensive infrastructure and/or municipal services in order to attract economic development would be counter productive to the goal of controlling future tax increases. It could also radically impact community character. Residents can depend upon the Lewiston/Auburn area as well as nearby Mechanic Falls for jobs and shopping opportunities.

**Policies:**

Encourage the continuation of agriculture and associated business development.

Seek business development and expansion.

Provide for small scale business development opportunities in appropriate locations.

Provide for home-based businesses and allow reasonable expansions of such home-based businesses in all areas of Town.

Allow larger scale, commercial and industrial development to occur in areas where transportation patterns best meet the needs of such businesses and where needed services exist or can most easily be provided.

That commercial and industrial development should not adversely impact or be detrimental to established or future residential areas.
That commercial and industrial development should be in keeping with the rural character and aesthetic values of the Town.

Provide locations for a mixture of business development in a village type environment.

Develop and participate in programs with adjacent communities to retain and/or attract appropriate business development.

Strategies:

Amend ordinances to include farm enterprise uses that provide for diversified uses on farms that are compatible with farm and rural locations.

Responsibility/Time Frame: Planning Board/Short

Develop a “Minot Business Expansion/Development Prospectus” and designate a “Minot Business Expansion/Development Point of Contact” to assist business interests in Minot.

Responsibility/Time Frame: Selectmen Board/Short

Seek upgrades to the internet system to serve businesses.

Responsibility/Time Frame: Selectmen Board/Short & Ongoing

Amend ordinances to allow with site plan review small commercial, industrial, and service related businesses within the rural area of the community. Ordinance provisions will limit the size of the business and number of employees to be compatible with surrounding residential uses, no traffic generated shall be in greater volume than would normally be expected in the residential neighborhood, any need for parking shall be off-street, the exterior, including signs, storage or material must not vary from the residential character and noise, odor, glare, and other performance standards will not detract from the residential character. Review procedures should assure impacts on nearby residences, neighborhoods, and the character of the community is mitigated.

Responsibility/Time Frame: Planning Board/Short

Amend ordinances to allow for larger scale business development in locations severed by adequate roads and other services.

Responsibility/Time Frame: Planning Board/Short

Amend ordinances to allow for flexibility in larger business development including shared frontages and lot area standards.

Responsibility/Time Frame: Planning Board/Short

Review and amend if necessary, home occupation standards to assure that home occupations are compatible with adjacent residential uses.

Responsibility/Time Frame: Planning Board/Short

Create a new village center district that will serve as the future service and business center.

Responsibility/Time Frame: Planning Board/Mid

Participate in regional or multi town economic development efforts that created employment opportunities.

Responsibility/Time Frame: Selectmen/Ongoing

Minot Comprehensive Plan Update
PLANNING TOPIC - HOUSING/AFFORDABLE HOUSING

State of Maine goals relating to planning topic:

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

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:

Promote housing opportunities that meet the needs of various age groups, household types and income levels consistent with the desired character of Minot.

The availability of affordable housing has become a major concern in various areas of Maine. Affordable housing is housing which is within the financial reach of prospective households including low and moderate income persons. In Minot this has traditionally been provided in the form of mobile homes and less expensive stick built housing. Recent housing trends indicate that sale prices are increasing faster than incomes and their will continue to be a demand for single family housing in Minot.

Policies

Allow mobile home park development in appropriate locations.

Allow multiple unit residential development in appropriate locations.

Allow the conversion of single-family homes to ones with accessory apartments.

Seek to achieve 10% of new housing to meet affordable housing guidelines as required in the Growth Management Law.

Allow alternative housing types and options to meet the demands of a changing housing market including housing for the elderly.

That new construction and major renovations comply with minimum construction and safety standards.

That land use controls/regulations not be restrictive to the point of forcing land costs to escalate above an affordable level.

Strategies

Amend ordinances to allow mobile home park development in the Residential District as defined in the Future Land Use Plan.

Responsibility/Time Frame: Planning Board/Short

That ordinances continue to allow mobile homes on individual lots in all districts where traditional stick-built homes are allowed.

Responsibility/Time Frame: Planning Board/Short
Amend ordinances to allow multi unit residential development in the Residential District at a density of one unit per 40,000 square feet.
Responsibility/Time Frame: Planning Board/Short

That ordinances continue to allow the conversion of single-family homes to contain an accessory apartment regardless of lot size if it can be shown that the requirements of the State of Maine Subsurface Wastewater Disposal Rules are met.
Responsibility/Time Frame: Planning Board/Short

Amend ordinances that allow elderly housing development at greater densities that other multi unit residential development.
Responsibility/Time Frame: Planning Board/Short

Amend ordinances to allow for alternatives to the traditional single family subdivision development including open space design and town houses.
Responsibility/Time Frame: Planning Board/Short

Review and adopt the State Model Building Code.
Responsibility/Time Frame: Selectmen-Fire Department-Code Enforcement Officer/Mid

Monitor sale prices of new homes on a biennial schedule to evaluate if the 10% of new homes are affordable.
Responsibility/Time Frame: Code Enforcement Officer/Ongoing
PLANNING TOPIC- MUNICIPAL SERVICES

State of Maine goals relating to planning topics:

To encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficiently use of a public services and preventing development sprawl;

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic well-being;

To promote an economic climate which increases job opportunities and overall economic well-being.

Town Goal: Provide municipal facilities and services to meet the current and future needs of the citizens of Minot in a cost-effective manner.

Minot’s continued population growth into the early 2000's has brought with new public services and facilities. There has been the creation of a town administrator position, a new fire station, town office expansion and the creation of a town highway department. Residential growth is expected to continue placing additional demands on existing public facilities and services and require new services.

Policies

Administration:

Provide adequate municipal services within the fiscal constraints imposed by the limited funding available to Maine's cities and towns.

Plan for the delivery of municipal services through an open public process including the use of special citizen advisory groups for special programs and projects.

Provide for the efficient administration of town affairs.

Roads:

Provide an adequate road network to support the economic development and residential needs of the community

Maintain a multi-year road improvement program.

Public Facilities/Services:

That new development does not create a financial burden on the community by requiring unexpected improvements to existing and planned municipal facilities and services.

Provide for adequate police, fire and rescue services.

Plan for the capital needs of the community.

Plan for bulky household waste collection.

Assess options for expanded regional municipal service delivery.
Education:

Provide for a quality education for all students from Kindergarten to twelfth grade.

Seek continuing education opportunities for the adults of the community.

Strategies

Prepare the annual budget to provide necessary services while being cognizant of the tax burden on property owners.

Responsibility/Time Frame: Town Administrator, Budget Committee, Selectmen/Ongoing

Maintain a road improvement program including projected cost for its implementation.

Responsibility/Time Frame: Road Commissioner/Manager/Ongoing

Document the legal status of former town or country roads and where appropriate discontinuance procedures as required by law.

Responsibility/Time Frame: Town Administrator & Selectmen/Short

Develop ordinance provisions to include a major development municipal service impact analysis to be completed by an applicant. Should that analysis indicate that a proposed development would require additional public expenditures above that it supports, off-site improvements, in-kind contribution and/or an impact-type fee will be required.

Responsibility/Time Frame: Planning Board/Short

Amend the Subdivision Ordinance to grant the authority to the Planning Board to require off-site improvements as a condition of the subdivision approval.

Responsibility/Time Frame: Planning Board/Short

Develop and update annually a Capital Improvement Program in order to plan significant capital needs so that annual budgets are not drastically impacted from year to year.

Responsibility/Time Frame: Town Administrator, Budget Committee & Selectmen/Ongoing

Support volunteer efforts to provide services such as recreation and fire protection.

Responsibility/Time Frame: Town Administrator & Selectmen/Ongoing

Continue to rely on Androscoggin County Sheriff's Department and State Police for law enforcement.

Responsibility/Time Frame: Selectmen/Ongoing

Develop and maintain land management plans for all town owned land.

Responsibility/Time Frame: Selectmen & Department Heads/Short

Conduct a feasibility study and cost analysis of relocating the central fire station to house both fire and rescue.

Responsibility/Time Frame: Town Administrator, Selectmen, Fire and Rescue Departments/Short

Support the equipment and training needs of the fire department.

Responsibility/Time Frame: Selectmen/Ongoing

Amend subdivision and site plan review provisions to include standards for adequate water supply for fire fighting purposes.

Responsibility/Time Frame: Planning Board & Fire Chief/Short
Review and revised as necessary to maintain the legal defensibility of the Community Facilities Impact Fee Program.

Responsibility/Time Frame: Planning Board & Selectmen/Ongoing

Support volunteer efforts for solid waste recycling.

Responsibility/Time Frame: Selectmen/Ongoing

Utilize the best practices of solid waste management including supporting recycling and reuse of solid waste.

Responsibility/Time Frame: Recycling Committee/Ongoing

Convene a meeting with representatives of surrounding towns to discuss options and benefits of joint municipal service delivery.

Responsibility/Time Frame: Selectmen & Department Heads/Short

Conduct an annual meeting (in April) with the Superintendent of Schools/School Committee to review new growth and development over the preceding year which may impact the school system.

Responsibility/Time Frame: Planning Board/Ongoing
PLANNING TOPIC - TRANSPORTATION

State of Maine goals relating to planning topic:

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.

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

Town Goal:

To provide and maintain an efficient and safe transportation system.

Policies

Provide an adequate road network to support the economic development and residential needs of the community.

Maintain a multi-year road improvement program.

Manage development to be served by below standard roads to maintain public safety and minimize increases in road improvement and maintenance costs.

That new development and redevelopment projects do not exceed existing public road and intersection capacities.

That new and reconstructed public and private roads serving residential and commercial developments conform to acceptable construction standards that assure durability and safe access and movement of people and motor vehicles.

That new development and redevelopment along Routes 119, 121 and 124 and other important travel corridors will maintain traffic carrying functions and minimize congestion and crash potential.

To limit through traffic in primarily residential areas.

Maintain scenic road corridors

Require pedestrian and bicycle transportation systems in densely developed areas.

Strategies

Maintain a road improvement program including projected cost for its implementation.
Responsibility/Time Frame: Road Commissioner & Selectmen/Ongoing

Document the status (abandoned/discontinued) of Town roads.
Responsibility/Time Frame: Road Commissioner & Selectmen/Mid

Amend the Subdivision Ordinance to grant the authority to the Planning Board to require off-site road and intersection improvements as a condition of the subdivision approval when it is determined that inadequate capacity exists.
Responsibility/Time Frame: Planning Board/Short
Review and amend if necessary street construction standards for public and privately owned streets.
Responsibility/Time Frame: Road Commissioner, Selectmen & Planning Board/Short

Amend ordinances to contain access management standards.
Responsibility/Time Frame: Planning Board/Short

Amend ordinances to contain standards for pedestrian and bicycle transportation systems in subdivisions.
Responsibility/Time Frame: Planning Board/Short

Designate scenic road corridors and develop standards for their preservation.
Responsibility/Time Frame: Conservation Commission & Planning Board/Mid
PLANNING TOPIC- OUTDOOR RECREATION

State of Maine goal relating to planning topics:

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

Town Goal: To promote the availability of a wide range of outdoor recreation activities.

Outdoor recreation opportunities are important to the residents of Minot. These include organized recreation for the children such as soccer and baseball. Residents enjoy walking, hiking, snowmobiling, x-county skiing, snowshoeing, fishing and hunting.

Policies

Provide suitable outdoor recreation facilities for all ages.

Support the programs of the Conservation Commission, Minot Recreation Committee and the Minot-Hebron Athletic Association that provided recreation opportunities.

Maintain and expand trails for snowmobiling, bicycling and walking.

Recognize traditional outdoor recreation activities such as fishing, hunting, and hiking and encourage education, safety and respect for private property.

Provide public access to the Little Androscoggin River.

Encourage large land owners to continue to allow the public to use their land for hunting, hiking and other passive recreation activities.

Strategies

Seek funds to implement the recreation facilities’ master plan for the town owned property
Responsibility/Time Frame: Town Administrator-Selectmen/Short & Ongoing

Support the efforts of the snowmobile club to maintain and expand trail systems and their landowner relations.
Responsibility/Time Frame: Selectmen/Ongoing

Amend ordinances to provide in development review the identification of impacts on snowmobile trails and provide for their relation.
Responsibility/Time Frame: Planning Board/Short

Support programs such as Project Land Share and land owner programs that support and encourage continued public access to private property for outdoor recreation activities.
Responsibility/Time Frame: Selectmen-Snowmobile Club/Ongoing

Seek easements or purchase important access sites to the Little Androscoggin River.
Responsibility/Time Frame: Conservation Commission & Recreation Committee/Mid
Implement long term plan for installing and maintaining a trail system.
Responsibility/Time Frame: Selectmen, Conservation Commission & Recreation Committee/Ongoing

Work with ATRC to establish bicycle paths as identified in 2025 Bicycle and Pedestrian Plan for the Greater Lewiston-Auburn Region.
Responsibility/Time Frame: Selectmen, Conservation Commission & Recreation Committee/Ongoing
FUTURE LAND USE PLAN

Introduction

Being a farming community since its founding, Minot has only two very small concentrations of housing and/or business activity. Farms, and, later, houses have been scattered throughout the community.

Land use patterns are changing due to a demise of the family farm and new working and shopping opportunities for residents in Minot and surrounding towns. Commercial development in the Auburn Mall area and changing transportation patterns in Auburn are having a significant impact.

Minot's two remaining village areas have extremely limited land around them, being confined by transportation routes, bedrock soils, wetlands, floodplains, and surface waters. Several smaller villages have already met their demise.

The Town is sensitive to a need to control unnecessary sprawl and wishes to maintain the rural nature of the community. However, at this time, the Town feels that they would like to continue the rural development pattern of the community--single family homes on larger lots. However, multi-family and larger commercial activity can be more closely regulated. As throughout Minot's history, the Town would like to allow residents to work out of their homes and feels that small businesses, with adequate safeguards to the environment and surrounding residents should also be allowed as has traditionally occurred.

Purpose

The purpose of the Future Land Use Plan and Map is to plot the future development characteristics of Minot. The narrative of the Future Land Use Plan identifies development areas where various land uses should occur. The development areas have been based upon a desire to direct future development to environmentally appropriate areas, to areas where adequate municipal services are available, and to maintain the Town's valued characteristics.

The Future Land Use Map visually depicts the development areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. The map was developed utilizing various information obtained during the development of the comprehensive plan including environmentally sensitive areas, soil characteristics, current development patterns and accessibility by adequate public roads. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the comprehensive plan recommends the Town develop in the years ahead.

The Future Land Use Plan identifies desired future development patterns and characteristics. The Future Land Use Map synthesizes the statement of policies presented in the comprehensive plan. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions. Principles which guided the development of the Future Land Use Plan included the following:

1. The type and density of development should be compatible with existing development patterns and the natural constraints of the land. Existing development patterns, availability of Town services, environmental constraints were key factors in identifying the location of land use within the Town.

2. The desire to encourage small businesses and home occupations which meet the needs of the community and provide employment opportunities.
3. The desire to encourage growth in village locations.

4. The desire to provide for larger scale economic development of the type and location compatible with Town character and services including the transportation system.

5. The desire to maintain the high quality of Minot's own natural resources and those it shares.

6. The desire to encourage the maintenance of agricultural and forest lands.

7. That scenic locations and views that help define Minot’s character are conserved.

8. The desire to maintain the Town's characteristics both physical and sociological, i.e., minimal regulation, encourage entrepreneurship.

Special Protection Areas [These Areas maybe located in both Growth and Rural Areas]

Certain areas within Minot warrant special consideration due to their likelihood of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas or in some circumstances prohibition. Development regulation in most instances can be through standards in current ordinances or amendments to them. These areas include:

Shoreland Area

The purpose of the Shoreland Area is to protect the resource values and water quality of the Little Androscoggin River, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources.

This area includes the land area within 250 feet of the Little Androscoggin River, and Bog Brook to the point where Gardner Brook enters, freshwater wetlands greater than 10 acres in size and certain streams as required by the State of Maine Shoreland Zoning Law. Land use activities in these areas require strict oversight to protect water quality and the other values of these resources. Year-round and seasonal residential development that complies with the standards of the Mandatory Shoreland Zoning Act would be permitted as well as recreational type uses.

Floodplains

The land area within 250 feet of the normal high water mark of the Little Androscoggin River and Bog Brook to the point where Gardner Brook enters, that are also in the 100-year floodplain should be placed in a resource protection district which prohibits structural development.

The exception to a resource protection district is those areas where concentrations of development exist. In these areas, the existing Floodplain Management Ordinance should be strictly enforced.

The land area in all other 100-year floodplains should be regulated as required by the Town of Minot Floodplain Management Ordinance.

Wetlands

Open freshwater wetlands of 10 acres and more as mapped by the United States Department of the Interior and the areas within 250 feet of their upland edge that are identified as having high and moderate wildlife values should be designated as resource protection areas that prohibit structure development. Areas within 250 feet of the upland edge of other freshwater wetlands of 10 acres and more not rated or rated as low wildlife value should be designated limited recreational under shoreland zoning.

Other wetlands, through standards contained in ordinances, should be conserved to maintain their resource values and functions.
Watersheds

While Minot has no lakes or ponds it does include portions of the four Great Pond watershed's including the Basin and Little Wilson and Taylor Pond. Activities within the watersheds of all lakes and ponds require management to minimize water quality degradation. Development and redevelopment will be required to meet phosphorous export standards.

Significant ground water supply areas/sand and gravel aquifers

These areas, because of the potential for degradation and/or contamination, require new nonresidential development or redevelopment to take safeguards to minimize the potential of degradation. Local ordinances would be amended to contain performance standards that protect these water resources through the use of Best Management Practices.

Scenic View Locations

A number of scenic views and view locations help define Minot's character. Their permanent loss would alter community character. Development standards will seek to minimize development activities that would result in their permanent loss or degradation.

Significant Fisheries and Wildlife Habitats

Wildlife, both game and non game, are valued by residents of Minot. Suitable habitats are critical to their health and survival. Deer wintering areas, waterfowl habitat, riparian areas and large blocks of undeveloped land are critical habitats. Surface waters provide for cold water fisheries habitats. These areas should be conserved through shoreland zoning standards and development standards that conserve their resource values.

Steep Slopes

Areas of two or more contiguous acres, with sustained slopes of 20 percent or greater, should be placed in resource protection that prohibits structural development when they are in areas regulated under the Mandatory Shoreland Zoning Law. When development will take place in other areas of steep slopes, local development standards should assure safeguards are undertaken to prevent erosion and sedimentation and municipal costs are minimized.

Rural Area [Rural Area]

The purpose of the rural area is to maintain rural qualities and lands usable for agriculture and forestry. This area encompasses a significant area of Minot. Much of the area is not suited to dense development due to soils not well suited for septic systems, wetlands, steep slopes and lack of access by existing public roads. Significant levels of new residential development in this area would require public road improvements and new public roads.

Uses other than agriculture and forestry in this area will include low density residential and natural resource-based industry with site plan review to insure that rural values are not degraded. Home occupations are appropriate for this area. Industries such as saw mills, farm product processing, and sales, gravel and mineral extraction, and resource-based recreation will be allowed.

When residential development takes place in this area, it should be undertaken in a manner to maintain rural characteristics and blocks of open land. Development standards will be revised to require open space type development, when the parcel is suited for such development, that allows for reduced lot sizes and frontages for the set aside of open space and/or lands that can remain in fields and forests. Residential densities will not exceed one dwelling unit per 5 acres with street frontages based on a lot depth to frontage ratio of not less than 2:1. Legal existing lots of record will be grandfathered.
Business and other uses will have minimum lot area of 85,000 square feet. To maintain rural qualities the maximum amount of any lot covered by structures, parking and storage areas will not exceed 40% of the lot.

Review provisions for subdivisions and business development will ensure compatibility with rural uses including agriculture and commercial forestry. In order to protect the natural resources and the rural nature of the areas, performance standards for development will address the following: (1) agriculture/ open space, (2) forest land, (3) critical habitats, (4) wetlands, (5) surface water resources and (6) scenic resources.

Residential I Area [Growth Area]

The purpose of the Rural I Residential Area is to provide suitable locations for future residential growth and protect the economic and social values of existing residential areas. The Residential I area is located where residential development currently exists or appropriate for this type of development at such densities. Residential development should be medium density (one dwelling per 85,000 sq.ft.) and a minimum 250 feet of road frontage. The area should be primarily residential, except mobile home parks. Home occupations are appropriate for this area. Other land uses appropriate and compatible with residential uses should be permitted. These include agriculture, public and semi-public uses, and commercial uses associated with residential areas.

Residential II Area [Growth Area]

The purpose of this area is to provide for a mixture of residential uses and compatible business uses. This area along Rt. 124, leading southerly to the downtown area of Mechanic Falls. The area has a concentration of mobile homes on individual lots and has several of the towns newer subdivisions where new rural-residential type streets have been constructed. This area should have an 85,000 square foot minimum density per unit. The first dwelling unit would require a 250-foot frontage. Subsequent dwelling units on the same lot would require 50 feet of additional frontage per unit. Mobile home parks would have lot sizes as established in State law; these should provide housing opportunities for low and very low-income persons. Home occupations are appropriate for this area. Small commercial, service and industrial uses would be allowed in the area. Density would be 85,000 sq. ft. per use. Frontage would be 250 feet for the first use and an additional 50 feet for each additional use.

General Development Areas [Growth Area]

The purpose of this area is to provide locations for larger scale commercial and industrial type development. There are limited locations in Minot which is amenable to this type development that often seeks locations near major highways and other public infrastructure.

Both residential, except mobile home parks, and business development will be allowed in this area. Minimum lot area will be 40,000 square feet with a minimum of 200 feet of street frontage. To maintain town qualities the maximum amount of any lot covered by structures, parking and storage areas will not exceed 60% of the lot.

Standards for review for commercial type uses will include storm water, signage, traffic impacts, noise, lighting, odor, landscaping and building design.
Village Areas [Growth Area]

The purposes of the village areas are to provide for traditional village type development and uses and allow for new areas to be developed for such type development.

West Minot Village

West Minot is located at the intersections of Routes 119 and 124 and has a history of saw mills, shoe making, canning factories and a train station. Today, West Minot includes a convenience store, grange hall, church and a number of residential structures on small lots by to days standards. While there is little room for expansion of the West Minot Village proper, the future land use plan expands the area to allow for village type development.

A mixture of land use and development activity will be allowed including commercial, business, services, residential and public and semi-public. Development regulations should be flexible to provide for a continuation of traditional village character. Density requirements should be flexible and depending, on soil conditions range from 20,000 to 40,000 per unit or structure with frontages and setbacks reflective of current development.

Standards for review for commercial type uses will include storm water, signage, traffic impacts, noise, lighting, odor, landscaping and building design.

Route 119 Village

This area encompasses the land area on both sides of Route 119 approximately 5,200 feet south of the Jackass Annie Road. The area is in about the geographic center of Minot. In the future a road would connect this area to the Center Minot Hill Road. This area would be developed in a planned way as a new village type residential and commercial development center. It is the purpose of this area to allow the diversification of various uses and buildings in a planned manner to avoid the disadvantages of strip development through limiting the number of access points along Route 119. Development of the area should be guided through development plans which present appropriate orientation, density and uses compatible for a village setting. Development plans should include: a vehicle and pedestrian circulation plan that allows for appropriate internal movement of vehicles and people; the location and characteristics of buffers to separate uses; the location of parking areas and open spaces. For commercial and residential uses, open space will be dedicated. Such open space may be on the specific lot or within the district. A buffer area between Route 119 and buildings of not less than 100 feet measured from the centerline would be maintained.

A mixture of uses typically found in village environments should be allowed. These include residential uses except mobile parks, commercial uses, business offices, eating places, light manufacturing, public, semi-public and institutional.

Lot size and frontage standards will be such that lots are of sufficient size to attract businesses and the remainder of the lots 20,000 sq.ft. to allow for compact development. Lot coverage, floor area, impervious surfaces and open space ratios should allow for flexibility in design, protection of natural resources and village development characteristics. The maximum impervious surface ratio should not exceed 65% for nonresidential development. Where nonresidential and residential uses adjoin, a buffer should be required to allow appropriate separation of uses.

Standards for review for commercial type uses will include storm water, signage, traffic impacts, noise, lighting, odor, landscaping and building design.
Regional Coordination Program

In large part, the socioeconomic structure of Minot is intertwined with that of the region. The nearby Lewiston-Auburn area provides job, commercial services and cultural activities. The transportation network of Minot also connects with the roads of neighboring towns. In particular local roads which connect to the Auburn shopping area in north Auburn are becoming increasingly more traveled and more important to the region. Some natural resources are also shared; Bog Brook to the west is shared with Hebron and Mechanic Falls, and the Little Androscoggin River is shared with Mechanic Falls, Poland and Auburn. Both of these water bodies could be considered regional resources in the sense that many residents from the surrounding communities canoe, kayak and fish along them. Minot also provides a regional resource in that its extensive forest lands are used for hunting by residents from the surrounding area. The watersheds for Lake Auburn, Taylor Pond and Little Wilson Pond which eventually drain to Lake Auburn, impact these lakes which are of regional importance. Minot participates in School Union 29, a regional administrative unit for Poland, Mechanic Falls, and Minot. Further, they are members of Mid-Maine Waste Action Corporation which is responsible for solid waste disposal and recycling for a group of thirteen municipalities including Auburn the largest member.

Minot is sensitive to all of these shared regional resources, facilities and services. In addition there may be other regional opportunities including share municipal services, economic development opportunities and shared infrastructure. The policies and strategies developed in the Comprehensive Plan were done in recognition of this sharing. The Town will continue to evaluate its policy in order to move forward on a regional basis with facilities and services and provide protection of natural resources which benefit the area.

In particular:

- Continue to cooperate and provide input into the decisions of the Mid-Maine Waste Action Corporation for waste disposal and recycling.  
  Responsibility/Time Frame: Selectmen/Ongoing

- Continue to evaluate its road network, in particular the network leading to the Auburn shopping areas.  
  Responsibility/Time Frame: Selectmen & Road Manager/Ongoing

- The Town has considered and will continue to consider the protection and development of Bog Brook and the Little Androscoggin River in the context of other town's decisions.  
  Responsibility/Time Frame: Selectmen & Planning Board/Ongoing

- Review development in the Lake Auburn, Little Wilson Pond and Taylor Pond watersheds to ensure the use of Best Management Practices in order to minimize erosion and phosphorous transport to these water bodies.  
  Responsibility/Time Frame: Planning Board/Ongoing

- Continue to provide protection of its valuable natural resources.  
  Responsibility/Time Frame: Planning Board/Ongoing

- Coordinate any changes in land use controls along its borders with the impacted adjacent community and will request adjacent communities to do the same in return.  
  Responsibility/Time Frame: Planning Board/Ongoing

- Coordinate with surrounding communities to determine if shared municipal services are feasible and cost effective.  
  Responsibility/Time Frame: Selectmen & Town Administrator/Ongoing

- Coordinate with surrounding communities and area economic development agencies to evaluate regional economic development opportunities.  
  Responsibility/Time Frame: Selectmen & Town Administrator/Ongoing
CAPITAL INVESTMENT PLAN

Introduction

Over the 10-year planning period roads, fire equipment, and other public facilities and equipment will require upgrading. Town development depends on renewing, expanding, and improving systems that support development. To promote appropriate development and accommodate Minot’s projected growth, to correct existing and emerging problems, to improve the quality of life for residents, to promote citizens’ health, safety and welfare, and fulfill the policies and strategies of the comprehensive plan, public improvements will be required. Capital investments as contained in the Capital Investment Plan are expenditures greater than $50,000 that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment which are expensive and have a relatively long period of usefulness. Capital investments or improvements usually require the expenditure of public funds; town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period.

Listed below are the significant capital investments which are expected over the next ten years identified during the comprehensive planning process. Individual items represent necessary equipment replacement/upgrading, facility improvements and investments necessitated by projected growth. The amounts of the identified expenditures may change after further study and town meeting action.

IDENTIFIED CAPITAL INVESTMENTS
2006-2016

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<tr>
<th>ITEM</th>
<th>YEAR</th>
<th>PRIORITY</th>
<th>ESTIMATED COST</th>
<th>PROBABLE FUNDING SOURCE</th>
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<td>CR/G/RF/D</td>
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<tr>
<td>Regional Middle School</td>
<td></td>
<td></td>
<td>IF/G/LL/B</td>
<td></td>
</tr>
<tr>
<td>Sand/Salt Shed</td>
<td>2012</td>
<td>Low</td>
<td>$250,000.00</td>
<td>CR/B/G</td>
</tr>
</tbody>
</table>
NOTES:

CR: Current Revenues  UF: User Fees  IF: Impact Fees
B: Bonding  G: Grants
RF: Reserve Funds  TP: Time Phased
LL: Low Interest Loans  D: Donations

Capital Improvements Financing

Capital improvements, as they are prioritized and scheduled for implementation through Minot’s multi-year Capital Improvement Program, require a funding source or means of financing. A variety of techniques for financing capital improvements exist and are outlined below. State laws usually govern which techniques are authorized and how they are to be carried out.

CURRENT REVENUES

The most fundamental and simplest means of paying for capital improvements is on a pay-as-you-go basis: funding capital improvements from current revenues. This has the advantage of avoiding bonding and its interest costs. Its disadvantage is that large scale capital improvements may require a similarly large amount of money to finance them. That would create an inordinate tax burden for the implementation period and extreme fluctuations in the tax rate. Spreading these costs over a longer period reduces such sudden impacts and rate swings.

BONDING

Borrowing against future taxes (general obligation bonds) or future service charges or fees (revenue bonds) to finance long-term public improvements is widely practiced and makes good sense from the standpoint of "paying-as-you-use." Bonding evens out the tax impact over time and allows the municipality to obtain vital improvements earlier in time than current revenue or reserve fund arrangements would permit. As a general rule, no improvement or equipment should be bonded beyond its service life and, thus, violate the pay-as-you-use rule. The chief disadvantage of bonding is the payment of interest on the borrowed money. The fact that purchasers of municipal bonds are usually exempt from payment of taxes on interest received causes the interest rate on such bonds to fall below market rates.

RESERVE FUND

A reserve fund is analogous to a family savings account for a future big ticket purchase (car, appliance, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are fairly accurately known and can be planned for. The full replacement cost thus becomes available at the time when replacement is necessary without the necessity of bonding or suffering a sudden impact on the tax rate. Other advantages are that reserve funds may be invested to collect interest on their principal. Thus, reducing the tax revenue contribution required. Reserve funds, like bonding, even out the flow of revenues required for capital improvements.

TIME-PHASED PROJECTS

Some very large scale projects can be broken up into time-phased increments, and thus, paid for over a period of several years through annual bonding or pay-as-you-go arrangements. This, again, avoids sudden tax increases.

GRANTS AND COST SHARING

A number of state and federal grant-in-aid programs exist to share the cost of certain categorical public improvements. Full advantage should be taken of these cost-sharing programs to maximize the benefits to the community, recapture an equitable share of locally generated taxes and secure vitally needed public improvements.
Cost sharing grant programs exist in a wide variety of areas such as highways and streets, water quality, sewers, energy co-generation, parks, community development, conservation, school construction and bike paths.

LOW-INTEREST LOANS

In some cases, the federal and state governments have developed special low-interest loan programs to support certain categories of public improvements. These should be investigated as possible funding mechanisms for capital improvements falling within those categories.

USER FEES/IMPACT FEES

Development fees, assessment and user charges, if appropriate and feasible, may also be applied by the municipality to recapture costs from direct beneficiaries or users of specific capital improvements. Assessments, for example, are commonly used to recapture street improvements for which fees, assessments and service charges are appropriate may lend themselves to the use of revolving funds. Under this arrangement, the income so generated, after paying off the original improvements, is placed in a fund dedicated to financing future improvements of the same sort.

Capital Investment Plan Implementation

To implement the Capital Investment Plan, the Town of Minot would develop a formal Capital Improvement Program.

The Capital Improvement Program provides a mechanism for estimating capital requirements; scheduling all projects over a fixed period with appropriate planning and implementation; budgeting high-priority projects and developing a project revenue policy for proposed improvements; coordinating the activities of various departments in meeting project schedules; monitoring and evaluating the progress of capital projects; and informing the public of projected capital improvements.

In its most basic form, the Capital Improvement Program is no more than a schedule listing capital improvements, in order of priority, together with cost estimates and the proposed method of financing. Each year, the Capital Improvement Program should be reviewed and updated to reflect changing community priorities, unexpected emergencies or events, unique opportunities, cost changes or alternate financing strategies. The Capital Improvement Program consists of three elements:

- a) inventory and facility maintenance plan;
- b) capital improvements budget (first year); and
- c) long-term CIP (5 years).
Minot
Comprehensive Plan Update

Section II
Inventory & Analysis
INTRODUCTION

The comprehensive planning process needs be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, infrastructure, services, and natural features. To provide that factual informational base, the Comprehensive Plan Update Committee, with assistance from Androscoggin Valley Council of Governments, collected, organized, and analyzed information about Minot. Areas considered in the inventory and analysis elements related to population, economy, housing, transportation, natural resources, historic, cultural, and, archaeological resources, land use and development patterns, outdoor recreation, public facilities, fiscal capacity and natural hazards.

The information to prepare the inventory and analysis came from a number of sources. Individual committee members collected information only available in Minot. Such information included scenic locations, outdoor recreation facilities and recent development trends. Other information came from state and federal sources. State agencies provided information on the location of wildlife habitat, traffic volumes, traffic accidents and lake and pond phosphorous loads. Most of the characteristics about population was from the 1990 and 2000 Censuses.

The inventory and analysis also made several forecasts for the 10-year planning period. These included year-round population growth and year-round housing demand. Such forecasts were based on past trends and acceptable forecasting techniques.

The inventory and analysis is intended to be a snapshot of Minot based on the best information available in 2004-05. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at time of the adoption of the plan or five years from adoption. However, it presented a reliable picture of Minot and provided the necessary direction for the Comprehensive Plan Update Committee to identify issues and implications and formulate town goals and recommendations.
HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Findings and Conclusions

✧ There are a number of structures that represent the early history of Minot.
✧ The Maine Historic Preservation Commission reports one known prehistoric archaeological site on Indian Brook and no known historic archaeological sites

Town Historical Background

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The Town of Minot was formerly part of Bakerstown Grant, which was given on January 15, 1789, to Captain John Bridgham, John Glover, and sixty-four other soldiers of the Revolutionary War. There were some disputed land titles which were finally settled by the Massachusetts Legislature in 1798. Some of the early settlers were descendants of the Mayflower Pilgrims. Minot was incorporated on February 18, 1802, and the first Town meeting was held on April 5, 1802. Moses Emery, with his wife and daughter, were the first to live in the Minot Corner area. His only neighbor was an Indian of the Anasagunticook or Androscoggin tribe with whom he was on friendly terms.

In the 1800s and early 1900s most of the people were self-sustaining farmers. They raised most of their needs and went to town only on rare occasions. Sheep were popular for both food and wool. At one time the census showed that Minot had over six thousand sheep. Ice cutting was another necessity. It was stored in sheds packed with sawdust or hay between the layers of blocks, then used to preserve food. Today, Minot has five full-time dairy operations and a couple of beef operations. There are also two market gardeners. In the past there were large broiler and egg producing farms.

Minot had several settlers who raised apples. The Noyes, Davis, and Ladd families were the most prominent in maintaining, raising, and developing strains of apples. An old Minot resident told of going to the Ben Davis farm on Death Valley Road when he was a boy. The apples would be brought to the farm’s cellar, packed in barrels, and the barrels lidded. The apples were of a strain called Ben Davis and were very hard. They were shipped to Europe and sold; some that were returned, after the ocean voyage, were mellow and good.

In the early days, Minot had many mills, including grist, wool, bark, shake and shingle, and lumber mills. Sawmills were necessary for building homes and shops. One notable sawmill was the Rowe Mill in West Minot, owned by the Faunce/Rowe families in the 1800s; later it belonged to the Rowe family. In 1936, a flood washed away a portion of the dam which provided waterpower for the mill, and the mill was closed.

In the 1800s, Ara Cushman moved to West Minot and made shoes. When enough pairs had been made, father and son would go around Cumberland and Kennebec Counties by horse and wagon to peddle them. They later moved to Auburn and continued to make shoes. The Bucknam family also made shoes in West Minot.

There were two canning factories in Minot. The first was at Minot Corner, built by the Burnam and Morrill Company in 1873. The second was in West Minot and was called the Minot Packing Company; it was built in 1888 and was purchased by the Portland Packing Company in 1923. These canning companies processed beans and corn. During World War II, Portland Packing Company shipped canned goods for the war effort. This plant was sold to the Withington Company which manufactured skis, sleds, toboggans, and other outdoor sporting goods. Most of these buildings burned on December 2, 1970.

There have been several stores in Minot; the first was at Minot Corner in the early 1800s, then another was built in West Minot. There were two stores operating in West Minot at the same time for several years.
Today, the Minot Country Store at Minot Corner replaces the old Pulsifer Store, although it sits on the new road. The building which housed the old store at Minot Corner burned years ago. The old store was also a stage stop and people could rest and take refreshments there. There was also a store near the bridge at Hackett’s Mills. It used to house a Post Office. The Minot Post Office is a new building on Route 11/121.

The Village Trading Post in West Minot has seen many changes over the years. It was certainly the meeting place in West Minot and has had many owners. Today, it still has the old time flavor and carries a variety of necessary items. The Village Trading Post also has a maple sugar house. Today, the Village Trading Post has an addition which contains the West Minot Post Office.

At one time, Minot had twenty-five or more schools. Most of these were one-room schools, but there were also private schools in homes. By 1890, there were ten school districts with one-room schools. Little by little, the one-room schools were closed, and in 1952, it was voted to build a consolidated school. This school had four rooms for grades one through eight, a teacher’s room, and a multi-purpose room. The cost of the building was fifty-five thousand dollars. The first classes were held in September 1953, and the first graduating class had nine graduates. In 1988, rooms and a pitched roof were added, along with a larger multi-purpose room which serves as a gymnasium. The cost of the addition was nine hundred-thousand dollars. The first kindergarten started in 1985. More modular classrooms were added in 1997.

Minot has three churches which date back many years. The first church was raised in 1794 on what we now know as Death Valley Road. In 1805, this church was replaced by a larger two-story building at Center Minot. Then in 1846, this Minot Center Congregational Church was torn down and a smaller church was built on the same spot. This building still stands and is open each year for the month of August.

The first church at Minot Corner was built in 1835 on the Old Woodman Hill Road. This Minot Corner Methodist Church was taken down and used in the construction of the present church which is still very active and has weekly services. The deed for the land that the present church sits on is dated 1859; the land cost seventy-five dollars.

The West Minot Union Church was organized about 1802 with thirteen members from both West Minot and Hebron. The first meetinghouse was erected in 1811. The original building was torn down in 1855 and the present building constructed. Services are held weekly.

Minot had three Granges; two are still active. West Minot Grange #42 was organized in 1874; the petition to form was signed on Calvin Bucknam’s tall silk hat. This Grange also operated a Grange Store at one time. Today, this Grange is very active and has allowed the Minot Historical Society, which formed in 2001, to use a room in their building for storage. Minot Center Grange #266 was organized in 1884. The present hall which sits on top of Center Minot Hill was dedicated in 1886. A ten-stall shed was built in 1889 for the horses; a larger stable was built in 1895 which was twenty-eight feet wide and sixty feet long. Neither stands today. This Grange is still active, and the Minot Moonshiners Snowmobile Club uses the hall as a clubhouse.

The Minot Corner Grange #526 was organized in 1914. The hall was built in 1916 and burned in 1924; a new hall was built in 1928. This Grange is no longer active, but the hall still stands on Lower Road and houses an antiques and collectibles shop.

The West Minot Volunteer Fire Department was formed in 1927, operating out of the cellar of the West Minot Grange Hall. Later, they leased a building; then housed trucks at Withington’s. in 1979, their first two-bay garage was built on town property on Woodman Hill Road. In 2001-02, another substation was built on Death Valley Road.

Selectmen met for many years in private homes, later at the West Minot Grange Hall. In October 1986, a small Town Hall was constructed on Woodman Hill Road. In 1998, more space was needed, and the present building was constructed.

The Minot Memorial Park was developed in 1979-1980 with one ball field. Today, there are two ball fields and a snack shack; one field has lights for night games.
In 2001, the Minot Historical Society was formed to preserve Minot’s history. The group is very active, and looking to preserve some notable land gifts. One large estate was owned by William Ladd, the Apostle of Peace, who founded the American Peace Society in 1828, which was a forerunner of today’s United Nations. Another estate was owned by the Crosby Noyes family. Mr. Noyes left Minot to pursue a journalism career and became the owner of the Washington Star newspaper.

Other interesting people from Minot include Mesannie Wilkins who in the fall of 1953, at age sixty-three, left Minot and went to California riding her horse Tarzan. Her dog Depeche Toi, which means “hurry up” in French, traveled alongside leashed to her saddle. Later, the dog rode much of the way on the horse.

Jarius Hilborn left money in his will to pay for dances on his birthday until he would have been one-hundred years old. “Jerry’s Last Dance” was held in 1952.

Roland Maheu was in Ripley’s “Believe It or Not” in 1946. He flew a small plane; while in the air, he would shut off the motor, get out on the landing gear, spin the propeller, and restart it.

In 2002, Minot celebrated its bicentennial as a town with many events: a ball, parade, car show, antique display, old-time games, time capsule, and many other things.

Historic Structures and Sites

The Town includes a few older churches and residential structures. However, none are currently listed on the National Register of Places. In addition there are a number of sites and structures of local historic significance.

Archaeological Resources

Archeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shorelines and along early and discontinued roads.

The Maine Historic Preservation Commission reports one known prehistoric archaeological site on Indian Brook and no known historic archaeological sites. In addition to the one known prehistoric archaeological site, the Commission has identified areas adjacent to the Little Androscoggin River and Bog and Indian Brooks as archaeologically sensitive areas. No professional prehistoric or historic archaeological surveys have been completed to date in Minot.

Cultural Resources

In this respect, residents rely mainly on nearby towns and the Cities of Lewiston and Auburn for resources. The only library in town is located at the Minot Community School which also contains the towns largest meeting room available to the public. The new town office also contains a small meeting room which has limited availability to the public but is used for such functions as Boy Scouts. There are three churches in Minot, all of protestant denominations. One is located in West Minot, another in Minot Corner, and a third at Center Minot. The Center Minot Church is only operated in the summer and for one or two special services in the remainder of the year. The other churches provide some social activities for young and old alike. There is also a Grange located in the West Minot village.
POPULATION CHARACTERISTICS

Findings and Conclusions

- Minot’s population is increasing faster than that of surrounding communities.
- Median household income is almost $50,000.
- Minot’s population is expected to reach 3,000 by the year 2015.

Introduction

The following presents an overview of the population trends in Minot and surrounding communities. An examination of past trends and characteristics of that population is important for understanding and predicting future population trends. Analysis of the population in Minot not only lends insight to future demands for community services, but also provides the platform on which the comprehensive plan is developed.

Population Trends

On April 1, 2001, there were 2,248 persons living in Minot. This was a 35% increase over the 1990 Census count of 1,664. Since 1980, the population has grown by more than 60% or by some 940 people. Minot is surrounded by the communities of Auburn, Mechanic Falls, Poland and Turner in Androscoggin County, and Oxford and Hebron in Oxford County. Minot’s population growth has exceeded that of all surrounding communities over the last 20 years.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minot</td>
<td>1,309</td>
<td>1,664</td>
<td>2,248</td>
<td>27%</td>
<td>35%</td>
</tr>
<tr>
<td>Auburn</td>
<td>23,123</td>
<td>24,309</td>
<td>23,203</td>
<td>5%</td>
<td>-5%</td>
</tr>
<tr>
<td>Hebron</td>
<td>665</td>
<td>878</td>
<td>1,053</td>
<td>32%</td>
<td>20%</td>
</tr>
<tr>
<td>Mechanic Falls</td>
<td>2,616</td>
<td>2,919</td>
<td>3,138</td>
<td>12%</td>
<td>8%</td>
</tr>
<tr>
<td>Oxford</td>
<td>3,143</td>
<td>3,705</td>
<td>3,960</td>
<td>18%</td>
<td>7%</td>
</tr>
<tr>
<td>Poland</td>
<td>3,578</td>
<td>4,342</td>
<td>4,866</td>
<td>21%</td>
<td>12%</td>
</tr>
<tr>
<td>Turner</td>
<td>3,539</td>
<td>4,315</td>
<td>4,972</td>
<td>22%</td>
<td>15%</td>
</tr>
</tbody>
</table>


Population estimates from the Census suggest that Minot’s population has continued to grow at a faster rate of that of surrounding communities.
Estimated Population Change
2000-2003

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2003 (Est.)</th>
<th>Numerical Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minot</td>
<td>2,248</td>
<td>2,672</td>
<td>424</td>
<td>19%</td>
</tr>
<tr>
<td>Auburn</td>
<td>23,203</td>
<td>23,313</td>
<td>110</td>
<td>1%</td>
</tr>
<tr>
<td>Hebron</td>
<td>1,053</td>
<td>1,118</td>
<td>65</td>
<td>6%</td>
</tr>
<tr>
<td>Mechanic Falls</td>
<td>3,138</td>
<td>3,183</td>
<td>45</td>
<td>1%</td>
</tr>
<tr>
<td>Oxford</td>
<td>3,960</td>
<td>3,994</td>
<td>34</td>
<td>1%</td>
</tr>
<tr>
<td>Poland</td>
<td>4,866</td>
<td>5,097</td>
<td>231</td>
<td>5%</td>
</tr>
<tr>
<td>Turner</td>
<td>4,972</td>
<td>5,126</td>
<td>154</td>
<td>3%</td>
</tr>
</tbody>
</table>

Source: U.S. Census

Minot’s population increase can be attributed to its natural attractiveness, lower property taxes when compared to the nearby cities, improved transportation/roads, and property owners deciding to sell land for individual homes and subdivision developments. A more recent factor has been the artificially low mortgage rates that have caused a market for pricier homes in suburbanized communities around Auburn and Lewiston.

Migration

The natural increase in population (the number of births minus deaths) totaled 77 from 1995 to 2003. This information indicates that in migration is the controlling factor in population increase in Minot.

Minot Births and Deaths 1995-2003

<table>
<thead>
<tr>
<th>Year</th>
<th>Births</th>
<th>Deaths</th>
<th>Natural Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>12</td>
<td>10</td>
<td>2</td>
</tr>
<tr>
<td>1996</td>
<td>27</td>
<td>16</td>
<td>11</td>
</tr>
<tr>
<td>1997</td>
<td>23</td>
<td>13</td>
<td>10</td>
</tr>
<tr>
<td>1998</td>
<td>24</td>
<td>9</td>
<td>15</td>
</tr>
<tr>
<td>1999</td>
<td>31</td>
<td>16</td>
<td>15</td>
</tr>
<tr>
<td>2000</td>
<td>17</td>
<td>13</td>
<td>4</td>
</tr>
<tr>
<td>2001</td>
<td>16</td>
<td>18</td>
<td>-2</td>
</tr>
<tr>
<td>2002</td>
<td>29</td>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td>2003</td>
<td>20</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>203</td>
<td>126</td>
<td>77</td>
</tr>
</tbody>
</table>

Source: Town of Minot
Age Distribution

Age distribution information for 2000 show that Minot had a much younger population than Androscoggin County. The 0 to 19 age group was greater in Minot than the County. Also, the 35 to 44 age group was significantly greater in Minot. This is an indication of household with children residing in Minot.

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Minot Number</th>
<th>Minot Percent</th>
<th>Androscoggin County Number</th>
<th>Androscoggin County Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 5</td>
<td>137</td>
<td>6.1%</td>
<td>6,122</td>
<td>5.9%</td>
</tr>
<tr>
<td>5 to 19</td>
<td>536</td>
<td>23.8%</td>
<td>21,775</td>
<td>21.0%</td>
</tr>
<tr>
<td>20 to 34</td>
<td>375</td>
<td>16.7%</td>
<td>20,073</td>
<td>19.3%</td>
</tr>
<tr>
<td>35 to 44</td>
<td>482</td>
<td>21.4%</td>
<td>17,118</td>
<td>16.5%</td>
</tr>
<tr>
<td>45 to 64</td>
<td>526</td>
<td>23.4%</td>
<td>23,743</td>
<td>22.9%</td>
</tr>
<tr>
<td>65+</td>
<td>192</td>
<td>8.5%</td>
<td>14,962</td>
<td>14.4%</td>
</tr>
<tr>
<td>Total</td>
<td>2248</td>
<td>103,793</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median Age</td>
<td>36.6</td>
<td></td>
<td>37.2</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

Educational Attainment

According to the 2000 U.S. Census, a greater percentage Minot’s residents had education beyond high school than all residents of Androscoggin County.

<table>
<thead>
<tr>
<th>Educational Attainment 2000</th>
<th>Minot Number</th>
<th>Minot Percent</th>
<th>Androscoggin County Number</th>
<th>Androscoggin County Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>64</td>
<td>4.3%</td>
<td>6248</td>
<td>9.0%</td>
</tr>
<tr>
<td>9th to 12 grades no diploma</td>
<td>115</td>
<td>7.7%</td>
<td>7775</td>
<td>11.2%</td>
</tr>
<tr>
<td>High School Graduate or Equivalency</td>
<td>584</td>
<td>39.3%</td>
<td>27944</td>
<td>40.2%</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>338</td>
<td>22.8%</td>
<td>12962</td>
<td>18.6%</td>
</tr>
<tr>
<td>Associate Degree</td>
<td>144</td>
<td>9.7%</td>
<td>4638</td>
<td>6.7%</td>
</tr>
<tr>
<td>Bachelor's Degree</td>
<td>178</td>
<td>12.0%</td>
<td>6858</td>
<td>9.9%</td>
</tr>
<tr>
<td>Graduate or Professional Degree</td>
<td>62</td>
<td>4.2%</td>
<td>3135</td>
<td>4.5%</td>
</tr>
<tr>
<td>Total</td>
<td>1485</td>
<td></td>
<td>69560</td>
<td></td>
</tr>
</tbody>
</table>
Occupation of Residents

The greatest number of workers in Minot was in production, transportation and material moving occupations in 2000. It is expected that since 2000 the number employed in these occupations have declined due to the losses in traditional lumber and wood products industries.

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Minot</th>
<th>Androscoggin County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, professional and related occupations:</td>
<td>364</td>
<td>13,418</td>
</tr>
<tr>
<td>Service occupations</td>
<td>162</td>
<td>7,495</td>
</tr>
<tr>
<td>Sales and office occupations</td>
<td>370</td>
<td>14,860</td>
</tr>
<tr>
<td>Farming, fishing and forestry occupations</td>
<td>11</td>
<td>337</td>
</tr>
<tr>
<td>Construction, extraction and maintenance occupations</td>
<td>144</td>
<td>5,633</td>
</tr>
<tr>
<td>Production, transportation and material moving occupations</td>
<td>198</td>
<td>9,781</td>
</tr>
<tr>
<td>Employed persons 16 years and over</td>
<td>1,249</td>
<td>13,737</td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

Income Characteristics

Income statistics can be a general indication of the prosperity of a community. The median household income in 1999 was about $47,600. This was greater than all surrounding communities with the exception of Poland. This income level reflects the management and professional occupations of Minot’s workers.

<table>
<thead>
<tr>
<th>Median Household Income 1999</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minot</td>
<td>$47,557</td>
</tr>
<tr>
<td>Auburn</td>
<td>$35,652</td>
</tr>
<tr>
<td>Hebron</td>
<td>$45,417</td>
</tr>
<tr>
<td>Mechanic Falls</td>
<td>$34,864</td>
</tr>
<tr>
<td>Oxford</td>
<td>$36,670</td>
</tr>
<tr>
<td>Poland</td>
<td>$47,824</td>
</tr>
<tr>
<td>Turner</td>
<td>$46,207</td>
</tr>
</tbody>
</table>

Source: US Census

In 1999, the largest number of households (243 or 30%) was in the $50,000 to a $75,000 income bracket. This is likely the reflection of the type of employment and the number of two worker households.
### Distribution of Households by Income

**Minot 1999**

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Count of Households</th>
<th>Percent of Households</th>
<th>Androscoggin County Percent of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $10,000</td>
<td>34</td>
<td>4.2%</td>
<td>11.2%</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>30</td>
<td>3.7%</td>
<td>7.3%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>72</td>
<td>9.0%</td>
<td>16.0%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>118</td>
<td>14.7%</td>
<td>14.5%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>168</td>
<td>21.0%</td>
<td>18.1%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>243</td>
<td>30.3%</td>
<td>19.8%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>68</td>
<td>8.5%</td>
<td>7.7%</td>
</tr>
<tr>
<td>$100,000 to 149,999</td>
<td>52</td>
<td>6.5%</td>
<td>3.5%</td>
</tr>
<tr>
<td>$150,000 and more</td>
<td>16</td>
<td>2.0%</td>
<td>1.9%</td>
</tr>
<tr>
<td>Total</td>
<td>801</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Population Projections

**Year-Round Population**

Anticipating population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified as well as providing an indication of future housing demand. It should be understood, however, that predicting population with great accuracy at the single community level is difficult.

Year-round population change is the result of two primary factors, natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Based upon the U.S. Census, Minot experienced a population increase of 580 persons between 1990 and 2000. In-migration was an important factor in that increase.

The 2015, year round population forecast prepared by the Maine State Planning Office for Minot is 2,840. That forecast indicates about a 600 person increase for the 2000-2015 period based on past trends and employment opportunities. Based on the trends from 2000 to 2004, that indicates a period of population growth, the comprehensive plan has projected a population increase greater than that of the State Planning Office.
Population Distribution by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>Minot</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 5</td>
<td></td>
<td>170</td>
<td>5.7%</td>
</tr>
<tr>
<td>5-17</td>
<td></td>
<td>560</td>
<td>18.6%</td>
</tr>
<tr>
<td>18-29</td>
<td></td>
<td>345</td>
<td>11.5%</td>
</tr>
<tr>
<td>30-44</td>
<td></td>
<td>840</td>
<td>28.0%</td>
</tr>
<tr>
<td>45-64</td>
<td></td>
<td>780</td>
<td>26.1%</td>
</tr>
<tr>
<td>65+</td>
<td></td>
<td>300</td>
<td>10.1%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>3,000</td>
<td></td>
</tr>
</tbody>
</table>

Projected population growth for communities around Minot range from 8% to 24% except for the City of Auburn.

Population Projections

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2015</th>
<th>Numerical Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minot</td>
<td>2,248</td>
<td>3,000</td>
<td>750</td>
<td>34%</td>
</tr>
<tr>
<td>Auburn</td>
<td>23,203</td>
<td>22,890</td>
<td>-315</td>
<td>-1%</td>
</tr>
<tr>
<td>Hebron</td>
<td>1,053</td>
<td>1,310</td>
<td>260</td>
<td>24%</td>
</tr>
<tr>
<td>Mechanic Falls</td>
<td>3,138</td>
<td>3,375</td>
<td>230</td>
<td>8%</td>
</tr>
<tr>
<td>Oxford</td>
<td>3,960</td>
<td>4,255</td>
<td>295</td>
<td>8%</td>
</tr>
<tr>
<td>Poland</td>
<td>4,866</td>
<td>5,510</td>
<td>645</td>
<td>13%</td>
</tr>
<tr>
<td>Turner</td>
<td>4,972</td>
<td>5,655</td>
<td>685</td>
<td>14%</td>
</tr>
</tbody>
</table>

Source: State Planning Office
NATURAL RESOURCES

Findings and Conclusions

- Based on soils about 60% of the land area in Minot is good for low density residential development.
- Minot is primarily forested. It has been estimated that there are some 16,000 acres of forest land.
- Scenic sites and views are a major component of Minot’s character.

Introduction

Responsible management of Minot's natural resources plays an essential role in ensuring a healthy quality of life for present and future generations. One of the most important components in minimizing environmental degradation caused by new development is to consider the land's natural limiting factors, such as poor soils. Conservation of natural resources is a critical element in maintaining Minot's rural character. This chapter documents what is known about environmental resources and processes in Minot, and examines the opportunities and limitations they present for present and future development.

Setting

Minot is located in the western portion of Androscoggin County and is bordered by six other towns. To the west, Minot shares a boundary with two towns in Oxford County, Hebron and Oxford. In Androscoggin County, Minot is bordered by Turner on the north, Auburn to the east, and Poland and Mechanic Falls on the south. The land area of Minot is 31.09 square miles or 19,900 acres. The Town contains many streams, brooks, and wetlands. Two of the Town's most notable surface water features are Bog Brook and Little Androscoggin River, located along the Town's western and southern boundaries, respectively.

Topography

Minot's topography as it now appears was created by glaciation some 12,000 years ago and the subsequent weathering and erosion.

Generally, Minot's topography is rolling hills some of which are quite steep. In the northern two-thirds of Minot, the hills form ridges running in a north-south direction while the southern third of the town has more rolling, mound-like hills and a broader river valley drained by the Little Androscoggin River.

The highest elevation in town is 920 feet above sea level on top of Prospect Mountain and the lowest point is 240 feet found along the Little Androscoggin River. Slopes greater than 15% are most common in the northern two thirds of Minot while some areas in the southern third are virtually flat (i.e., southeast of Indian Brook). The steeper slopes create limitations to development. As slopes become steeper, construction is more expensive, roads and services are more difficult and expensive to construct and maintain, and the potential for environmental degradation increases. Approximately 15% of the land area of Minot has slopes of 15% and greater.
Soils

Soils are a basic resource of extreme importance to the use and development of a community's land. They are the underlying materials upon which roads, buildings, sewer and waste disposal, agriculture, and other development occurs.

Development which occurs upon or in soils which are unsuitable for the proposed use will almost certainly face increased development, construction, and annual maintenance costs, and cause environmental degradation.

To facilitate land use planning, in rural areas, a system to rank the soils potential for low density residential development has been created. The soils’ potentials are developed by considering the type of corrective measures needed to overcome soil limitations for single-family homes with subsurface waste disposal and paved roads in a typical subdivision development and the local costs associated with corrective measures (such as fill, site preparation, blasting, etc.) Each soil has been given its own potential, but to simplify planning, soils are identified within a three category classification system (very high to high potential, medium potential, and low to very low potential).

Only a small portion, approximately 10%, of the land area has a very high-high rating while about 50% has a medium rating.

Prime Farmland Soils

As defined by the United States Department of Agriculture, Soil Conservation Service, prime farmland soils are those which, nationwide, have physical characteristics which make them the best agricultural lands. Except for urban land, the designation of "prime farmland" is tied directly to soil properties, and not to current or past land use--it can be land in cultivation, forest, pasture, or idle, and it can be remote or inaccessible. If, however, the land is urban, or built-up, it cannot be designated as prime farmland.

Minot has numerous small clusters of prime farmland distributed throughout the town. Most of Minot's prime farmland is located on level areas on the top of hills or in a valley bottom. One particularly large area of prime farmland starts near the top of Woodman Hill, and extends northward along route 119 to the cemetery just north of the private airport. Prime farmland soils in Minot are primarily the Ninigret, Paxton, Sutton, Winooski, and Woodbridge soil series. While prime farmland soils are the most productive agricultural land, many are also quite suitable for more intense development. Floodplain soils are the exception.
Wetlands

Wetlands are extremely important natural resources. They provide temporary storage of large amounts of storm water runoff, helping to reduce flooding; they filter the water which flows through them, by chemical and biological action, increasing its natural purification; they control the effects of erosion by filtering silt and organic matter; they provide breeding, feeding, and resting habitats for many species of game and non-game wildlife--mammals, fish, birds, reptiles, and amphibians; they offer important habitat for certain plants and insects; and for more than a few people, wetlands offer unique recreational opportunities. Even the slight alteration of a wetland can seriously impact its natural function, and these benefits are difficult and expensive to regain.

The United States Department of Interior has published a series of National Freshwater Wetlands Maps which identify wetlands as small as two acres in size. Wetlands in Minot are generally associated with brooks and the Little Androscoggin River.

Surface Waters

Minot's surface waters include numerous streams and brooks in addition to the Little Androscoggin River which forms the town's southern border. Surface waters in Minot have been placed in one of four "classes" by the Maine Department of Environmental Protection (DEP). Depending on water quality, DEP classifies surface water (listed from best to worst) as AA, A, B, and C.

The Little Androscoggin River, originating from Bryant Pond, flows toward the southeast for approximately 46 miles through hilly terrain, to join the Androscoggin River in the City of Auburn. The "Little Andy" drains an area of approximately 354 square miles, and has a total fall of approximately 580 feet; its average gradient is 13 feet per mile. Along its course in Minot, the River has several areas that are flat and slow-moving, and several areas of short moderate rapids. There is also one dam located in Minot Corner at Hackett Mills. The Little Androscoggin River water quality has improved considerably over the past several decades and now supports a brown trout fishery, it has a “C” classification.

There are a number of streams and brooks that drain portions of Minot. Although most eventually flow into the Little Androscoggin River, some also drain into other surface waters including Taylor Pond, Mud Pond, Little Wilson Pond, and Lake Auburn. Significant waterways which contribute to the Little Androscoggin River include Allen Brook, Bog Brook, Cool Brook, and Morgan Brook. Two significant tributaries that flow into Taylor Pond are Hodgkins Brook and Lapham Brook. All these brooks have a “B” classification except Bog Brook that is assigned a classification of “A”.

Watersheds

The land area that contributes water to a particular stream, river, pond, or lake is known as its watershed. Watershed boundaries are identified by connecting points of highest elevation around a body of water—that is, all the land within the watershed drains to the body of water, and all the land outside the watershed drains somewhere else. Rain and snow falling within this area eventually flow by gravity in surface runoff, streams, and ground water to the lake, pond, stream, or river which is the lowest point in the watershed.

Minot's 19,900 acres contributes to at number drainage systems. The Little Androscoggin River, either directly or through its feeder streams and tributaries, drains 71% of the town's area (14,000 acres). The remaining 5,900 acres drain to one of four lakes and ponds, all located outside of Minot. These are Taylor Pond and The Basin in Auburn and Little Wilson Pond and Mud Pond in Turner.

Development activities, such as house and road construction, timber harvesting, and agricultural practices, disturb the land that is drained to a lake by streams and ground water—in other words, the watershed. The disturbed and developed land contribute pollutants and other substances to the lake; in turn, lake water quality is degraded. Activity anywhere in the watershed, even miles away, has the potential to impact lake water quality.
Of the myriad of substances that can be carried to the lake from its watershed, phosphorus is of primary concern. Phosphorus is a natural element that clings to soil particles and organic matter. It is necessary for plant growth and is transported by water. When water carrying phosphorus is allowed to seep into the ground, as in an undisturbed watershed, soils and organic matter bind with the phosphorus and hold it for use by plants. However, when surface runoff increases, as in a watershed where the vegetation holding the soil in place has been removed for house or road construction, the phosphorus can be transported, along with eroded soils, and deposited in lakes and streams.

All lakes have the ability to absorb some phosphorus before there is an adverse impact on the quality of the lake. However, when the phosphorus load to the lake becomes too great, the phosphorus acts as a fertilizer and causes algae to flourish. An abundance of algae turns the lake green and blocks sunlight to deeper levels. As the algae crowding the upper part of the lake die and drop to the bottom, they are decomposed by bacteria. The oxygen supply in the bottom waters is exhausted by this bacterial decomposition of the algae. Under the depressed oxygen conditions, phosphorus, which usually is bound in the sediments, may be released. Trout and salmon, which live in the colder bottom waters of many lakes, can suffocate. The decay of algae generates obnoxious odor and taste. Fish, plants and wildlife of the lake ecosystem are endangered in this process. In lakes used for drinking water supply, these conditions make water treatment difficult and expensive.

A lake rich in dissolved nutrients such as phosphorus, and often deficient in oxygen, is termed eutrophic. Once a lake becomes eutrophic, it is extremely slow to recover and, in fact, requires intensive action to immobilize phosphorus in the sediments. Thus it is well-advised to plan for and manage the amount and sources of phosphorus entering a lake in order to prevent eutrophication.

Using monitoring data, the Maine Department of Environmental Protection has calculated the amount of additional phosphorus that would produce a 1 part per billion (1 ppb) increase in each pond’s/lake’s phosphorous concentration.

<table>
<thead>
<tr>
<th>Lake Name</th>
<th>Water Quality Category1</th>
<th>Direct Drainage Area (Acres in Minot)</th>
<th>%</th>
<th>Level of Protection</th>
<th>Phosphorus Allocation (lbs/per/acre/yr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Little Wilson Pond</td>
<td>Moderate / Sensitive</td>
<td>9</td>
<td>1.0</td>
<td>High</td>
<td>0.038</td>
</tr>
<tr>
<td>Mud Pond</td>
<td>Moderate / Sensitive</td>
<td>229</td>
<td>9.5</td>
<td>Medium</td>
<td>0.033</td>
</tr>
<tr>
<td>Taylor Pond</td>
<td>Moderate / Sensitive</td>
<td>4,813</td>
<td>55.4</td>
<td>Medium</td>
<td>0.041</td>
</tr>
<tr>
<td>The Basin</td>
<td>Moderate / Sensitive</td>
<td>607</td>
<td>41.1</td>
<td>Medium</td>
<td>0.043</td>
</tr>
</tbody>
</table>

Source: Maine Department of Environmental Protection (DEP), Watershed Division, 1998 data.

1 Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake. Moderate/Sensitive- Average water quality, but high potential for phosphorus recycling from lake bottom sediments.
Ground Water

Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which provide adequate quantities of water for use are called aquifers. Two major types of aquifers occur in Maine: sand and gravel aquifers and bedrock aquifers. Wells in sand and gravel aquifers yield from 10 gallons per minute (gpm) up to 2,000 gpm while wells in fractured bedrock generally yield from 2 to 25 gpm. Many of the residential wells in the town, especially those serving new homes are drilled into bedrock fractures.

A sand and gravel aquifer is a layer of gravel deposited by melting glaciers roughly 12,000 years ago. These deposits, which range from ten feet to more than one hundred feet thick, generally fill an area between hills and create a fairly flat valley floor. Groundwater flowing through an aquifer tends to follow the valley walls and go into a stream flowing along the valley floor.

Sand and gravel aquifers can be contaminated from any substances that seep into the ground directly or are carried into the ground after dissolving in water. As water infiltrates from the ground surface and goes down through the unsaturated zone above the water table, the soil, sands and gravel act as a filter and remove some of the contaminants. The degree of filtration depends on the thickness of the unsaturated zone above the water table and the kind of contaminants.
The slow rate of ground water movement causes this resource to be particularly sensitive to contamination. Once contaminants enter the ground water, they do not flush out of the system readily and residual contaminants are often left on the particles of sand or gravel to leach slowly into the surrounding ground water. Often hundreds of years are necessary for an aquifer to clean itself naturally.

Minot has a series of elongated sand and gravel aquifers located along Bog Brook on the town's western boundary. The aquifer is virtually continuous from where Bog Brook enters Minot and extends southward along Bog Brook and Route 124. The aquifer starts again along Bog Brook just south of River Road and extends to the intersection of Route 119 and Pottle Hill Road. Another sand and gravel aquifer is associated with the Little Androscoggin River. These aquifers are mapped as low yield aquifers, having yields of less than 50 gpm. These yields are suitable to supply clustered residential water supplies and for many commercial and industrial uses.

These aquifers are, however, sensitive to dense residential development using on-site sewage disposal and to many types of hazardous materials and leachate substance. The aquifers may be protected by limiting the type of development allowed and/or by requiring development to conform to specific standards designed to minimize the threats, such as use of above ground, enclosed storage tanks for petroleum products.

As noted, most domestic wells penetrate relatively small fractures in bedrock and, therefore, produce only small amounts of water. There are some areas where the volumes of water are adequate to provide for public water supplies. Bedrock aquifers are expected to continue to be a water supply source for rural residences and larger bedrock aquifers might be a supply source for commercial development, recreational facilities, or clusters of houses which might occur. However, the significant bedrock aquifers are difficult to map and are generally only studied when a specific development needs a large quantity of water.

Ground water resources are most often threatened by non-point sources of pollution -- there is no actual point of discharge, just somewhat diffuse sources.

The following lists some of the more common activities which can cause non-point source pollution. It should be noted that many of these activities can contribute more than one type of pollution.

- **Housing and Residential Land Use.** Leaky underground fuel storage tanks and improperly installed or maintained septic systems can cause groundwater contamination. Also septic systems located in improperly sized lots can cause nitrate contamination of the groundwater even if properly installed.

- **Commercial/Industrial Activities.** Specialty commercial operations--such as filling stations, car washes, and other activities where petroleum products or hazardous materials are stored or handled on site--are of concern. Even warehousing of dry chemicals--where fires or water damage could carry the material into suspension and allow it to wash into surface or ground waters--can pose a serious threat.

- **Gravel Pits.** Mining reduces the amount of earth material and, therefore, reduces the earth's capacity to absorb any potential contamination. Inadvertent spills and leaks of petroleum-based fluids in gravel mining operations during the refueling and/or maintenance of heavy equipment operating in the pit can easily contaminate the ground water.

- **In addition, pits which are abandoned or rarely-used create an attraction to illegal dumping of waste materials (not necessarily by the owner or operator of the pit). The reduction of surface thickness also reduces the "treatment" potential for any future land uses of the pit.**

There are no known ground water contamination problems in Minot and there are only a few potential sources. There are several gravel pits, farms which use some pesticide and fertilizer, and several small businesses including a body shop in Minot Corner. None are suspected to be contaminating groundwater.

**Floodplains**

Every year, floods destroy millions of dollars worth of property throughout America. Flooding problems also occur in Minot especially along portions of Bog Brook and the Little Androscoggin River. Proper planning and construction are needed to insure that property is not destroyed and in particular floods are not made more
severe due to construction and filling on floodplains. For planning purposes, the 100-year floodplain is most commonly used.

The 100-year floodplain includes land adjacent to a watercourse which is subject to inundation from a flood having at least a 3 percent chance of occurring in any one year. Stated another way, these lands have a 100 percent chance of flooding within a 100-year period. (It should be noted that the 100-year flood can certainly occur more than once in a 100-year period.)

The most notable floods on the Little Androscoggin River in the recent past occurred in March 1936, March 1953, and April 1987. The 1936, 1953, and 1987 floods had recurrence intervals greater than 100 years.

Minot participates in the National Flood Insurance Program. In 2003, there were two flood insurance policies issued in Minot with an insured value of $71,000. Since 1978 there have been no pay outs to flood insurance policy holders in Minot.

**Wildlife & Fisheries**

Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land and, thus, are directly dependent on the land base for habitat. Therefore, if a habitat does not exist or an existing habitat is lost, various types of species will not be present. Although there are many types of habitats important to our numerous species, there are three which are considered critical. Water resources and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat blocks.

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable. The Maine Department of Inland Fisheries and Wildlife has identified three wetland areas in Minot that have significant waterfowl and wading bird habitat value. The wetland area near the head of Indian Brook has a high habitat value. The wetland where Bog Brook meets the Little Androscoggin and the wetland at the head of Lapham Brook have moderate value.

A riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers, ponds and lakes and the upland edge of wetlands. Land adjacent to these areas provide travel lanes for numerous wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements, as well as maintenance of water temperatures critical to fish survival.

While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal summer range. Wintering areas provide the food and cover necessary to sustain deer during the critical winter months. As of this time the Maine Department of Inland Fisheries and Wildlife has not mapped any wintering areas in Minot.

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. These undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose. There are several of these large unbroken areas ranging from 500 to 1,000 acres in Minot.

Bog Brook, Cool Brook, Indian Brook, Morgan Brook and the Little Androscoggin River provided habitat for Brook and Brown Trout. Threats to maintaining a cold water fishery include the siltation of water from erosion and increased water temperature.
Locally Significant Natural Features and Areas

Locally significant natural features and areas include mines/quarries and the highest elevation in Androscoggin County.

Forest Resources

As with the majority of communities in Maine, Minot is primarily forested. It has been estimated that there are some 16,000 acres of forest land. The forests of Minot are mostly hardwood types with the softwood areas restricted to dry ridge tops and wet seeps and low lands with high water tables. The normal harvesting method used is partial removal of the volume in the stand. This may range from 25 to 75 percent of the stand. This method allows forests to regrow and be harvested again on intervals 10 to 40 years.

There are some 7,300 acres classified under the Tree Growth Tax Law, the most acres of any community in Androscoggin County. Of the total 7,300 acres 940 acres are softwood, 3,800 acres mixed-wood and 2,570 hardwood. The Maine Forest Service reports that between 1991 and 2002 there were 156 timber harvests totally 5,900 acres in Minot.

The greatest threat to the commercial forest land in Minot is the breaking up of larger parcels for residential development. Once this occurs, these parcels are of insufficient size to be managed as commercial forest land.

Scenic Resources

Minot’s topography, landscape and other natural features provide some striking views. The Comprehensive Plan has identified several scenic areas and views in Minot. While there are many scenic areas, those identified are believed to be the most noteworthy areas. To quantify these views, a rating system was employed to rank each scenic view.

<table>
<thead>
<tr>
<th>MAP #</th>
<th>LOCATION OF VIEW</th>
<th>DISTANCE OF VIEW</th>
<th>DISTANCE OF VIEW COMMENTS</th>
<th>DIST. VALUE</th>
<th>UNIQUE FEATURES</th>
<th>UNIQUE VALUE</th>
<th>ACCESSIBILITY</th>
<th>ACCESS. VALUE</th>
<th>TOTAL POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Center Minot Hill &amp; Shaw Rds.</td>
<td>15 miles to horizon</td>
<td>2</td>
<td>East-Overlook of Taylor Pd. West-View of Mt. Washington</td>
<td>2</td>
<td>No safe turnouts/could easily be provided</td>
<td>2</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Garfield Rd./North at Grange Hall.</td>
<td>2+ miles</td>
<td>2</td>
<td>Slow dirt road.</td>
<td>1</td>
<td>with ample shoulders</td>
<td>2</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Pottle Hill Rd. SW</td>
<td>5+ miles</td>
<td>Distance hill/vast open space</td>
<td>2</td>
<td>Corn field create the view/road meanders through field</td>
<td>2</td>
<td>Slow road/lacks turn-offs &amp; shoulders</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>D</td>
<td>Pottle Hill SE &amp; NW</td>
<td>15+ miles</td>
<td>270 degree views</td>
<td>3</td>
<td>Mountain &amp; hill views/vast openness</td>
<td>2</td>
<td>Shoulders are not parkable</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>E</td>
<td>Millet Rd. SW-NE Mt.</td>
<td>5+ miles</td>
<td>160 degree view</td>
<td>3</td>
<td>Rolling hills/open field</td>
<td>1</td>
<td>No turnouts/shoulder s</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>F</td>
<td>West/start of Goodwin Rd.</td>
<td>Immediate foreground</td>
<td>1</td>
<td>Brook and wetland</td>
<td>2</td>
<td>No parking</td>
<td>2</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>Joe Town Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Minot Comprehensive Plan Update 58
### Unique Natural Areas

The Maine Natural Areas Program has compiled data on Maine's rare, endangered or otherwise significant plant and animal species, plant communities and geological features. While this information is available for preparation and review of environmental assessments, it is not a substitute for on-site surveys. The quantity and quality of data collected by the Natural Area Program are dependent on the research and observations of many individuals and organizations. In most cases, information on natural features is not the result of comprehensive field surveys. For this reason, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features in any part of Maine. MNHP has identified "zero records listed" for the Town of Minot.
Minot, Maine
Scenic Resources
LAND USE & DEVELOPMENT PATTERNS

Findings and Conclusions

- Since 1990 there have been 32 subdivisions approved containing 240 lots.
- Land converted to residential use has been the greatest change in land use and development patterns over the past 30 years.
- The current standards for rural residential district do little to maintain a rural character or address the issues associated with the spreading out of residential development.

Introduction

Minot is located in the western portion of Androscoggin County, Maine, and is bordered by six other towns. To the west, Minot shares a boundary with two towns in Oxford County; Hebron and Oxford. In Androscoggin County, Minot is bordered by Turner on the north, Auburn to the east, and Poland and Mechanic Falls on the south. The land area of Minot is 31.09 square miles or 19,900 acres. Because of its location, Minot serves as a bedroom community to larger neighboring communities of Auburn and Lewiston and beyond.

Forest Land

In 1978 it was estimated there were some 16,500 acres of forest land in Minot. In 1991 there was more than 8,960 acres registered in the State Tree Growth Tax Law. By 2002 the number of acres of forest land in Tree Growth had dropped to 7,300 acres. In the two-year period from 2000 to 2001, 600 acres was withdrawn for Tree Growth. Minot still has the most acres of Tree Growth land in Androscoggin County even though it has the sixth smallest land area.

While forest land covers as much as 80% of the land area of Minot, the largest tracts of forest land are found in the northern half of town. The major threat to the loss of forest land is its conversion to residential uses.

Agricultural Land Use

There is active agricultural land use in Minot. In 1977, some 2,300 acres of land were devoted to agricultural uses. The largest amount was used for pasture land.
Agricultural Land Use-1977

<table>
<thead>
<tr>
<th>Types of Use</th>
<th>Number of Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hayland</td>
<td>1,389</td>
</tr>
<tr>
<td>Row Crop</td>
<td>326</td>
</tr>
<tr>
<td>Pasture</td>
<td>441</td>
</tr>
<tr>
<td>Bare Agricultural Land</td>
<td>19</td>
</tr>
<tr>
<td>Orchards, Vineyards</td>
<td>100</td>
</tr>
<tr>
<td>Other (farmsteads, feeding operations)</td>
<td>23</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,298</strong></td>
</tr>
</tbody>
</table>

Currently there is still an active agricultural base in Minot. This base includes eight farms with cattle, five dairy and two beef and one with both dairy and beef. There are four farms that grow garden produce that market both retail and wholesale. There are two greenhouses and one maple syrup operation.

Agricultural land use for dairy and beef area found along the Old Buckfield, Pottle Hill, Verrill, Harris Allen and Goodwin Roads and produce fields along the Holbrook Harris and Center Minot Hill Roads.

Commercial Land Use

The Town includes a small amount of commercial development which is retail and service oriented. This small amount of development is primarily located along Route 121 (leading from Auburn) and other small commercial development is scattered around town.

Public/Institutional Land Use

Public/Institutional buildings and publicly owned land in town include: Town Office and Fire Station located next to one another, the Minot Consolidated School along Route 119, a community hall in West Minot and a fire station on the Death Valley Road. In 2003 the town purchased land adjacent to the school. Plans have been developed for walking trails and recreation facilities including soccer and baseball fields.

Village Land Use

There are two areas in Minot that show traditional village characteristics. These are West Minot and Minot Corner/Hackett’s Mills. West Minot is located at the intersections of Routes 119 and 124 and has a history of saw mills, shoe making, canning factories and a train station. Today, West Minot includes a convenience store, grange hall and a number of residential structures on small lots by today’s standards. There is little room for expansion of the West Minot Village.
The Minot Corner/Hackett’s Mills area is connected by Route 121. Similar to West Minot this area has a history of small industries and commercial establishments. Today there is a convenience store and post office and several other small businesses. While there is small room for expansion it is limited by the Little Androscoggin River.

**Residential Land Use**

Land converted to residential use has been the greatest change in land use and development patterns over the past 30 years. The number of dwelling units increased from 287 in 1970 to 824 in 2000. Since 2000 another 150 more houses have been constructed or placed in Minot. If the current 85,000 square foot lot area requirement for a home is used there has been almost, 1,400 acres of land converted to residential uses. This land was once agricultural or forest land.

New residential development has taken place adjacent to most public roads and along new roads constructed to serve new residential subdivisions. Since 1990 there have been 32 subdivisions approved containing 240 lots. Four of these subdivisions totaling 19 lots are located in the Residential Zoning District and the remainder are located in the Rural Residential Zoning District. While the subdivisions are scattered throughout the Rural Residential Zoning District concentrations of subdivisions have occurred along the Center Minot Hill Road and Brighton Hill Road. Of the 240 lots in approved subdivisions since 1990, 180 have been sold.

Residential development has been approximately 60% scattered and 40% within subdivisions over the past 15-years. Scattered or single lot residential development has occurred along all town roads. Concentrations of this type of development have been adjacent to portions of the West Minot Road, Woodman Hill Road, Garfield Road, Jackson Hill Road, Bradbury Hill Road, Marston Hill Road and Hersey Hill School Road.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Built-up Area</td>
<td>324</td>
<td>1.6</td>
<td>2,000</td>
<td>10.1</td>
</tr>
<tr>
<td>Agriculture</td>
<td>2,298</td>
<td>11.6</td>
<td>2,000</td>
<td>10.1</td>
</tr>
<tr>
<td>Forest Land</td>
<td>16,425</td>
<td>82.5</td>
<td>15,000</td>
<td>75.4</td>
</tr>
<tr>
<td>Wetland</td>
<td>703</td>
<td>3.5</td>
<td>703</td>
<td>3.5</td>
</tr>
<tr>
<td>Brush/Barren &amp; Other</td>
<td>150</td>
<td>.8</td>
<td>150</td>
<td>.8</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>19,900</strong></td>
<td><strong>19,900</strong></td>
<td><strong>19,900</strong></td>
<td><strong>19,900</strong></td>
</tr>
</tbody>
</table>

*Source: Androscoggin Valley Council of Governments*

**Evaluation of Existing Land Use Ordinances**

Minot currently has four major ordinances which control land use and development. These ordinances include subdivision review standards, shoreland zoning, street construction standards and the Land Use Control Ordinance. In addition, the Town has building standards, community facilities impact fee program and floodplain management standards.

The subdivision review standards are used buy the planning board to review proposed subdivisions. They include a two-stage application procedure, and they require that subdivisions meet the standards contained
in the State's subdivision law. These standards need to be reviewed and updated to include provisions to encourage innovative subdivision development and other criteria to meet the goals and policies of the comprehensive plan.

The Shoreland Zoning Ordinance is patterned after the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances. It regulates land use activities adjacent to the Little Androscoggin River, several brooks and streams and freshwater wetlands of 10 acres and more in size.

The Land Use Control Ordinance was first adopted in 1988 in response to development pressures and changing land use patterns within the community. It has been amended several times. The ordinance is administered by the Planning Board and the Town's Code Enforcement Officer. Three districts are included in the ordinance, general development, residential and rural residential.

The purpose of the general development district is to provide for mixed use areas suitable for manufacturing, warehousing, commerce, services and a mix of residential uses. The general development district is located adjacent to Route 121 at the southern tip of Minot and covers approximately 450 acres. Roads that serve the district include Route 121, Butler Hill Road, Old Woodman Hill Road and Woodman Hill Road. Much of the undeveloped land area is not served by roads and soils are not well suited for septic systems. Most development in the district since it was created has been residential with no significant commercial type development.

The residential district which purpose is to provided areas for residential development including mobile home parks is located in the southwestern corner of town and is bisected by the West Minot Road, Route 124. This 600-acre district has minimum lot size requirements of 85,000 square feet and 250 feet of road frontage. Most new development in this district has been residential.

The rural residential district covers the balance of the town. Its purpose is primarily for single family residential development, agricultural uses and small scale industrial and commercial uses which are compatible with rural residential character. Lot size and frontage requirements in this district are the same as that in the residential district. Because of the size of the rural residential district, most new residential development has occurred here. The current standards for this district do little to maintain a rural character or address the issues associated with the spreading out of residential development.
ECONOMY

Findings and Conclusions

- Minot's labor force has more than doubled since 1990.
- The greatest number of Minot’s workers are employed in professional, scientific, management, administrative, education, health and social services occupations.
- Growing population brings with it more local economic development opportunities and options to expand the local tax base.

Introduction

The Town of Minot serves as a bedroom community to Auburn and Lewiston and increasingly points south. Minot has no industrial development and the commercial development located within Town is primarily small retail and service oriented. Most residents commute to other towns to work and, therefore, the economic well-being of its residents is dependent upon the economy of other communities.

Regional Employment Perspective

Androscoggin County is principally made up of the Lewiston-Auburn Metropolitan Statistical Area (L/A MSA). Five communities located within Androscoggin County, specifically Durham, Leeds, Livermore, Livermore Falls and Minot, are excluded from the L/A MSA because they are included in adjoining labor market areas. The L/A MSA includes the communities of Auburn, Greene, Lewiston, Lisbon, Mechanic Falls, Poland, Sabattus, Turner and Wales.

The following table outlines sectorial employment for the L/A MSA for 2002 (the latest available data). Highlights on employment by sector follows:

- Total employment in the MSA was 46,530 up 1.7% from 45,700 in 2001. 18.9% goods producing jobs, 69% service providing jobs and 11.7% government jobs.
- Manufacturing accounted for 6,560 or 14% of the jobs in LA.
- Transportation and Utilities make up 21% of service jobs, education and health services 17.8%, professional and business services 12.2%, leisure and hospitality 6.8%, finance, insurance and real estate 6.25%, and information jobs 1.48%. *totals do not equal 100% because some categories are subcategories of a larger sector.
### Non-Farm Wage and Salary Employment 2001 to 2002

<table>
<thead>
<tr>
<th>Category</th>
<th>2001</th>
<th>2002</th>
<th>% Change</th>
<th>2001</th>
<th>2002</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goods Producing</td>
<td>9,180</td>
<td>8,810</td>
<td>-4.2%</td>
<td>Service Providing</td>
<td>31,490</td>
<td>32,280</td>
</tr>
<tr>
<td>Construction</td>
<td>2,320</td>
<td>2,240</td>
<td>-3.5%</td>
<td>Transportation/Utilities</td>
<td>9,890</td>
<td>9,790</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>6,850</td>
<td>6,560</td>
<td>-4.4%</td>
<td>Wholesale Trade</td>
<td>1,300</td>
<td>1,270</td>
</tr>
<tr>
<td>Logging</td>
<td>10</td>
<td>10</td>
<td>0%</td>
<td>Information</td>
<td>730</td>
<td>690</td>
</tr>
<tr>
<td>Durable Goods Manufacturing</td>
<td>2,390</td>
<td>2,280</td>
<td>-4.8%</td>
<td>Finance, Insurance, Real Estate</td>
<td>2,670</td>
<td>2,910</td>
</tr>
<tr>
<td>Wood Product Manufacturing</td>
<td>510</td>
<td>480</td>
<td>-6.2%</td>
<td>Professional and Business</td>
<td>5,110</td>
<td>5,710</td>
</tr>
<tr>
<td>Fabricated Metal Manufacturing</td>
<td>370</td>
<td>410</td>
<td>9.7%</td>
<td>Education &amp; Health Services</td>
<td>8,300</td>
<td>8,310</td>
</tr>
<tr>
<td>Non-Durable Manufacturing</td>
<td>4,460</td>
<td>4,280</td>
<td>-4.2%</td>
<td>Leisure and Hospitality</td>
<td>3,150</td>
<td>3,200</td>
</tr>
<tr>
<td>Food Manufacturing</td>
<td>440</td>
<td>440</td>
<td>0%</td>
<td>Other Services</td>
<td>1,640</td>
<td>1,670</td>
</tr>
<tr>
<td>Printing/Publishing</td>
<td>630</td>
<td>660</td>
<td>4.5%</td>
<td>Government</td>
<td>5,030</td>
<td>5,440</td>
</tr>
<tr>
<td>Leather &amp; Leather Products</td>
<td>540</td>
<td>470</td>
<td>-14.8%</td>
<td>Retail Trade</td>
<td>7,050</td>
<td>7,000</td>
</tr>
<tr>
<td>Textiles Manufacturing</td>
<td>730</td>
<td>700</td>
<td>-4.2%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paper Manufacturing</td>
<td>830</td>
<td>820</td>
<td>-1.2%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Non-Farm Wage and Salary Employment</td>
<td>45,700</td>
<td>46,530</td>
<td>1.78%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Maine Department of Labor Employment and Earnings Statistical Handbook, 2002

The L/A MSA includes many large employers in the health services, retail/telemarketing, and manufacturing sectors. As of September 2002, the largest employers with over 500 employees included Sisters of Charity Health Systems, Central Maine Medical Center, Banknorth Group, Lewiston School Dept., Bates College Auburn School Dept., Tambrands, Inc., Perrier Group (Poland Spring Water), Panolam (Pioneer Plastics). (Source: MDOL).

Over the past two years, the Lewiston/Auburn MSA closely mirrored the State of Maine’s unemployment rate. Unemployment was highest at 5.5% in January 2002 and was at its lowest in July and August 2003, at 3.6%. For most months unemployment rates have remained at or below the State average for most months. Since November 2003 Lewiston-Auburn MSA unemployment rates have been 5% to 9% lower than the state average. In March 2004 the LA rate was 4.7% compared to the state’s rates of 5.6%. (Please refer to the chart below.)

The L/A MSA is separated for retail sales data collection into an urban (Lewiston, Lisbon and Auburn) and a suburban area. From 1999 to 2003, Lewiston-Auburn total retail sales increased 3.8%. The largest gain in retail sales was in building supply sales 10%, followed by general merchandise 3.9%, restaurant and lodging 3.6%, automotive sales 3.4%, and other retail 1.4%. Food store sales decreased by -1.2%.

The Lewiston-Auburn Suburban Area includes Durham, Greene, Leeds, Mechanic Falls, Minot, New Gloucester, Poland, Sabattus, Turner, and Wales. For the LA Suburban area, total retail sales grew 4.2% from 1999 to 2003, with the largest gain in automotive sales 6.0%, followed by general merchandise sales 5.9%, restaurant and lodging 5.1%, other retail 3.8%, building supply sales 2.7% and food store sales 1.3%.
Labor Force

Based on Maine Department of Labor estimates, Minot's labor force has more than doubled since 1990. In 1990 there were 653 persons in the labor force and in 2003 there were 1,480.

In 1990, nearly 1/3 of Minot’s labor force worked in manufacturing. By 2000 this had dropped to about 18%. Now the greatest number of workers are employed in professional, scientific, management, administrative, education, health and social services occupations.

<table>
<thead>
<tr>
<th>Industry</th>
<th>1980</th>
<th>% of Total Employed Labor Force</th>
<th># of Workers</th>
<th>2000</th>
<th>% of Total Employed Labor Force</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry</td>
<td>60</td>
<td>9.2%</td>
<td>23</td>
<td>1.8%</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>60</td>
<td>9.2%</td>
<td>96</td>
<td>7.7%</td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>189</td>
<td>29.0%</td>
<td>218</td>
<td>17.5%</td>
<td></td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>28</td>
<td>4.3%</td>
<td>54</td>
<td>4.3%</td>
<td></td>
</tr>
<tr>
<td>Retail Trade</td>
<td>108</td>
<td>16.6%</td>
<td>195</td>
<td>15.6%</td>
<td></td>
</tr>
<tr>
<td>Transportation and warehousing and utilities</td>
<td>42</td>
<td>6.5%</td>
<td>63</td>
<td>5.0%</td>
<td></td>
</tr>
<tr>
<td>Information</td>
<td>-</td>
<td>-</td>
<td>22</td>
<td>1.8%</td>
<td></td>
</tr>
<tr>
<td>Finance, insurance and real estate</td>
<td>17</td>
<td>2.6%</td>
<td>73</td>
<td>5.8%</td>
<td></td>
</tr>
<tr>
<td>Professional, scientific, management,</td>
<td>93</td>
<td>14.3%</td>
<td>340</td>
<td>27.2%</td>
<td></td>
</tr>
<tr>
<td>administrative, education, health and social services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arts, entertainment, recreation and food</td>
<td>15</td>
<td>0.6%</td>
<td>64</td>
<td>5.1%</td>
<td></td>
</tr>
<tr>
<td>services.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other services</td>
<td>22</td>
<td>3.4%</td>
<td>63</td>
<td>5.0%</td>
<td></td>
</tr>
<tr>
<td>Public administration</td>
<td>17</td>
<td>2.6%</td>
<td>38</td>
<td>3.0%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>651</td>
<td></td>
<td>1,249</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: 1980 & 2000 U.S. Census

Over the past several years the unemployment rate for Minot’s workers has been below that of the State. Rates were 3.3%, 3.9% and 4.6% for the years 2001, 2002 and 2003 respectfully.
Commuting to Work Patterns

Auburn and Lewiston are the primary locations of employment for Minot workers. In 2000, 55% of all workers traveled to these two cities to work. Over the 20-year period there has been a significant increase in employment in Poland and Cumberland County. This likely can be attributed to employment opportunities at Poland Spring Bottling and housing cost in the Greater Portland area. In 2000 there were 150 people living in Minot and also working in Minot. About the same percentage as in 1980.

<table>
<thead>
<tr>
<th>Where Minot Residents Worked</th>
<th># of Minot Residents Working at the Location 1980</th>
<th># of Minot Residents Working at the Location 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minot</td>
<td>83</td>
<td>152</td>
</tr>
<tr>
<td>Auburn</td>
<td>221</td>
<td>406</td>
</tr>
<tr>
<td>Lewiston</td>
<td>130</td>
<td>278</td>
</tr>
<tr>
<td>Mechanic Falls</td>
<td>30</td>
<td>37</td>
</tr>
<tr>
<td>Poland</td>
<td>7</td>
<td>60</td>
</tr>
<tr>
<td>Norway</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Paris</td>
<td>9</td>
<td>13</td>
</tr>
<tr>
<td>Cumberland County Cities/Towns</td>
<td>31</td>
<td>118</td>
</tr>
<tr>
<td>Other</td>
<td>57</td>
<td>171</td>
</tr>
<tr>
<td>Total</td>
<td>577</td>
<td>1244</td>
</tr>
</tbody>
</table>

Source: 1980 & 2000 Census

Commuting Patterns: Minot Workforce

According to the 2000 Census, 377 persons worked in the town of Minot in 2000 (a combination of residents and nonresidents). Most of the people working in Minot also lived in Minot. Of those who commuted to Minot from other towns, most came from Auburn and Poland.

<table>
<thead>
<tr>
<th>Location Where Minot Workforce Lived</th>
<th># of Minot Workers Residing at the Location</th>
<th>% of Total # Working in Minot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minot</td>
<td>152</td>
<td>40.3%</td>
</tr>
<tr>
<td>Poland</td>
<td>38</td>
<td>10.1%</td>
</tr>
<tr>
<td>Mechanic Falls</td>
<td>19</td>
<td>5.0%</td>
</tr>
<tr>
<td>Auburn</td>
<td>54</td>
<td>14.3%</td>
</tr>
<tr>
<td>Hebron</td>
<td>21</td>
<td>5.6%</td>
</tr>
<tr>
<td>Other</td>
<td>93</td>
<td>24.7%</td>
</tr>
<tr>
<td>Total</td>
<td>377</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2000 Census

Employment Base

Minot does not have any large industrial development located within the Town. Commercial development located in Town includes small retail and service type businesses which provide goods and services to area residents. The 2000 census reported approximately 380 persons working in Minot. Home based businesses are becoming more and more prevalent. Local business include two country stores, 10 home children day cares, 10 construction firms, a lumber/saw mill, three auto repair, two landscapers and several other service activities.
Retail Sales

The Maine State Planning Office tracks data on taxable retail sales derived from sales tax collections. Total retail sales include 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. Minot had the smallest amount of retail sales of surrounding communities. This is reflective of Minot's role of a bedroom community with resident's obtaining goods and services in other communities.

### Total Yearly Taxable Sales
Minot and Surrounding Towns, 1996-2003
(000s of Dollars)

<table>
<thead>
<tr>
<th>Town</th>
<th>1996</th>
<th>2000</th>
<th>2003</th>
<th>% Change '96-'03</th>
<th>% Change '96-'03 (Adjusted $)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minot</td>
<td>2,010</td>
<td>2,295</td>
<td>2,558</td>
<td>27</td>
<td>5</td>
</tr>
<tr>
<td>Auburn</td>
<td>375,878</td>
<td>499,085</td>
<td>554,867</td>
<td>48</td>
<td>22</td>
</tr>
<tr>
<td>Mc'Falls</td>
<td>8,620</td>
<td>8,964</td>
<td>10,016</td>
<td>16</td>
<td>-4</td>
</tr>
<tr>
<td>Poland</td>
<td>4,955</td>
<td>8,488</td>
<td>9,570</td>
<td>93</td>
<td>60</td>
</tr>
<tr>
<td>Turner</td>
<td>14,441</td>
<td>18,543</td>
<td>23,883</td>
<td>65</td>
<td>36</td>
</tr>
</tbody>
</table>

Source: State Planning Office

Conclusions

There is a small amount of economic activity in Minot, therefore, the economic well being of the Town residents is dependent upon the economies of surrounding communities. In particular, the areas of Norway/Paris and Lewiston/Auburn. The economic well-being of Minot's residents is largely dependent upon the economies of these two main areas. However, growing population brings with it more local economic development opportunities and options to expand the local tax base.
Findings and Conclusions

- From 1990 to 2000 there were 250 new housing units added in Minot.
- From 2000 and 2004 there were an additional 150 new housing units in Minot.
- In 2003 the medium sales price of a home in Minot was $151,250.
- Some 300 additional housing units will be needed by 2015.

Introduction

Housing characteristics within a community is an important consideration of the comprehensive plan. The documentation of housing growth trends, availability of housing, its affordability and condition are important planning considerations. This information will allow decisions to be reached concerning the need for additional housing, provisions for affordable housing and the need for a mixture of housing types.

Housing Trends

In 2000, the Census reported 824 total housing units, 820 year-round and four seasonal or second. Between 1990 and 2000 some 250 new housing units were added to the Town's housing supply. The 43% increase in new housing units was the greatest of all surrounding communities.

The five year period from 2000 through 2004 saw the construction or placement of 151 new housing units. These included 122 new single family homes and 29 mobile homes. This significant rate of new houses can be attributed to the availability of the lowest mortgage rates in more than 50 years, the decision of land owners to sell land for development and cost of housing in the greater Portland area.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># Change</td>
<td># Change</td>
<td>Percent</td>
</tr>
<tr>
<td>Minot</td>
<td>248</td>
<td>43.1%</td>
<td></td>
</tr>
<tr>
<td>Auburn</td>
<td>202</td>
<td>1.9%</td>
<td></td>
</tr>
<tr>
<td>Hebron</td>
<td>77</td>
<td>23.1%</td>
<td></td>
</tr>
<tr>
<td>Mechanic Falls</td>
<td>127</td>
<td>11.4%</td>
<td></td>
</tr>
<tr>
<td>Oxford</td>
<td>139</td>
<td>7.8%</td>
<td></td>
</tr>
<tr>
<td>Poland</td>
<td>452</td>
<td>24.2%</td>
<td></td>
</tr>
<tr>
<td>Turner</td>
<td>265</td>
<td>15.5%</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census

Over the five years from 2000 to 2004 building permits were issued for 151 new residences.
Type of Housing Unit

Minot’s housing supply is comprised primarily of the traditional single-family home. In 2000, 82% of the all housing was single-family.

<table>
<thead>
<tr>
<th>Minot Distribution of Housing Units by Type</th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>% of Total</td>
</tr>
<tr>
<td>Single-family</td>
<td>459</td>
<td>80.0</td>
</tr>
<tr>
<td>Mobile home</td>
<td>95</td>
<td>16.5</td>
</tr>
<tr>
<td>Multi-family</td>
<td>22</td>
<td>3.8</td>
</tr>
<tr>
<td>Seasonal</td>
<td>13</td>
<td>2.2</td>
</tr>
<tr>
<td>TOTALS</td>
<td>576</td>
<td></td>
</tr>
</tbody>
</table>

Source: 1990-2000 Census

Owner/Renter Patterns

Rural/suburban communities typically have a much larger percentage of owner occupied dwelling units than renter occupied dwelling units. This is due to the large percentage of the overall housing supply consisting of the single-family home. In 2000, 91% of all housing units were owner occupied and 9% were renter occupied.

Housing Conditions

The Comprehensive Planning Committee did not undertake a detailed housing conditions survey. In a 1991 survey, eight single family homes were found to have structural deficiencies. With the growth in new housing substandard housing in Minot is thought to be insignificant.

Housing Costs

The cost of purchasing or renting a home has increased in recent years. Numerous factors have led to these increased costs; including land costs, construction cost and market demand. The cost of housing in Minot is greater than it is in Androscoggin County of the State. The 2000 Census reported that the median value of owner-occupied homes was $102,000 in Minot compared to $89,900 in Androscoggin County.

<table>
<thead>
<tr>
<th>2000 Housing Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Median Value Owner Occupied</td>
</tr>
<tr>
<td>Minot</td>
</tr>
<tr>
<td>Androscoggin County</td>
</tr>
<tr>
<td>State of Maine</td>
</tr>
</tbody>
</table>

Source: U.S. Census
Rental Rates

A detailed rental rate survey was not conducted as an element of the comprehensive plan because rental units comprise such a small portion of the town’s housing supply. The 2000 census reported the median rent was $525.

Subsidized/Affordable Rental Units

In 2003 there are 11 project based and non-project based (Section 8 vouchers) for rental units in Minot.

Vacancy Rates

The vacancy rate for year-round dwelling units reported by the 2000 Census was 1.1% for homeowners and 5.3% for rental units.

Affordable Housing

Increase in land costs and construction costs, coupled with market conditions, has created a significant affordable housing problem in some areas of Maine. The general "rule of thumb" states that housing should be able to be rented or purchased for a reasonable percentage of a household's income. These generally accepted percentages are 28% of gross monthly income for mortgage payments and 30% of gross income for rental payments (including utilities).

The affordable housing needs in Minot can be qualified but to quantify the specific number of any needed affordable units for the current and future years is extremely difficult. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Minot. The Maine State Housing Authority has indicated a need for 14 affordable rental units in Minot.

To determine affordable housing needs, the estimated median income of $39,000 for 2003 in both Androscoggin County and the Norway/Paris housing market was utilized. Based upon that data, the following table has been developed to represent affordable housing costs for very low, low and moderate income families.

<table>
<thead>
<tr>
<th>Affordable Sales Price of Homes and Rental Units For Very Low, Low and Moderate Income Households 2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
</tr>
<tr>
<td>Very Low</td>
</tr>
<tr>
<td>Low</td>
</tr>
<tr>
<td>Moderate</td>
</tr>
</tbody>
</table>

Based upon information derived from the real estate sales data, which indicated the median sale price of homes in Minot was $151,250 in 2003, the median sale price of homes is above the affordability range of many current and prospective residents of both Androscoggin County and the Norway/Paris housing market that are in the very low, low and moderate income ranges. The Maine State Housing Authority has assigned a 2003 affordable housing index for Minot of 0.97. This compares to an affordable housing index of 0.90 for all of Androscoggin. An index of greater than 1.0 indicates the availability of affordable housing in a
community. In 2003, 63% of homes sold in Minot were sold above affordability guidelines. Current rental rates are generally in the $650 per month range in Minot.

**Future Housing Demand**

Based on the forecast that year round population will increase to approximately 3,000 by 2015 there will be a demand for 1,130 total housing units in the year 2015. This represents some 300 additional housing units above the 820 that existed in 2000. The Maine State Housing Authority reported that between 2000 and 2002 there was a net increase of 82 new year round homes. It is expected that the yearly average of 20 new year round homes will continue over the next ten years.

**Future Housing Mix**

Not only is an estimation of total new housing necessary in the comprehensive plan but also the type of year-round housing, owner and rental. Over the next ten years, demand for single-family housing will be the greatest. It should be expected that an increase in interest in alternatives to single family homes will increase as the population ages. Town house development under condominium ownership is likely over the planning period.
PUBLIC FACILITIES AND SERVICES

Findings and Conclusions

- The fire department, with the exception of a “Quint,” a fire truck that has both an aerial ladder and a fire pump as well as other features, should not need to add to its rolling stock, just maintain it.
- In 2004, summer maintenance and road improvement accounted for 30% of the total expenditures on the roads.
- Due the substantial financial commitment that Minot taxpayers make annually to roads, the Town appears to have made significant improvements to its road network.

Introduction

It is important to identify Minot's public facilities and services and access the adequacy of these systems in handling current and future use. These include: public water supply, solid waste disposal, sewage/septage disposal, public safety, administrative facilities, schools and cemeteries. The Town currently does not have a public water supply or a public sewer system.

Water System

Neither the Town, a quasi-municipal body, nor a private water company provides any public water supply within Minot. Although no public supplies or distribution systems exist, there is a Non-transient Non-community Water System at the Minot Consolidated School. State law requires notification when specific activities are to be located in designated source protection areas of these supplies.

Solid Waste Disposal

Minot is a member municipality of Mid-Maine Waste Action Corporation (MMWAC) which the Town first joined in a regional effort in 1978 when it contracted with Auburn for insertion of their municipal solid waste. In the mid 1980’s, the facility failed and MMWAC was formed to rehabilitate the facility. In September of 1994, Minot incurred a $1,374,109 debt, including interest, to become a member municipality of the new facility. This debt will be retired in May of 2015. Essentially, the new facility was planned and went into operation in the summer of 1992.

Minot transfers waste to the Auburn facility through private haulers who collect waste at curbside. Residents pay for this service, but Minot incurs the cost of the disposal fee. The Town does not provide any service to dispose of demolition/construction debris, white goods and bulky metals, tires, brush, stumps or inert fill. The disposal of these materials are paid by the individual. At this time, Minot does not have any recycling site, but individuals may recycle at the Auburn site. The disposition of waste is closely controlled by flow control ordinances required by MMWAC and needed by MMWAC to insure the financing of the energy-recovery facility.

Sewage Disposal

Minot has no centralized sewerage disposal system. Each homeowner and business is responsible for their own sewage disposal which must comply with either the Department of Environmental Protection laws
governing the discharge of sewage to surface water or the Department of Human Services rules governing subsurface disposal.

The Soil and Water Conservation Service generally rates the soils in Minot as having relatively severe limitations for subsurface disposal; however, they are average for this area of central Maine and support rural types of development relatively successfully. Of most concern, are the private sewage disposal practices on a few old, small lots located in the West Minot village area. Several of these lots border Bog Brook and could be directly or indirectly contributing some pollution to it.

**Septage Disposal**

Disposal of septage, the waste pumped from septic tanks, must now be disposed of at an authorized pollution control facility. Most of Minot’s septage is disposed at the Lewiston-Auburn Water Pollution Control Authority (LAWPCF). Disposal fees have increased considerably in recent years due to the cost of improvements in handling the septage properly.

**Public Safety**

**Fire Department.**

A few years back, the West Minot Fire Company Incorporated and the First Responders of Minot Incorporated “blended” by vote of the town to form the Minot Municipal Fire Department (with a rescue division). The Department has had per diem firefighters and EMTs on duty for five years now. We try to have someone on duty two to three days a week with an occasional 2-man crew to accomplish tasks that require a second person. This has worked out quite well. Not only is the Department meeting some of our goals of maintaining our equipment and OSHA standards, but a driver is available to respond to our emergencies during the day.

There are currently three stations.

The original 1-bay station in West Minot that Engine 1 just barely fits into. This station is on leased land and has no water or sewer facilities. The Comprehensive Plan of 1993 noted that this station was small and in poor condition.

Central Station that was built in 1979. It is two bays wide and two bays deep. About five years ago, we added a meeting room and enlarged the offices. This building has both sewer and water. This facility houses Engine #8, Tank #4 and Rescue #7 besides the cascade trailer.

The Orchard Station is located on Death Valley Road adjacent to Wallingford’s apple orchard. This station was built in 2001. It is two bays wide and the station with the tallest doors to accommodate the newer, taller apparatus. This building also has sewer and water. Tank #3 and Truck #5 are housed here along with the “Rescueboggin.”

To date, there is very good radio equipment. The repeater radio is located on top of the Center Minot Grange, and all mobile and portable equipment is quite up to date.

The Minot Fire Department’s major equipment includes.

Tank #3, a 2,000 gallon tanker that has some engine traits that allow it to function as a fire fighting unit as well as a water hauler. It is stationed at the “Orchard” Station (Death Valley Road.). It is a 2001 Metalfab on a Navistar chassis.

Truck #5 is the forestry truck. It has a skid unit for forest fire fighting that is removed in the winter. It is also located at the Orchard Station. This is a 2001 GMC purchased with FEMA grant funds.

Engine #8, a first class pumper that is the main attack piece. This truck carries 1,000 gallons of water, 1,000 feet of 4” supply hose, ladders and equipment. It is located at Central Station. This is a 1996 Central States on a Navistar chassis.
Tank #4, a 2,000 gallon oil tank that is approximately 50 years old, on a Ford L 8000 cab and chassis that was donated to us by Webber Energies. The chassis is a 1989. This unit is located at Central station, probably our weakest link in the fleet.

Rescue #7 is an ambulance style rescue vehicle. It is equipped with most of our rescue equipment. This is a 1985 GMC that we acquired from the Auburn Fire Department. While it is in relatively good condition, it should be noted that it is 20 years old. This truck is housed at Central.

Engine #1 is the first brand new first class pumper that was purchased with the assistance of Mr. & Mrs. Roland Hemond. They bought the cab and chassis and the town purchased the apparatus. This is a Middlesex pumper on an International chassis. This is a 1982; it is located in West Minot Village Station. While this truck still has a good life ahead of it, it is causing us great concern because of the age of the pump and tank.

It is generally accepted that a fire fighting vehicle has a life expectancy of 25 years. Deterioration of the steel and aluminum, pump fatigue, and newer technology dictates this. Our Engine #1 will reach this plateau in a couple of years.

The Department also has a breathing air (cascade) trailer that was purchased through another FEMA grant that was assembled and put on the road in 2003, and a portable restroom that was donated by G.A. Downing and affixed to a trailer we acquired.

Trucks are adequately stocked with equipment to perform our tasks.

Future needs as identified by the Fire Chief are as follows.

The biggest change I see on the horizon is a new central station located on Route #119 (Woodman Hill Road) in the area of Jackass Annie Road. This building would replace our existing Central Station and the West Minot Station with a facility that could house the larger more modern equipment that we are seeing, and purchasing. This station would still meet the criteria of all structures being within 5 miles of a new station. Our current station is not equipped to handle the rescue division that is now stationed there. There aren’t any provisions for sanitizing their equipment, and storage is becoming a serious problem. The bays are narrow and the ceiling and door height is becoming an issue. We need to look to the future. We will need to provide a minimal amount of dormitory space as well as proper office and meeting space. Our old facilities could provide the needed space that the Highway Department is going to need in the future.

The fire department, with the exception of a “Quint,” a fire truck that has both an aerial ladder and a fire pump as well as other features, should not need to add to its rolling stock, just maintain it. The Rescue, however, is a division that is growing steadily each year. They will need better life saving equipment, and more of it. Their one rescue truck will need to be replaced, and perhaps a second vehicle.

Full time employees are on the horizon. Whether it be a Chief, firefighters, EMTs or a combination. The lack of volunteers, members working a distance from town and greater demands on our services will dictate this. At present, the members are reimbursed for their expenses (about $7 per call) and the per diems are on an hourly rate.

We have changed from being dispatched by local residents with the “red phone” system to being dispatched by the State Police in Gray, to our present system, the Androscoggin County Sheriff’s Department. This system works well. We are dispatched by the same dispatcher that dispatches some of our mutual-aid departments as well as our law enforcement. This move gained us a more reliable dispatch service and saved us more than $8,000.

Rescue Services.

The rescue division of the Minot Fire Department was first organized in 1995 as the Minot First Responders, a private corporation providing emergency medical care to the residents of the Town of Minot. It started with a few dedicated responders who would respond to emergencies with “jump bags” in their own vehicles. The Fire Department was kind enough to offer us their dispatch service to use. Later in 1996, a used 1981 ambulance for $2,500.00 was purchased. The Fire Department again provided space to park this rescue vehicle in the fire barn so it could be out of the weather. Since that time, the service has grown significantly.
It is now an Advanced Life Support service, and have several members who are seeking advanced licensor up to the Paramedic level.

The Minot Fire-Rescue is now seeing almost 200 patients per year, and that number continues to grow. With the current trend both nationally and more importantly in Maine of an ever increasing population of elderly (Maine has one of the top three average ages in the nation), and we can only foresee an increase in request for rescue services. Also, one must take into consideration that the Town of Minot is the fastest growing community in Androscoggin County.

However, since its inception, the rescue service has maintained itself with “hand me downs,” and other used equipment. In 2001, we replaced the 1981 rescue truck with a 1985 truck purchased from the City of Auburn for $4,500.00. In 1999, we purchased a used set of “jaws of life” from the Town of Casco for $500.00, and in 2004, we received from EMA another set of jaws that are usable, but 35 years old. In several occasions in the past, we have relied on Auburn Fire Department to provide extrication services; however, this is contingent on their availability. Although not considered a “capital expenditure,” we are asking the committee to consider the need to replace our used extrication equipment with a new set, including spreaders, cutters and expansion rams. Unfortunately, this equipment is quite expensive and is, fortunately, rarely used; we have recently required mutual aid more frequently as vehicles are driving much faster on our roads, and the newer vehicles do not survive an impact without major body damage requiring use of extrication to remove occupants.

Spare space is continued to be share space with the fire department, and this has been a good working relationship. Although, this does make accessible space at a premium; it would be nice if we had sufficient space to decontaminate our equipment, without having to use the station bathroom facilities.

With the increase in calls, we realize that availability of manpower is also ever increasing. To this end, there is a definite need for an opportunity to provide overnight housing for rescue staff. One opportunity that currently exists is utilizing EMTs from Bates College to augment our staffing. Several area towns use these individuals to supplement their staffing. We also rely heavily on individuals that live in Auburn and other surrounding towns to provide EMS response. These individuals currently have to respond from their homes losing valuable minutes in providing needed assistance. Therefore, we support the Fire Department request for a new Central Station with adequate space for equipment, apparatus, training/meeting, and living/bunk space.

**Police Protection**

Police protection for the Town is provided entirely by the Androscoggin County Sheriff's Department and State Police.

**Public Works Department**

The public works department was created in 2002. Prior to that time all road work including winter maintenance was contracted out. The department consists of the Road Commissioner/Manager and three full time employees. The town garage, constructed around 1990, is located at the town office complex. The size of the current town garage is not adequate for the repair and storage of the department’s equipment.

Existing major highway equipment includes the following and its condition:
<table>
<thead>
<tr>
<th>Year</th>
<th>Type</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1988</td>
<td>Ford L-8000 plow truck</td>
<td>good</td>
</tr>
<tr>
<td>1990</td>
<td>John Deere Grader</td>
<td>good</td>
</tr>
<tr>
<td>1996</td>
<td>Int. School Bus</td>
<td>fair</td>
</tr>
<tr>
<td>1998</td>
<td>Int. 4900 plow truck</td>
<td>good</td>
</tr>
<tr>
<td>2002</td>
<td>Freightliner FL80 plow truck</td>
<td>excellent</td>
</tr>
<tr>
<td>2003</td>
<td>GMC pickup</td>
<td>excellent</td>
</tr>
<tr>
<td>2000</td>
<td>GMC 1-ton dump truck</td>
<td>good</td>
</tr>
</tbody>
</table>

Road Financing

Town roads are maintained by an annual appropriation at town meeting. Due to the substantial financial commitment that Minot taxpayers make annually to roads, the Town appears to have made significant improvements to its road network. In fact, the generally good condition of paved roads may indicate that expenditures have kept pace with maintenance needs. The Town has a number of accounts which are dedicated to roads including winter and summer maintenance accounts and a paving account. Of total road expenditures in 2004, winter maintenance accounted for nearly 29%.

In 2004, summer maintenance and road improvement accounted for 30% of the total expenditures on the roads. An analysis shows that expenditures have remained stable for the past 4-5 years. There is a road improvement program in place. The plan is to equalize expenditures from year to year thus stabilizing tax need fluctuations and providing for the improvement of roads as needed.

Town Government

The Town uses a Selectmen/Town Meeting form of government which operates under statutes established by the legislature; there is no town charter. There are five (5) selectmen that are elected at town meeting, traditionally held the first Saturday of March. Selectmen serve a three-year term, with two being elected one year, two elected the subsequent year and one elected in the last year of each three-year cycle. In 1991, the Town voted to use the Australian ballot method of election for selectmen and school board members.

In 2004, a Town Administrator was hired to oversee the day to day operations of the Town. The Administrator is hired for one year with the opportunity for renewal of his/her contract on a year to year status based upon job performance. The Town Clerk, Assistant Town Clerk, and Treasurer report directly to the Administrator. The Town Administrator also acts as the Town’s Emergency Management Director. In addition to oversight of day to day operations, the Administrator is responsible for identifying additional funding sources for the Town, such as grants, and interacting with volunteer committees as requested by the selectman.

The selectmen meet every other Monday throughout the year. They operate the Town based on the budget and direction provided at Town Meeting. Generally, larger projects are divided between the five Selectmen, such that one person is responsible and keeps the others informed of progress. Policy decisions and other significant decisions are made at the biweekly meetings.

Assessors are also elected at Town Meeting. Although not required, the selectmen usually also are elected as the assessors. They meet as needed to conduct their business or address residents’ concerns.
Other municipal officers responsible for administration of the Town include a Tax Collector, a Town Clerk, Assistant Town Clerk and a Town Treasurer. These four positions are appointments of the Board of Selectmen. Currently, Tax Collector and Town Clerk are combined into one position. This position also acts as Deputy Treasurer. The Treasurer also acts as the Deputy Town Clerk, Deputy Tax Collector, and Constable. The Assistant Town Clerk assists the Town Clerk. No significant problems have been noted to date with these offices.

The Town also has a Town Constable, an Animal Control Officer, a Health Officer, a Civil Emergency Preparedness Officer, a Code Enforcement Officer, a Plumbing Inspector, and Building Inspector. All are appointed by the Board of Selectmen and serve either on a part or full time basis. The Constable is responsible for presenting the Town Meeting Warrant to the Town and for serving summonses. Currently, the Town Clerk serves in the position with two alternates. The Health Officer is responsible for investigating health hazards in the community. The Animal Control Officer is responsible for investigating animal complaints, removing dead domestic animals from public property, and enforcing the State's leash law. The Civil Emergency Preparedness Director is the Town's main contact with state and federal emergency preparedness agencies.

Most of the duties and actions have involved flooding. The Code Enforcement Officer, currently acts in the role of Building Inspector and Plumbing Inspector. The Code Enforcement Officer issues building permits and performs inspections.

Minot has two municipal officials responsible for providing direct services: a Road Manager and a Fire Chief. The Road Manager is appointed by the Selectman to a one year term. The Road Manager supervises several full time road maintenance employees. The Fire Chief is elected by members of the volunteer fire department and appointed by the Town, and again no plans are pending to change the method of selection for this position.

In addition to the municipal officials, the Town has several boards and committees typical of most Maine towns. The Planning Board is established under State statute and has duties as therein described. In general, the Board is responsible for land use and related ordinance development and administration. They spend the majority of their time reviewing subdivisions. The Planning Board is appointed by the Selectmen with each member serving a 5-year term. One or two alternates are also appointed. The Planning Board has functioned relatively well with various members attending available training sessions. The Code Enforcement Officer could also assist with the inspection of subdivisions in the construction stage and with the overall coordination of ordinances and the other town inspectors.

The Board of Appeals is established to handle appeals of the decisions of the municipal officials. They are the last town authority before aggrieved residents must turn to the court system. The members are appointed for terms of five years by the Selectmen.

The Budget Committee is appointed by the Selectmen for terms of three years. There are nine budget committee members. The committee meets for several months prior to the Annual Town Meeting to review requests for funds and other articles which are proposed for the Town Meeting warrant. The committee also reviews any special funding requests which are to come before special town meetings.

Public Buildings and Land

Minot moved into its new Town Office in 1986. An expansion to this building occurred in 2000. This building, located on Route 119 next to the Fire Station, houses two administrative offices, Selectmen office, a reception area and two conference rooms on the first floor. The basement level houses the Road Manager’s office and combination storage and unfinished meeting room. The Town owns four parcels of land totaling approximately 159 acres. The Town Office, Fire Station and Town Road Maintenance building are located on a parcel of 65 acres. There is an adjacent parcel of approximately 99 acres which encompasses the Minot Consolidated School and a large portion which is not developed, but for which a plan for recreational use and potential school expansion is contemplated. There is an additional fire station located on a separate parcel of approximately three acres which is included in the total acreage owned by the Town.
Education

The Town is part of School Union #29 which includes the Towns of Mechanic Falls and Poland. One school is located in Minot, Minot Consolidated, which is located just off Route 119 north of the Town Office. The School houses grades K-8 and was expanded in 1989 to include a kitchen, cafeteria/gymnasium, library and additional classrooms. There are playing fields located at the site although none are fully developed. Secondary students attend the new Poland Regional High School that opened in 1999.

In 1991 there were 346 students enrolled in public schools. In 2004 that number increased to 428. In projections for student enrollment prepared by the State Planning Office there will be a 15% decline in the number of students by 2015.

<table>
<thead>
<tr>
<th>Minot Student Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Union #29</td>
</tr>
<tr>
<td>1991 - 2004</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YEARS</th>
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<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>11</th>
<th>12</th>
<th>SpEd</th>
<th>Yearly Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>APRIL 1991</td>
<td>19</td>
<td>32</td>
<td>40</td>
<td>28</td>
<td>37</td>
<td>29</td>
<td>37</td>
<td>23</td>
<td>26</td>
<td>18</td>
<td>20</td>
<td>18</td>
<td>19</td>
<td>n/a</td>
<td>346</td>
</tr>
<tr>
<td>APRIL 2000</td>
<td>23</td>
<td>34</td>
<td>38</td>
<td>37</td>
<td>39</td>
<td>37</td>
<td>38</td>
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<td>19</td>
<td>25</td>
<td>19</td>
<td>13</td>
<td>420</td>
</tr>
<tr>
<td>APRIL 2002</td>
<td>37</td>
<td>20</td>
<td>26</td>
<td>36</td>
<td>43</td>
<td>34</td>
<td>37</td>
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<td>43</td>
<td>28</td>
<td>35</td>
<td>24</td>
<td>18</td>
<td>7</td>
<td>427</td>
</tr>
<tr>
<td>APRIL 2004</td>
<td>22</td>
<td>26</td>
<td>41</td>
<td>22</td>
<td>36</td>
<td>37</td>
<td>35</td>
<td>33</td>
<td>38</td>
<td>35</td>
<td>38</td>
<td>31</td>
<td>31</td>
<td>n/a</td>
<td>428</td>
</tr>
</tbody>
</table>

Source: Superintendent's Office, UNION #29
n/a = not available

At the Minot Consolidated School there has been identified needs for additional classroom space, a new gym, stage, and library space.

Cemeteries

There are 29 cemeteries in the Town of Minot. Two of them are owned by corporations and are maintained by them. They operate on a minimal amount of funds and therefore cannot make as many improvements as needed. The remaining cemeteries are town-owned and maintenance work is done as needed. Trust funds provide a small amount of financial aid to the Town to help defray the cost of maintenance. The Town of Minot raises a small amount at each Annual Town Meeting to mow the Town-owned cemeteries.

In 2002, Minot’s citizens voted to have all stones in Minot Cemeteries washed, repaired and reset. Research has also been documented on as many burial sites in each cemetery using available information. Many of the cemeteries have only field stones to represent grave sites. Flags are placed on all veterans graves annually and remain in place for each full year.
TRANSPORTATION

Findings and Conclusions

- Approximately 61.34 miles of road wind through Minot.
- Popular local commuter routes including Jackson Hill and Center Minot Hill Roads have gained in traffic volume.
- Based upon information provided by MDOT for the most recent three-year period (2000-2002) there were two locations in Minot with a CRF greater than 1.00 and eight or more crashes.

Introduction

The transportation networks in a community play two major roles. It services existing development and, by providing access, indicates where new growth is likely to occur. In the interest of public safety, fiscal responsibility and land use planning, it is useful to look at the current road system, its capacity and condition, and plan for future needs.

Road Network

Approximately 61.34 miles of road wind through Minot. This includes 49.18 miles of town-maintained roads and 12.16 miles of state roads, the latter maintained by the Maine Department of Transportation. In April of 2005, 3.88 miles of town road will also be taken over by MDOT for maintenance. There are some private roads, most of which are gravel but a few of which are paved. These are also some old county ways and private logging roads which provide access for recreation.

The Town is crossed by three state highways. Route 119 is a north-south road connecting the Paris/Hebron area with Auburn, and Route 124, trending north-south, connects Hebron with Mechanic Falls. Route 121 runs from Auburn to Mechanic Falls and connects to Route 11 and Route 26, a major north-south corridor.

Traffic volumes on Routes 11/121, 119 and 124 have shown increases over the past 20 years. In addition popular local commuter routes including Jackson Hill and Center Minot Hill Roads have gained in traffic volume.
Annual Average Daily Traffic
Selected Locations

<table>
<thead>
<tr>
<th>Location Description</th>
<th>1984</th>
<th>2001</th>
<th>2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rte. 119, south of Rte. 124 intersection</td>
<td>1,080</td>
<td>n/a</td>
<td>3,260</td>
</tr>
<tr>
<td>Rte. 121, at Minot/Auburn Town Line</td>
<td>8,300</td>
<td>n/a</td>
<td>12,720</td>
</tr>
<tr>
<td>Rte. 121, Poland/Mechanic Falls Town Line</td>
<td>6,840</td>
<td>6,730</td>
<td>13,050</td>
</tr>
</tbody>
</table>

Source: Maine Department of Transportation
n/a = not available

It is important to remember that these numbers are annual average daily traffic counts. Seasonal fluctuations are expected to be relatively small since Minot is not a tourism area or major recreational attraction. Volume fluctuations during the work day are more significant although roads generally appear to have adequate capacity to handle current flows. Town officials do feel there has been a considerable increase in traffic in the roads in northeast Minot which lead to the Auburn Mall and the Memorial Bridge to Lewiston.

Motor Vehicle Crash Data

The MDOT maintains records of all reportable crashes involving at least $1,000 damage or personal injury. One element of the records is the identification of “Critical Rate Factor” (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as “High Crash Locations” (HCLs).

Based upon information provided by MDOT for the most recent three-year period (2000-2002) there were two locations in Minot with a CRF greater than 1.00 and eight or more crashes.

High Crash Locations
2000-2002

<table>
<thead>
<tr>
<th>Location Description</th>
<th># of Crashes</th>
<th>Critical Rate Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Route 119/Center Minot Hill Rd.</td>
<td>9</td>
<td>3.62</td>
</tr>
<tr>
<td>Route 11/Old Woodman Hill Rd.</td>
<td>11</td>
<td>2.08</td>
</tr>
</tbody>
</table>

Source: Maine Department of Transportation

Road Conditions

The physical condition of town and state roads were rated by a committee member and volunteer. The two were briefly trained by AVCOG staff familiar with the Road Surface Maintenance System (RSMS) used by the Local Roads Center at MDOT.

The "team" drove all roads and completed the inventory forms. The data was then entered into the RSMS computer program. The town also has the road inventory on the RSMS program at the Road Manager’s office and inventoried all the roads in 2002.
Road Surface Management Program  
Summary of Conditions  
Minot, 2004

<table>
<thead>
<tr>
<th>Repair Category</th>
<th>Paved Roads</th>
<th></th>
<th>Unpaved Roads</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Distance (miles)</td>
<td>% of Total</td>
<td>Distance (miles)</td>
<td>% of Total</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>--</td>
<td>--</td>
<td>1.70</td>
<td>13.5</td>
</tr>
<tr>
<td>Re-grade Road</td>
<td>--</td>
<td>--</td>
<td>6.30</td>
<td>50.0</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>6.02</td>
<td>15.4</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Preventative</td>
<td>9.40</td>
<td>24.0</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Routine Maintenance</td>
<td>15.70</td>
<td>40.0</td>
<td>4.60</td>
<td>36.5</td>
</tr>
<tr>
<td>None Required</td>
<td>8.00</td>
<td>20.6</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>39.12</td>
<td>100</td>
<td>12.60</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Minot Highway Dept.

The result of the RSMS Program indicates that overall Minot roads can be considered to be in generally good condition. Specifically for paved roads, over 60% require no maintenance or only routine maintenance, 24% are in need of preventative maintenance, 15% will require rehabilitation and less than 0% will require reconstruction. The unpaved roads follow basically the same pattern with nearly 37% in need of routine maintenance, approximately 50% in need of re-grading and just over 13% in need of reconstruction.

The RSMS program allows for the systematic management of a town's maintenance and rehabilitation program by taking the road surface condition information provided by the survey, assigning repair strategies and then applying average unit cost for that particular strategy to each roadway section. The program operates on the belief that it is generally most cost effective to spend money keeping the good roads good than it is to put funds into fixing the worst roads. Although this may be exactly opposite to what personal tendencies would be, it is basically correct. Keeping the good roads good allows the town to plan ahead for the extra money that will be required to gradually rebuild the poor roads.

Route 119 is a secondary state road. Some of it has been rebuilt within the past 20-30 years while some of it is in poor condition. There are several remaining sections which curve dangerously through the Minot countryside. As portions have been rebuilt, the road has been straightened and widened slightly. Portions to the north in Hebron and Paris are also in poor condition. Therefore, the route functions fair to poorly as a collector for Minot and even serves as a thoroughfare for traffic passing from Auburn to the Oxford Hills area. However, with the close proximity of Route 26 serving the same area, it is doubtful that Route 119 will become a significant state corridor. However, it is becoming a highway of regional significance since it connects the towns to the north with the growing commercial area in Auburn. Conditions range from poor to excellent across town roads, averaging in the good/fair rating. Paved as well as unpaved roads fall into this good/fair range; in fact, most of the poor condition roads are blacktop surfaced, indicating a need for improved maintenance practices. As of 2000, the town has undertaken a maintenance program and maintenance is done on a regular basis.

Route 119 passes through the village of West Minot where it intersects with Route 124 running from Mechanic Falls in the southwest to the Hebron-Buckfield area in the northeast. This route serves as a collector for southern Minot to the services in Mechanic Falls. The northerly part of it serves the section of Route 119 leading to the Auburn Mall area. Route 124 to the south is in relatively good condition, also being straight except for the section entering the West Minot Village. The northerly section is narrow, curvy and in poor to fair condition.
Route 121 crosses the extreme southerly portion of the Town. It is a significant corridor but is in relatively good condition as it was rebuilt in 2004. It winds its way along the Little Androscoggin River Valley. The village of Minot Corner is strung out along the corridor over much of its length in Minot.

There are no sidewalks or on-street parking in either village area of Minot. With limited services in location, sidewalks and on-street parking is not needed. Several businesses provide off-street parking which are probably the best alternatives for the near future.

Minot's residential growth pattern has been that of rural type small subdivisions scattered throughout the Town. If this continues, the pressures for better roads will likely increase. Upon the construction of subdivision roads that meet town standards, developers or residents of the subdivision may also petition the Town to assume maintenance.
OUTDOOR RECREATION

Findings and Conclusions

- As use and abuse increases there is more land being posted, however, currently use of private lands has not been a significant problem facing the residents of Minot.
- Changing land ownership patterns could alter traditional outdoor recreation opportunities.

Introduction

The residents of Minot depend heavily upon the regional opportunities for recreational facilities. The town has limited town owned recreation facilities but does have a wealth of privately owned open land which has traditionally been available for the enjoyment of residents. As use and abuse increases there is more land being posted, however, currently use of private lands has not been a significant problem facing the residents of Minot to date.

Being a rural community with large tracts of open land and pleasant streams, informal and somewhat passive outdoor recreational opportunities abound. Hunting, fishing, snowmobiling, hiking, and cross country skiing are activities of which residents can readily avail themselves. These opportunities also attract some residents from nearby towns and the Cities of Lewiston and Auburn. There is no lake or significant ponds located in the town, and, therefore, residents must look to the surrounding area for boating and swimming activities. Auburn, Poland, and Oxford all have lakes which are somewhat accessible. Range Pond State Park is also located in Poland, and this provides recreational opportunities for a large area.

Public Outdoor Recreation Facilities

Organized recreation is provided through the Minot Consolidated School, Minot Recreation Committee and the Minot-Hebron Athletic Association, a private association which raises money solely through voluntary efforts.

The school has one playing field which serves as a multipurpose/soccer field. That field is somewhat undersized for a true multipurpose field. Also, there is an outdoor basketball court and playground at the school. There are two little league sized fields on a parcel of land behind the town office. One of these fields is lighted.

In 2003 the town purchased land adjacent to the school. Plans have been developed for walking trails and recreation facilities including soccer and baseball fields. Funds have not been raised as yet for actual construction of these facilities.

Private Outdoor Recreation Facilities

Minot is also the home of an active horseshoe pitching group. The informal group is made up of residents from Minot and some from surrounding towns. It meets at a private facility which is lighted.
There is a private moto cross track used for practice and race events. A beagle club owns land in Minot used for dog training and field trials.

**Snowmobile Trail System**

There is a significant system of snowmobile trails throughout the town maintained by the Moonshiners Snowmobile Club. Several connect to the state trail system. The club provides trail maintenance, and also works with private landowners to obtain permission to cross private lands, upon which the majority of the trails are based.
FISCAL CAPACITY

Findings and Conclusions

- From 1999 to 2003 total expenditures from general fund dollars increased by $548,000 after adjusted for inflation.
- Local valuation has been increasing at a rate of approximately twice the rate of inflation.

Introduction

A community’s fiscal capacity refers to its ability to meet current and future needs through public expenditures. As Minot continues to develop over the next ten years, demands will be placed upon its fiscal capacity to provide various Town services. These services could include new or improved roads, educational facilities or recreation areas. The Comprehensive Plan will make various recommendations requiring public investment. These recommendations must be considered in light of Minot’s fiscal capacity.

Valuation

In 2003, the total assessed valuation was $140,500,000. Of this amount 66% were buildings, 33% land and 1% personal property. There was about $4,477,000 of tax exempt property. Prior to the revaluation in the three-year period from 1999 to 2002 the increase in local valuation averaged almost 6%. That rate of increase was well above the rate of inflation allowing for a steady mil rate. The valuation increase is attributed to new housing starts, many of which were upper end homes.

Valuation and Mil Rate

<table>
<thead>
<tr>
<th>Year</th>
<th>State Valuation</th>
<th>Local Valuation</th>
<th>Annual % Change</th>
<th>Mil Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>72,500,000</td>
<td>72,104,200</td>
<td>21.0</td>
<td>21.0</td>
</tr>
<tr>
<td>2000</td>
<td>78,300,000</td>
<td>75,827,800</td>
<td>5.2</td>
<td>20.5</td>
</tr>
<tr>
<td>2001</td>
<td>80,950,000</td>
<td>81,033,200</td>
<td>6.9</td>
<td>19.5</td>
</tr>
<tr>
<td>2002</td>
<td>107,900,00</td>
<td>85,644,900</td>
<td>5.7</td>
<td>23.3</td>
</tr>
<tr>
<td>2003</td>
<td>122,700,000</td>
<td>140,553,000(^1)</td>
<td>64.1</td>
<td>16.5</td>
</tr>
</tbody>
</table>

\(^1\) Revaluation completed
Source: Minot Town Records.

Revenues

The largest source of revenue for the Town is property taxes which have shown an increase of $683,000 or 47% from 1999 to 2003. Total non property tax revenues increased by $469,860 or 21% over the same period.
## Revenue Sources

<table>
<thead>
<tr>
<th>Year</th>
<th>Property Taxes</th>
<th>Excise Taxes</th>
<th>State Revenue Sharing</th>
<th>Other Revenue</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>1,451,200</td>
<td>272,520</td>
<td>187,590</td>
<td>1,829,130</td>
<td>3,740,440</td>
</tr>
<tr>
<td>2000</td>
<td>1,434,600</td>
<td>311,090</td>
<td>176,620</td>
<td>1,739,840</td>
<td>3,662,150</td>
</tr>
<tr>
<td>2001</td>
<td>1,454,770</td>
<td>333,280</td>
<td>180,630</td>
<td>2,047,200</td>
<td>4,015,880</td>
</tr>
<tr>
<td>2002</td>
<td>1,806,250</td>
<td>346,170</td>
<td>167,680</td>
<td>2,072,140</td>
<td>4,392,240</td>
</tr>
<tr>
<td>2003</td>
<td>2,134,110</td>
<td>394,230</td>
<td>192,960</td>
<td>2,171,910</td>
<td>4,893,210</td>
</tr>
</tbody>
</table>

Source: Minot Town Records

## Expenditures

From 1999 through 2003 the total expenditures from general fund dollars have increased by $634,700 or 35%. If adjusted for inflation the increase was about $548,400. While education expenditures from local tax dollars increase by approximately $291,800 or 38% general government expenditures increased by 180% or $229,700. Public works, protection and debt service have remained fairly constant with some yearly fluctuations based on specific projects or equipment needs.

### Expenditures (General Fund)

<table>
<thead>
<tr>
<th>Year</th>
<th>General Government</th>
<th>Public Works</th>
<th>Protection</th>
<th>Education (Net)</th>
<th>Debt Service (Net)</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>126,920</td>
<td>656,840</td>
<td>51,020</td>
<td>778,420</td>
<td>128,090</td>
<td>88,840</td>
<td>1,830,130</td>
</tr>
<tr>
<td>2000</td>
<td>179,830</td>
<td>713,240</td>
<td>42,440</td>
<td>659,320</td>
<td>119,330</td>
<td>124,400</td>
<td>1,838,560</td>
</tr>
<tr>
<td>2001</td>
<td>254,960</td>
<td>719,460</td>
<td>50,760</td>
<td>628,940</td>
<td>94,720</td>
<td>144,190</td>
<td>1,893,030</td>
</tr>
<tr>
<td>2002</td>
<td>278,800</td>
<td>742,980</td>
<td>43,620</td>
<td>1,141,980</td>
<td>91,250</td>
<td>197,550</td>
<td>2,496,180</td>
</tr>
<tr>
<td>2003</td>
<td>356,620</td>
<td>696,950</td>
<td>51,650</td>
<td>1,070,240</td>
<td>129,898</td>
<td>159,440</td>
<td>2,464,800</td>
</tr>
</tbody>
</table>

Source: Minot Town Records

1. Includes Officers salaries, town office maintenance/supplies, dues etc.

## Municipal Debt

As of the end of fiscal year 2003, the town of Minot had an outstanding long-term debt of approximately $1,241,000 including principal and interest. The largest amount of this debt is associated with the Mid-Maine Waste Action Corporation Inter-Local Solid Waste Agreement that will be retired in 2015.

The amount of debt allowed a municipality is governed by state law. The law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debt for schools, sewer, water and special-district purposes are excluded. Based upon Minot's state valuation, the maximum debt under state law, including debt associated with specials districts, Minot could carry would be approximately $18 million. As of January 31, 2003, the amount of outstanding long term debt was approximately 1.6% of the total state valuation of Minot. However, a debt of upwards of $18 million...
would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Minot has significant borrowing power.

**Fiscal Capacity**

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance major capital expenditures compared with the ability of the tax base and other revenue sources to support such expenditures. In considering Minot’s capacity to fund normal municipal services and capital projects two areas are important. First, in recent years annual increases in valuation have been above at the rate of inflation. This has been due to the number of new housing starts. A rate of the increase in valuation greater than the rate of inflation allows new expenditures to be implemented without a mil rate increase. Secondly, the tax base is primarily residential. Such a dependence on residential property makes it more difficult to increase tax rates. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon individual taxpayers.