

COMPREHENSIVE PLAN
OF
STETSON, MAINE
1991

ADOPTED
FEBRUARY 17, 1992

revised
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ATTEST


Carol F. Laplant, Town Clerk

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I. DATA INVENTORY AND ANALYSIS

A. INTRODUCTION

The development of a comprehensive plan requires an assessment of a town's resources. These resources include the natural resources, the land use, and the public facilities and services within the Town as well as the people who live there. This assessment includes past, present, and future trends. It addresses issues of local and regional significance that the residents of the Town consider important.

Information for this section of the comprehensive plan has come principally from data provided by the State's Office of Comprehensive Planning, from information collected by members of the Town of Stetson's Comprehensive Planning Committee, and from the results of a citizen survey conducted during the Fall of 1989. This information has been supplemented with data from Penobscot Valley Council of Governments (PVCOG).

The most current information available has been used in the preparation of this plan. However, in some cases, the most recent information comes from the 1980 U.S. Census. While this information is accurate, it is now ten years old. Significant changes may have occurred since 1980, particularly given Stetson's fast rate of growth during this period. Therefore, the age of this data should be considered while reviewing it's use in the inventory and analysis.

In other cases, estimates and projections are used. These estimates are based on models and assumptions which have been found to be generally true. The dynamics of a community are influenced by a number of factors, which can not always be accurately predicted. For planning purposes, information based on actual counts can be more useful than estimates and projections. Estimates and projections were reviewed by the Comprehensive Planning Committee to see if they seemed accurate and reasonable based on the town's experience.

Information for a town needs to be compared to that of neighboring towns in order to see where it is part of a common experience and where it diverges from the common experience. In some cases, information for Stetson is compared with that for the neighboring communities of Carmel, Etna, Exeter, and Levant as well as that for the City of Bangor, Penobscot County, and the State of Maine. In other cases, comparisons are made between Stetson and the other communities in MSAD #64 which are Bradford, Corinth, Hudson, and Kenduskeag.

Certain resources within a town such as natural resources, transportation systems, and school districts will cross the boundaries of the town, becoming regional resources. Regional planning as well as local planning is necessary to protect and otherwise provide for these resources.

The sections which follow provide information on all aspects of the Town of Stetson including community character and history; population characteristics; employment and economic data; housing; natural resources; recreation; transportation systems; public facilities and services; fiscal capacity; land use; and regional resources. In addition, the results of the citizen survey are provided in an appendix to these sections.

B. COMMUNITY CHARACTER

Geographical Location of Stetson

Stetson is a small rural town located in the southwestern part of Penobscot County, about 18 miles west-northwest of Bangor. It is bounded by Exeter on its north; Levant on its east; Etna and Carmel on its south; and Newport on its west.

Stetson is 6 miles square or 23,040 acres. The topography of Stetson is fairly even; the highest elevation is less than 500 feet.

History of Stetson

Stetson started out as a grant from the Commonwealth of Massachusetts to the trustees of Leicester Academy and their successors, for the use and purpose of supporting the academy. Stetson was known as Township Number Three in the Third Range, north of Waldo Patent.

On March 2, 1795, the trustees of the Academy sold the township to Edmund Fowle, making him the first individual owner of Stetson. On February 10, 1796, Edmund Fowle sold the township to Moses Gill of Princeton, then Lieutenant Governor of Massachusetts. It appears that Moses Gill also owned a half interest in Township 3, Range 2 (Levant), directly to the east of Township 3, Range 3 (Stetson).

On October 24, 1801, Moses Gill and his wife, Susanna Gill, sold their interests in Range 2 together with Township 3, Range 3 (Stetson), with the exception of the 320 acre farm of Edmund Fowle, to Amasa Stetson of Dedham, Massachusetts.

It was Amasa Stetson, third owner, after whom the town was named because of his core interest and generosity that was later demonstrated when he built the Meeting House (Union Church) and a school.

People came to settle in Stetson because of the scenic beauty, excellent farmland after it was cleared, and an abundance of lumber. Around 1800, Robert Patten came to Stetson as the township's first settler. That was only the beginning. By the time of the 1810 census, there were 108 people residing in Stetson. By 1820, when Maine became a state, there were 131 people. At the time of incorporation in 1831, the population had dropped back to 114 people.

On April 3, 1820, the citizens considered a petition for incorporation and voted "that this plantation petition for an incorporation by the name of Liberty". On June 1, 1820, they had a change of heart and withdrew the petition until the next session of the legislature. On January 28, 1831, the plantation (Township 3, Range 3) was incorporated as Stetson.

From the time of the first settlers until incorporation, Stetson had assessors for the township. From incorporation until 1983, they elected their town officials as first, second, and third selectmen. In 1983, they voted to elect one selectman for three years, one for two years, and one for one year; in subsequent years, one selectman was to be elected every year for a three year term. This way there would be no chance of having an all-new board of selectmen. In 1987, the Town Clerk position along with tax collector and other duties was changed to be an administrative assistant.

(Two volumes of history have been written for Stetson. The first volume, covers the years 1800 - 1931 and was written by Lilla Wood Daniels; the second volume covers the years 1931 - 1981 and was written by Ellen (Nellie) Merrill. These volumes are available at the Town Library.)

Historic and Archaeological Resources

Historic sites provide unique insights into a community's past and help answer broad questions about the area's history. Historic buildings represent an economic opportunity; maintaining and rehabilitating older buildings can mean savings in energy, time, money, and raw materials. The preservation of a community's character is also closely tied to the preservation of its historic structures.

Archaeological sites also provide valuable scientific information about the past. In Maine, archaeological sites are typically prehistoric (Indian) or Euro-American. As these sites were often along inland rivers and road corridors, areas now being developed, significant sites are particularly vulnerable to destruction if they are not identified and preserved.

The Stetson Union Church on Route 222 is currently listed in the National Register of Historic Places. There are no known prehistoric archaeological sites located in town.

A significant start to preserving historically and archaeologically important resources in town is the two volumes of history which have been written and the listing of the Union Church/Meeting House on the National Register of Historic Places. The Town might want to form a historical society if there is sufficient interest by residents. Such a group could collect additional information on the Town, collect and preserve historical artifacts, educate local citizens on the history of Stetson and its importance, and provide recommendations for additional measures to be taken. Other measures to be considered for protection of historically and archaeologically important resources include a historic preservation ordinance (as an overlay district in conjunction with the zoning ordinance).

C. POPULATION CHARACTERISTICS

Population

Based on U.S. Census figures, the population of Stetson increased every ten years between 1810 and 1870; there was a dramatic increase in population between 1830 and 1840 when the railroad was built through the town. Beginning with the 1880 Census, the population of Stetson decreased every ten years until 1980, except for one ten-year period between 1940 and 1950; this increase can probably be accounted for by the many men who returned from the war and started families. Since the 1970's, Stetson has experienced substantial increases in population, which are expected to continue. See Table C-1 and Graph C-1.

The State Office of Comprehensive Planning has provided a forecast of the population of the town which was prepared by the Department of Human Services and the State Planning Office. It projects an increase in the year-round population but at a decreasing rate. The estimated year-round population for the year 2001, based on State figures, is 870.

If a straight line projection is used, starting with the 1980 census figure of 618 and using the 17% increase from 1980 to 1987 as estimated by the Bureau of the Census, the year-round population for the year 2001 can be estimated at 986. The straight line projection anticipates a constant rate of increase comparable to that experienced from 1980 to 1987. A comparison of the two methods of projection is shown on Graph C-2 and in the following estimates for five year intervals.

Year	State Planning Office	Straight Line
1990	755	760
1995	810	835
2000	860	910
2005	880	980

If, instead of these two projections, the rate of growth should actually increase, the estimate would, of course, be higher. If the curve resulting from the State estimate were reversed to an upward curve, the year-round population estimate for the year 2000 would be approximately 1000 people and for the year 2005, it would be close to 1,100 people.

The range of estimates of year-round population for the year 2000 is 860 based on a downward curve, 943 based on a constant rate of growth, and 1,000 based on accelerated growth. If the present year-round population is estimated at 775, the above figures represent a growth of 11% to 29% in the next ten years, with 22% based on a constant rate of growth.

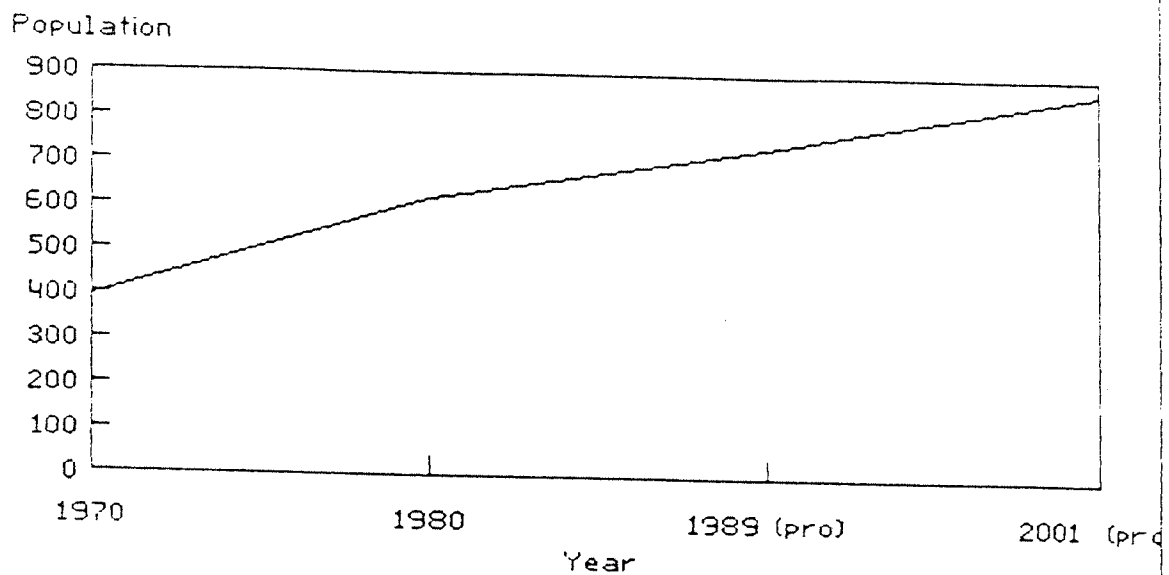
The year-round population, based on preliminary U.S. Census figures, for Stetson in 1990 was 843. This indicates a rate of growth in the past ten

Table C-1.
Stetson Population Change - 1810-2001

Year	Population	Change in Population	Percent Change
1810	8		
1820	31	23	287.5%
1830	14	-17	-54.8%
1840	616	602	4300.0%
1850	885	269	43.7%
1860	913	28	3.2%
1870	937	24	2.6%
1880	729	-208	-22.2%
1890	618	-111	-15.2%
1900	503	-115	-18.6%
1910	480	-23	-4.6%
1920	427	-53	-11.0%
1930	420	-7	-1.6%
1940	408	-12	-2.9%
1950	434	26	6.4%
1960	420	-14	-3.2%
1970	395	-25	-6.0%
1980	618	223	56.5%
1989 (pro)	740	122	19.7%
2001 (pro)	870	130	17.6%

SOURCE: U.S. Census, 1810-1980
Maine State Planning Office, 1989-2001

Graph C-1.
Stetson Population Growth
1970-2001

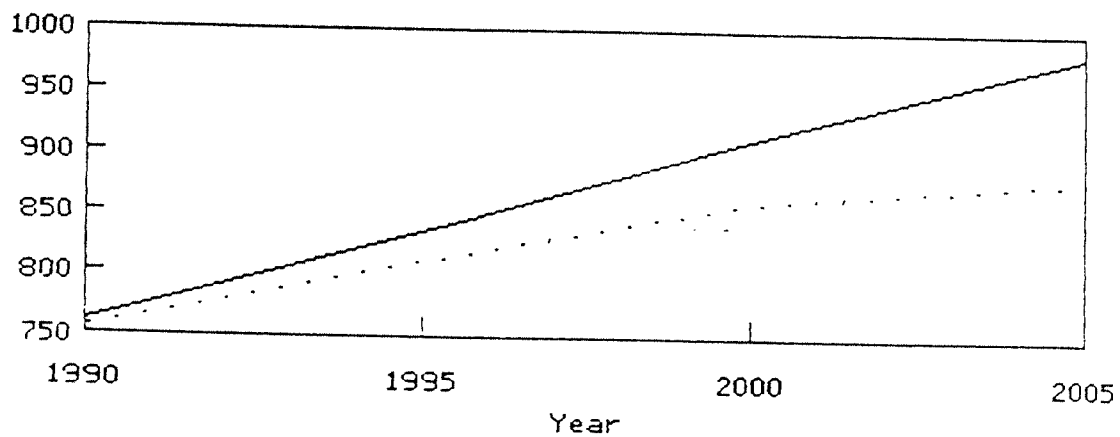


SOURCE: U.S. Census - 1970-1980
Maine State Planning
Office - 1989-2001

Graph C-2.
Comparative Population Projections
Town of Stetson

Straight Line Projection
.....

Population



SOURCE: Straight line based on 1980 &
1987 Census estimates/Projections
from State Planning Office

years that was greater than expected. For this reason, the year-round population in 2001 will be estimated to be 1,000 for the purposes of this plan.

The growth of Stetson between 1970 and 1980 compares with a net loss of population in Bangor during this same period. Although the population of Bangor is projected to increase between 1980 and 2001, this rate of increase will be considerably below that in Stetson.

The growth rate in Stetson has exceeded that in Penobscot County and the State of Maine as a whole since 1970. It is projected that the growth rate in Stetson will continue to exceed that of Penobscot County and the State of Maine through 2001.

As in Stetson, the growth rate in communities near Stetson such as Carmel, Etna, Exeter, and Levant has been higher than that of Penobscot County and the State of Maine as a whole since 1970. It is projected to continue to be higher through 2001.

Thus, while Bangor, the economic/employment center of the area, declined in population between 1970 and 1980, near-by residential communities like Stetson, Carmel, Etna, Exeter, and Levant experienced substantial growth. Growth rates in these communities are projected to continue to exceed those in Bangor. See Tables C-2 and C-3 and Graphs C-3 and C-4.

As housing becomes less available and/or more expensive in communities immediately adjacent to Bangor, greater growth would be expected in communities which are more outlying and yet still accessible such as Stetson. On the other hand, substantial increases in the cost of gasoline could decrease the desirability of Stetson as a residence for those working in Bangor.

Stetson has a significant seasonal population, based on the number of seasonal housing units. In 1990, 19% of the housing units were seasonal. In addition, there is a 40-acre campground with 35 tent sites and 35 recreational vehicle sites located in town. There are, however, no commercial lodging places such as motels, hotels, and inns, or restaurants in Stetson.

There were 68 seasonal units out of a total of 363 housing units located in Stetson in 1990. These are located primarily around Pleasant Lake. There are a limited number located in wooded areas for use during hunting season. Based on information on other seasonal units in Southwest Penobscot County, the household size for seasonal units in Stetson is assumed to be 2.5 persons. Using this estimated household size, the 68 seasonal housing units would contribute an additional 170 people to the population during peak season. The campground would also contribute a limited number of additional people, assumed to average no more than 10 people per day.

Seasonal activity occurs primarily between Memorial Day and Labor Day, and during hunting season. In the summer, there is also day use of Pleasant Lake.

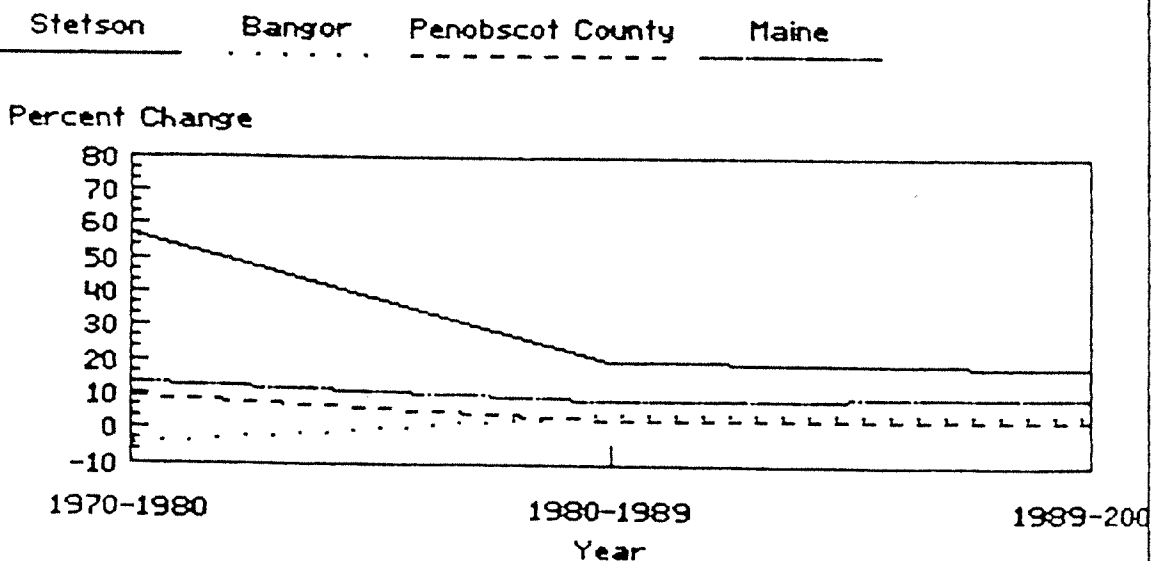
The peak total population (seasonal and year-round residents) in 1989 based on these estimates would be 920 persons. This would increase demands placed on the infrastructure of Stetson such as fire protection, police protection, and solid waste disposal, and should be taken into account when making planning decisions.

Table C-2.
Comparative Population Change 1970-2001
Stetson, Bangor, Penobscot County, State of Maine

Year	TOWN OF STETSON	CITY OF BANGOR	PENOBSCOT COUNTY	STATE OF MAINE
1970	395	33,168	125,393	993,648
1980	618	31,643	137,015	1,124,660
1970-1980	56.5%	-4.6%	9.3%	13.2%
1989(pro)	740	32,900	141,050	1,212,550
1980-1989	19.7%	4.0%	2.9%	7.8%
2001(pro)	870	34,050	144,650	1,315,050
1989-2001	17.6%	3.5%	2.6%	8.5%

SOURCE: U.S. Census, 1970-1980
Maine State Planning Office, 1989-2001

Graph C-3.
Comparative Population Change
1970-2001



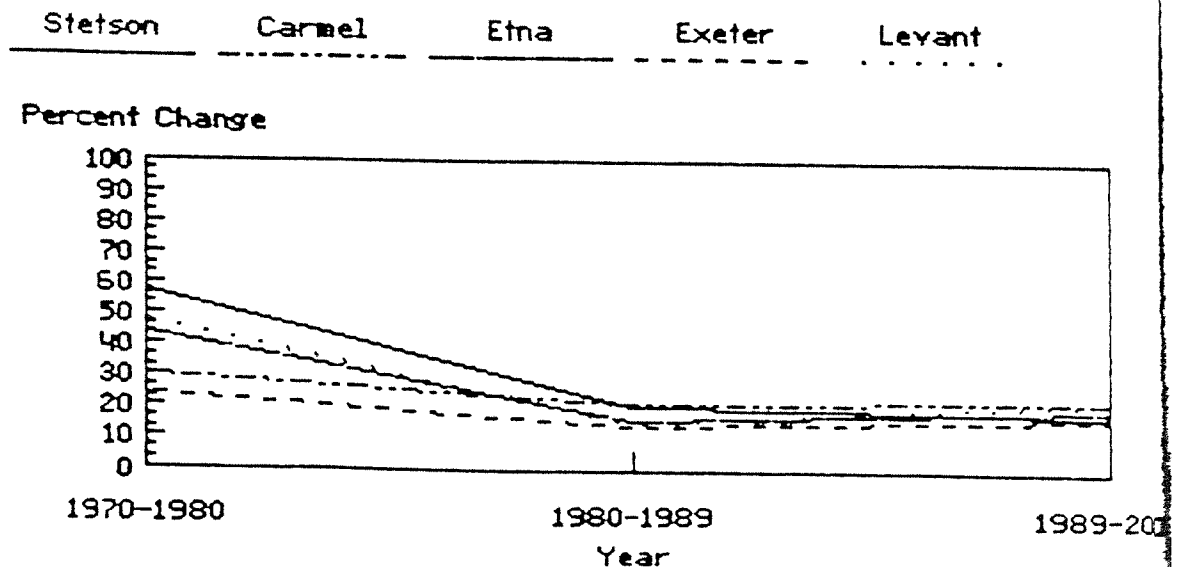
SOURCE: U.S. Census, 1970-1980
Maine State Planning
Office, 1989-2001

Table C-3.
Comparative Population Change - 1970-2001
Stetson, Carmel, Etna, Exeter, Levant

Year	STETSON	CARMEL	ETNA	EXETER	LEVANT
1970	395	1,301	526	663	802
1980	618	1,695	758	823	1,177
1970-1980	56.5%	30.3%	44.1%	24.1%	46.8%
1989(est)	740	2,050	880	940	1,350
1980-1989	19.7%	20.9%	16.1%	14.2%	14.7%
2001(pro)	870	2,500	1,050	1,100	1,650
1989-2001	17.6%	22.0%	19.3%	17.0%	22.2%

SOURCE: U.S. Census, 1970-1980
Maine State Planning Office, 1989-2001

Graph C-4.
Comparative Population Change
1970-2001



SOURCE: U.S. Census, 1970 - 1980
Maine State Planning
Office, 1989-2001

Age Distribution

In 1989, the largest percentage of Stetson's population was estimated by the Maine State Planning Office to be in the age group 18 to 44 years of age; the second largest percentage was in the age group 5 to 17 years of age. The percentage of the population 18 years of age and older has increased since 1980; the percentage of the population under 18 years of age has decreased.

The age distribution of Stetson's population shows a greater percentage of school age children (5 to 17 years of age) and of adults of child-bearing age (18 to 44 years of age) and a lower percentage of "empty-nesters" (adults 45 to 64 years of age) and retired people (over 65 years of age) than that of Bangor, Penobscot County, and the State as a whole.

Stetson also has a lower percentage of the population 45 years of age or older than the neighboring communities of Carmel, Etna, Exeter, and Levant. See Tables C-4, C-5, and C-6 and Graph C-5, C-6, and C-7.

A high percentage of school age children and an increasing population in Stetson and in the other communities which are part of MSAD #64 (Bradford, Corinth, Hudson, and Kenduskeag) may indicate enrollment pressures on the school system. See Table C-7.

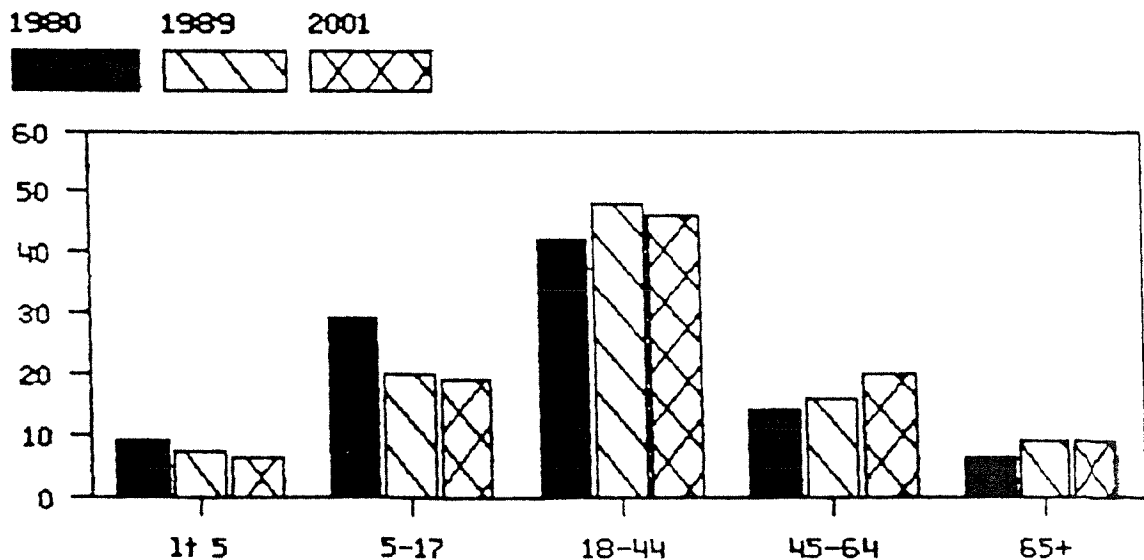
In addition, in 2001, Stetson is projected to have twice the number of residents over 65 years of age as in 1980. The need for services such as housing, recreation, and transportation for this age group can thus be expected to increase.

Table C-4.
Stetson Population by Age - 1980-2001

Age	Population		% of Total Population			
	1980		1989		2001	
1t 5	58	9%	49	7%	52	6%
5-17	178	29%	150	20%	170	19%
18-44	258	42%	350	48%	400	46%
45-64	86	14%	120	16%	180	20%
65+	38	6%	64	9%	77	9%

SOURCE: U.S. Census, 1980
Maine State Planning Office, 1989-2001

Graph C-5.
Stetson Population by Age
1980-2001



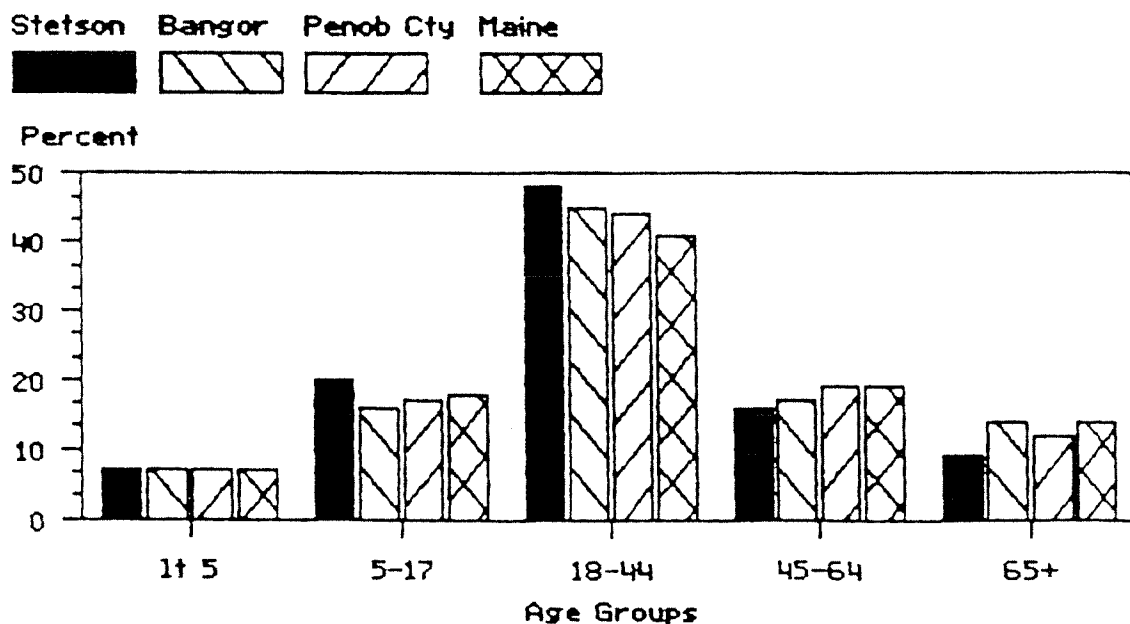
SOURCE: U.S. Census, 1980
Maine State Planning
Office, 1989-2001

Table C-5.
Comparative Age Distribution - 1989 (pro)
Stetson, Bangor, Penobscot County, State of Maine

Age	TOWN OF STETSON	CITY OF BANGOR	PENOBSCOT COUNTY	STATE OF MAINE
1t 5	7%	7%	7%	7%
5-17	20%	16%	17%	18%
18-44	48%	45%	44%	41%
45-64	16%	17%	19%	19%
65+	9%	14%	12%	14%

SOURCE: Maine State Planning Office

Graph C-6.
Comparative Age Distribution
1989 (pro)



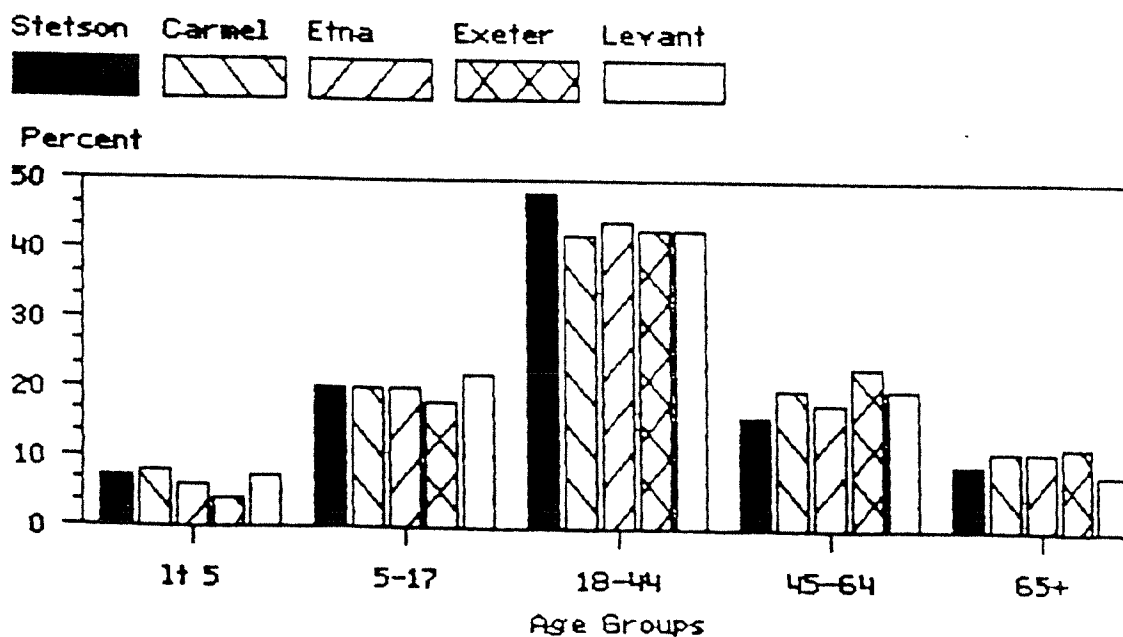
SOURCE: Maine State Planning Office

Table C-6.
Comparative Age Distribution - 1989 (pro)
Stetson, Carmel, Etna, Exeter, Levant

Age	STETSON	CARMEL	ETNA	EXETER	LEVANT
1+ 5	7%	8%	6%	4%	7%
5-17	20%	20%	20%	18%	22%
18-44	48%	42%	44%	43%	43%
45-64	16%	20%	18%	23%	20%
65+	9%	11%	11%	12%	8%

SOURCE: Maine State Planning Office

Graph C-7.
Comparative Age Distribution
1989 (pro)



SOURCE: Maine State Planning Office

Table C-7.
School Age Children - MSAD #64
1980-2001

Town	1980		1989		2001	
	% pop	#	% pop	#	% pop	#
Bradford	25%	223	22%	240	22%	280
Corinth	25%	433	21%	430	19%	470
Hudson	25%	198	21%	210	23%	280
Kenduskeag	26%	310	22%	320	20%	330
Stetson	28%	171	20%	150	19%	170
Total - MSAD #64	26%	1335	21%	1350	20%	1530

SOURCE: Maine State Planning Office

Educational Attainment

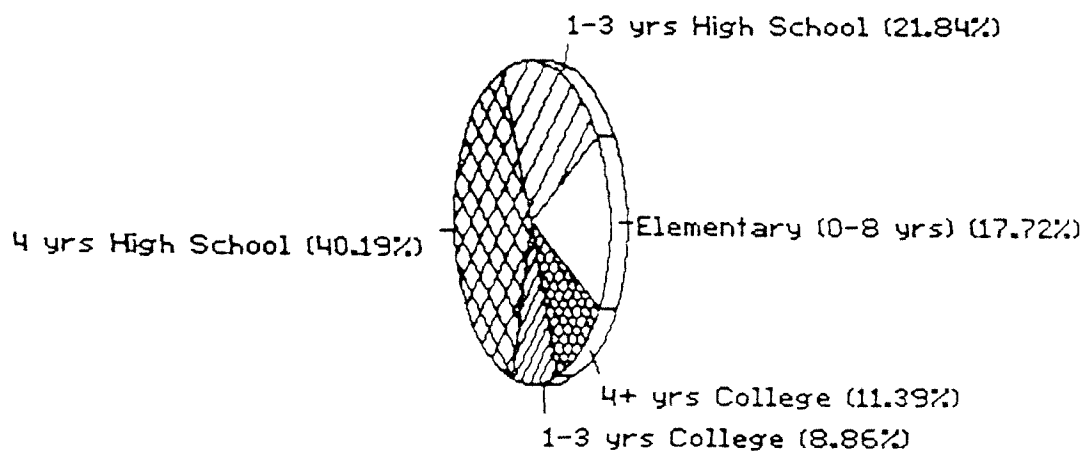
Based on 1980 Census figures, 20% of Stetson's population has had some college training, including 11% who completed at least 4 years of study. Forty percent (40%) attended 4 years of high school, but did not attend college. Forty percent (40%) did not complete 4 years of high school. See Graph C-8.

Stetson had a greater percentage (40%) of the population who did not complete high school than did Penobscot County (28%) and the State of Maine as a whole (30%).

Stetson had a slightly lower percentage (40%) of the population who attended 4 years of high school, but did not attend college, than did Penobscot County (42%) and the State of Maine as a whole (41%).

Stetson had a lower percentage (20%) of the population who had college training than did Penobscot County (30%) and the State of Maine as a whole (29%).

Graph C-8.
Stetson Educational Attainment* - 1980



* For residents 25 or older
SOURCE: U.S. Census

Households

Stetson has experienced an increase in the number of households that has exceeded population growth between 1970 and 1990. Projections by the National Planning Data Corporation show continued increases in the number of households through 1995.

Correspondingly, Stetson has experienced a declining household size from 3.63 persons per household in 1970 to an estimated 2.90 persons per household in 1990. The household size in 1995 is projected to be 2.76. A declining household size means that more dwelling units are needed to accommodate the same number of people.

A rapidly increasing number of households and a declining household size are also occurring in the neighboring towns of Carmel, Etna, Exeter, and Levant. See Tables C-8 and C-9.

While smaller household size has been a national trend, there is a minimum household size which would be expected. Thus, the household size is assumed to remain stable between 1995 and 2001.

By 2001, Stetson could expect to have 362 households based on a population of 1,000 and a household size of 2.76. This would be an increase of 106 households over the estimated number for 1990, and an increase of 69 households over the projected number for 1995.

The increasing number of households in Stetson will place increasing demands on the town for housing, for fire and police protection, and for solid waste disposal for the same size population. Increased pressure is also placed on natural resources such as the quality and quantity of the water supply, and open space. This factor, therefore, has a significant impact on the planning process.

Appropriate areas for residential development will need to be designated to accommodate anticipated increase in households.

Table C-8.
Comparative Number of Households - 1970-1995
Stetson, Carmel, Etna, Exeter, Levant

Year	STETSON	CARMEL	ETNA	EXETER	LEVANT
1970	113	367	138	179	208
1980	192	533	235	265	353
1970-1980	69.9%	45.2%	70.3%	48.0%	69.7%
1990(est)	256	672	314	403	509
1980-1990	33.3%	26.1%	33.6%	52.1%	44.2%
1995(pro)	293	753	360	485	601
1990-1995	14.5%	12.1%	14.6%	20.3%	18.1%

SOURCE: U.S. Census, 1970-1980
National Planning Data Corporation, 1990-1995

Table C-9.
Comparative Number of Persons per Household - 1970-1995
Stetson, Carmel, Etna, Exeter, Levant

Year	STETSON	CARMEL	ETNA	EXETER	LEVANT
1970	3.63	3.54	3.64	3.73	3.86
1980	3.22	3.18	3.23	3.11	3.16
1970-1980	-11.3%	-10.2%	-11.3%	-16.6%	-18.1%
1990(est)	2.9	2.86	2.9	2.8	2.86
1980-1990	-9.9%	-10.1%	-10.2%	-10.0%	-9.5%
1995(pro)	2.76	2.72	2.76	2.65	2.72
1990-1995	-4.8%	-4.9%	-4.8%	-5.4%	-4.9%

SOURCE: U.S. Census, 1970-1980
National Planning Data Corporation, 1990-1995

Summary of Findings

1. Stetson has experienced substantial increases in population since 1970; prior to that the Town experienced a prolonged period of declining population.
2. The population of Stetson is expected to continue to grow during the next ten years.
3. Stetson has a significant seasonal population, based on the number of seasonal housing units.
4. Stetson's population has a high percentage of school age children (5 to 17 years of age) and of adults of child-bearing age (18 to 44 years of age).
5. A high percentage of school age children and an increasing population in Stetson and in the other communities which are part of MSAD #64 (Bradford, Corinth, Hudson, and Kenduskeag) may indicate enrollment pressures on the school system.
6. In 2001, Stetson will have twice the population over age 65 as it did in 1980.
7. Stetson is experiencing an increase in the number of households which exceeds the increase in population.
8. By 2001, Stetson could expect to have 106 new households based on a population of 1,000 and an average household size of 2.76.
9. Appropriate areas for residential development will need to be designated to accommodate the anticipated increase in households.

D. EMPLOYMENT AND ECONOMIC DATA

Labor Force/Unemployment

A town's labor force is defined as the number of individuals residing in the town who are either employed or receiving unemployment compensation. In general, Stetson's labor steadily increased between 1978 and 1988, from 165 individuals to 296 individuals, a 79% increase. The one exception to this trend was between 1983 and 1984 when the labor force increased dramatically and between 1984 and 1985 when it decreased dramatically. It is felt that this aberration may be an error in reporting. See Table D-1 and Graph D-1.

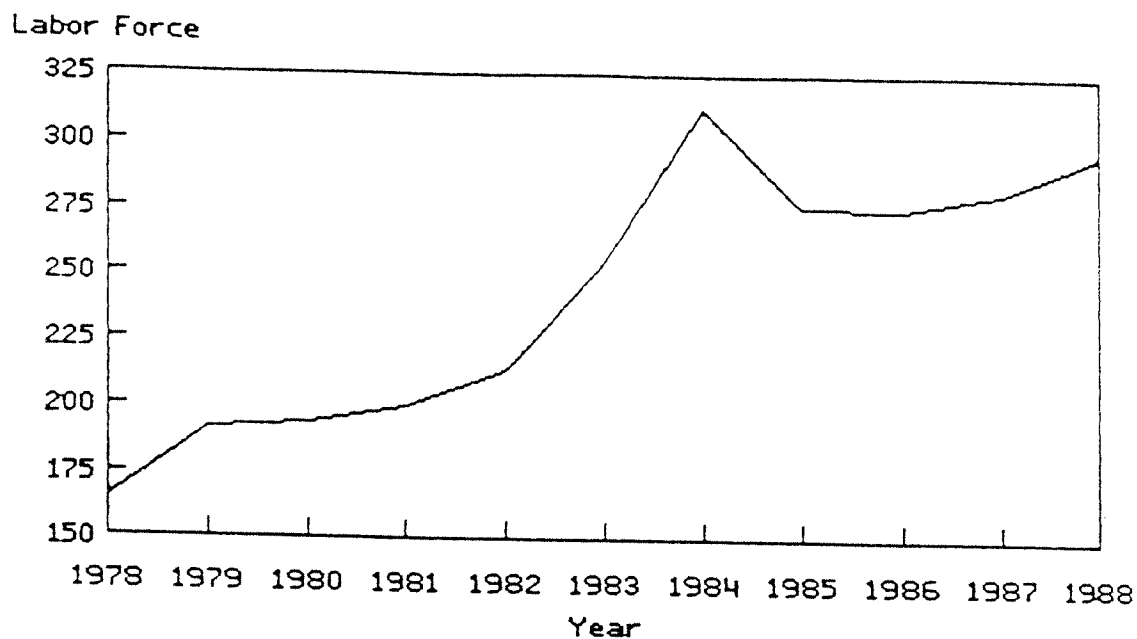
Recent residential development activity in Stetson would tend to indicate an increasing labor force in the years since 1988 and into the future.

The unemployment rate in Stetson in 1988 was approximately equal to that in 1978. Between 1979 and 1986, the unemployment rate was significantly higher than in 1978, 1987, and 1988. The trends in Stetson's unemployment rate are similar to those experienced in Penobscot County, as a whole. However, unemployment rates in Stetson have exceeded those in Penobscot County throughout the period studied. See Table D-1 and Graph D-2.

Table D-1.
Labor Force Estimates - 1978-1988
Stetson and Penobscot County

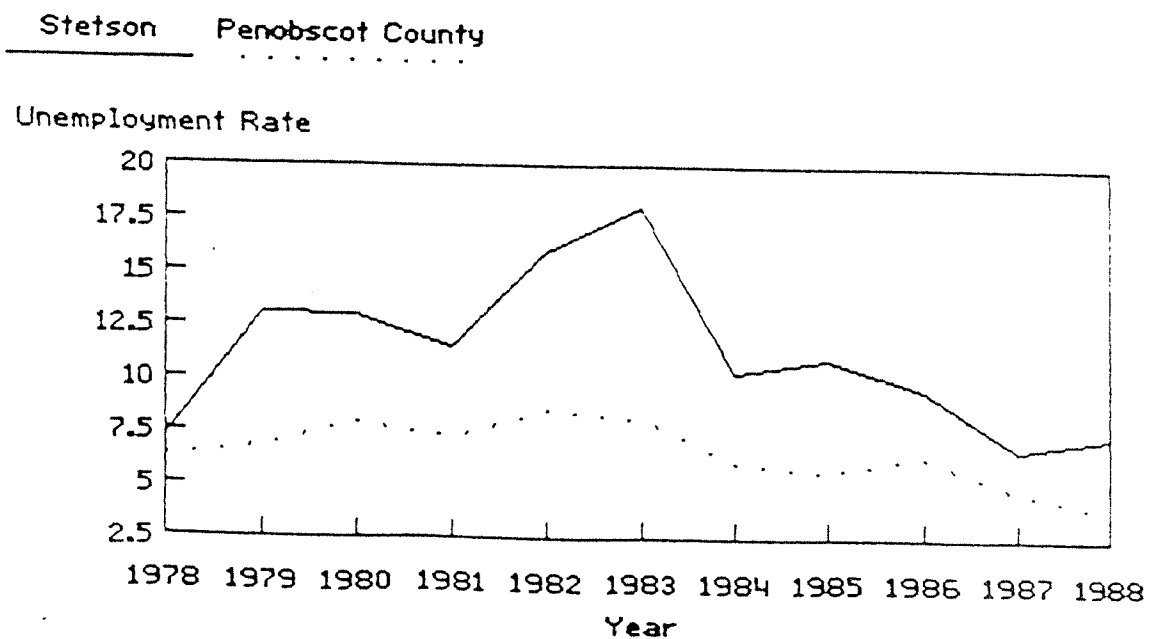
Year	Labor Force	Number Employed	Number Unemployed	Unemployment Rate
1978 Stetson Penobscot Cty	185	153	11	5.97% 6.48%
1979 Stetson Penobscot Cty	192	157	25	13.02% 6.25%
1980 Stetson Penobscot Cty	194	169	25	12.88% 7.99%
1981 Stetson Penobscot Cty	200	177	23	11.50% 7.31%
1982 Stetson Penobscot Cty	214	180	34	15.88% 6.54%
1983 Stetson Penobscot Cty	255	206	48	18.82% 6.15%
1984 Stetson Penobscot Cty	313	281	32	10.22% 6.07%
1985 Stetson Penobscot Cty	275	248	30	11.88% 6.73%
1986 Stetson Penobscot Cty	275	243	28	6.45% 6.03%
1987 Stetson Penobscot Cty	281	262	19	6.76% 6.38%
1988 Stetson Penobscot Cty	296	274	22	7.43% 6.64%

Graph D-1.
Stetson Labor Force
1978-1988



SOURCE: Maine Dept. of Labor

Graph D-2.
Unemployment Rate
1978-1988



SOURCE: Maine Dept. of Labor

Place of Work

At the time of the 1980 Census, 12% of Stetson's workers worked in Stetson and the remainder worked outside of Stetson.

Thirty-four percent (34%) of Stetson residents worked in Bangor in 1980. An additional 18% worked in the Bangor Metropolitan Statistical Area. Thus, over half of Stetson's employed residents worked in the Bangor area.

In addition to the 12% of Stetson's residents who worked in Stetson, 28% worked in other communities in the Southwest Penobscot County Labor Market area including Carmel, Corinna, Dexter, Etna, Exeter, Newport, and Plymouth. Thus, a total of 40% of Stetson's employed residents worked in the Southwest Penobscot County LMA.

The remaining 9% of Stetson's employed residents worked in Somerset County including Pittsfield. See Table D-2.

The majority of individuals employed in Stetson were Stetson residents. According to the 1980 Census, individuals who resided in Etna and Hartland were also employed in Stetson. See Table D-3.

It will be necessary to wait for 1990 Census figures to have accurate information on the current place of work for Stetson residents and employees.

Table D-2.
Stetson Residents Place of Work - 1980

Place of Work	Number of Workers	Percent of all Workers
Bangor	64	34.0%
Carmel	2	1.1%
Corinna	18	9.6%
Dexter	16	8.5%
Etna	4	2.1%
Exeter	4	2.1%
Newport	4	2.1%
Pittsfield	8	4.3%
Plymouth	4	2.1%
Stetson	22	11.7%
Remainder Bangor MSA	34	18.1%
Other Somerset Cty	8	4.3%
Total Workers Reporting	188	100.0%

SOURCE: U.S. Census, 1980

Table D-3.
Stetson Employees Place of Residence - 1980

Place of Residence	Number of Workers	Percent of all Workers
Etna	8	23.5%
Hartland	4	11.8%
Stetson	22	64.7%
Total Workers Reporting	34	100.0%

SOURCE: U.S. Census, 1980

Occupations

Fifty-five percent (55%) of Stetson's workers were employed as operators, fabricators, and laborers; and in precision production, craft, and repair at the time of the 1980 Census. Thus, over half of Stetson's employed residents had blue collar occupations.

A total of 37% of Stetson's workers were employed in the white collar occupations at the time of the 1980 Census. This included technical occupations, sales, and administrative support; managerial and professional occupations; and service occupations.

Eight percent (8%) of Stetson's working population was employed in the natural resource occupations. This would include farming and forestry. See Table D-4.

It will be necessary to wait for 1990 Census figures to have accurate information on the current occupations of Stetson residents.

Table D-4.
Stetson Residents Occupation - 1980

Occupation Category	Number Employed	Percent of Workers
Managerial and Professional	27	13.4%
Technical, Sales, and Administrative Support	20	9.9%
Service Occupations	27	13.4%
Farming, Forestry, and Fishing	17	8.4%
Precision Production, Craft, and Repair	28	13.9%
Operators, Fabricators, and Laborers	83	41.1%
Total Workers	202	100.0%

SOURCE: U.S. Census, 1980

Industry of Employment

In addition to collecting information on the occupation of residents, the Census Bureau also collects information on the type of industry which employs residents. For example, an accountant who would be classified in the occupation of professional/administration/management could be employed by a grocery store (retail trade industry), a paper mill (manufacturing), the government (public administration), or by a consulting firm (finance/insurance/real estate).

Employment in manufacturing industries accounted for 42% of the workers residing in Stetson at the time of the Census in 1980. An additional 11% were employed in construction and transportation. Thus, over half of Stetson's workers were employed by traditionally blue collar industries.

The traditionally white collar industries of professional and related services; retail trade; wholesale trade; public administration; business and repair services; finance, insurance, and real estate; and personal, entertainment, and recreation services employed 43% of Stetson's residents.

Natural resource based industries including agriculture and forestry accounted for 4% of the work force. See Table D-5.

It will be necessary to wait for 1990 Census figures to have accurate information on the current industry of employment for Stetson residents.

Table D-5.
 Stetson Residents Industry of Employment - 1980

Industry Category	Number Employed	Percent of Workers
Agriculture, Forestry, Fisheries, Mining	8	4.0%
Construction	11	5.5%
Manufacturing	88	42.1%
Transportation	11	5.4%
Communication, Other Public Utilities	6	3.0%
Wholesale Trade	10	4.9%
Retail Trade	19	9.4%
Finance, Insurance, and Real Estate	2	1.0%
Business and Repair Services	3	1.5%
Personal, Entertainment, Recreation Services	1	.5%
Professional and Related Services:		
Health Services	7	3.5%
Educational Services	10	5.0%
Other Professional Services	9	4.5%
Public Administration	11	5.5%
Total workers	202	100.0%

SOURCE: U.S. Census, 1980

Major Employers

Businesses in Stetson with more than one employee (in addition to the business owner or owners) include MSAD #64 (10 employees), R.J. Webber Construction (4 to 10), Leighton's Custom Machining (a total of 7 including 4 in the machine shop and 3 bus drivers), Charles Merrill Construction (3), Annette's Country (2), Stetson Post Office (2), and the Town of Stetson (2). A number of owner-operated businesses also provide income for Stetson residents. These include The Farm, A. Clayton Brown Carpentry, Kevin Newcomb Building Construction, Ralph Merrill Construction, Everett Underhill & Sons, Helga's Art Workshop, Pleasant Lake Campgrounds, Old Time Photos, Robinson Laboratories, Richard Perry (surveyor), Vermeer's Lace, Auril Tasker Carpentry, Blaisdell Kennels, Albert Withee (logger), Patrick Haining (logger), Henry Hartwell (shingle mill), Eells Lumbermill, Betty Bridges (cake decoration instruction), Carol's Catering, Oak View Kennel, Sunnyside Kennel, Ursidae Kennel, Richard Merrill Contractor, Town Farm Gunshop, Early World Preschool, and Mark Merrill (contractor).

Additional employers in the Stetson area include Eastland Woolen Mills in Corinna, Dexter Shoes in Dexter, and various retail establishments and wooden product manufacturers in Newport.

Major employers, with over 500 employees, in the Bangor area include the University of Maine (3,387 employees), Eastern Maine Medical Center (2,359), Champion International Corporation (1,279), James River Corporation (946), St. Joseph Hospital (610), Doug's Shop 'n' Save (593), the Bangor School System (590), Bangor Hydro-Electric Company (576), Bangor Mental Health (531), and the City of Bangor (515).

As in 1980, smaller owner-operated businesses in Stetson continue to be important.

Employment opportunities in the Bangor area have increased in the past ten years, particularly with the growth in the service sector.

Taxable Sales

There is only one retail establishment located in Stetson, Annette's Country Store. Due to the small number of businesses, State data on taxable retail consumer sales have been suppressed.

Stetson residents shop in the Bangor area as well as in Newport, Dexter, and Corinna. These communities provide ample opportunities to acquire needed goods and services.

Income

The median household income in Stetson in 1979, as reported by the 1980 U.S. Census, was \$11,537. The median household income in 1989 was estimated, by the National Planning Data Corporation, to be \$22,303.

Stetson households have experienced substantial increases in income in recent years - 124% between 1969 and 1979 and 93% between 1979 and 1989. These increases have exceeded inflation, which was estimated to be 124% between 1969 and 1979 and 50% between 1979 and 1989 according to the National Consumer Price Index.

Although income is expected to continue to increase, the gains are not projected to be as great as in recent years.

The median household income in Stetson since 1969 has been below that of Bangor, Penobscot County, and the State of Maine as a whole. It has been similar to that of surrounding communities. See Tables D-6 and D-7 and Graphs D-3 and D-4.

The distribution of households by income also reflects the trend of increasing income. In 1979, the greatest percentage of households had an income of between \$7,500 and \$14,999. By 1990, an equal percentage is estimated to have an income of between \$35,000 and \$49,999. See Table D-8.

Table D-6.
Comparative Median Household Income - 1969-1995
Stetson, Bangor, Penobscot County, Maine

Year	STETSON	CITY OF BANGOR	PENOBSCOT COUNTY	STATE OF MAINE
1969	\$5,168	\$7,201	\$7,310	\$7,219
1979	\$11,527	\$12,674	\$14,198	\$13,826
1969-1979	124.2%	76.0%	94.2%	91.5%
1990 (est)	\$22,303	\$24,784	\$26,365	\$26,735
1979-1990	92.5%	95.5%	85.7%	93.4%
1995 (pro)	\$29,500	\$32,459	\$33,694	\$34,684
1990-1995	32.3%	31.0%	27.8%	29.7%

SOURCE: U.S. Census, 1969-1979
National Planning Data Corporation, 1990-1995

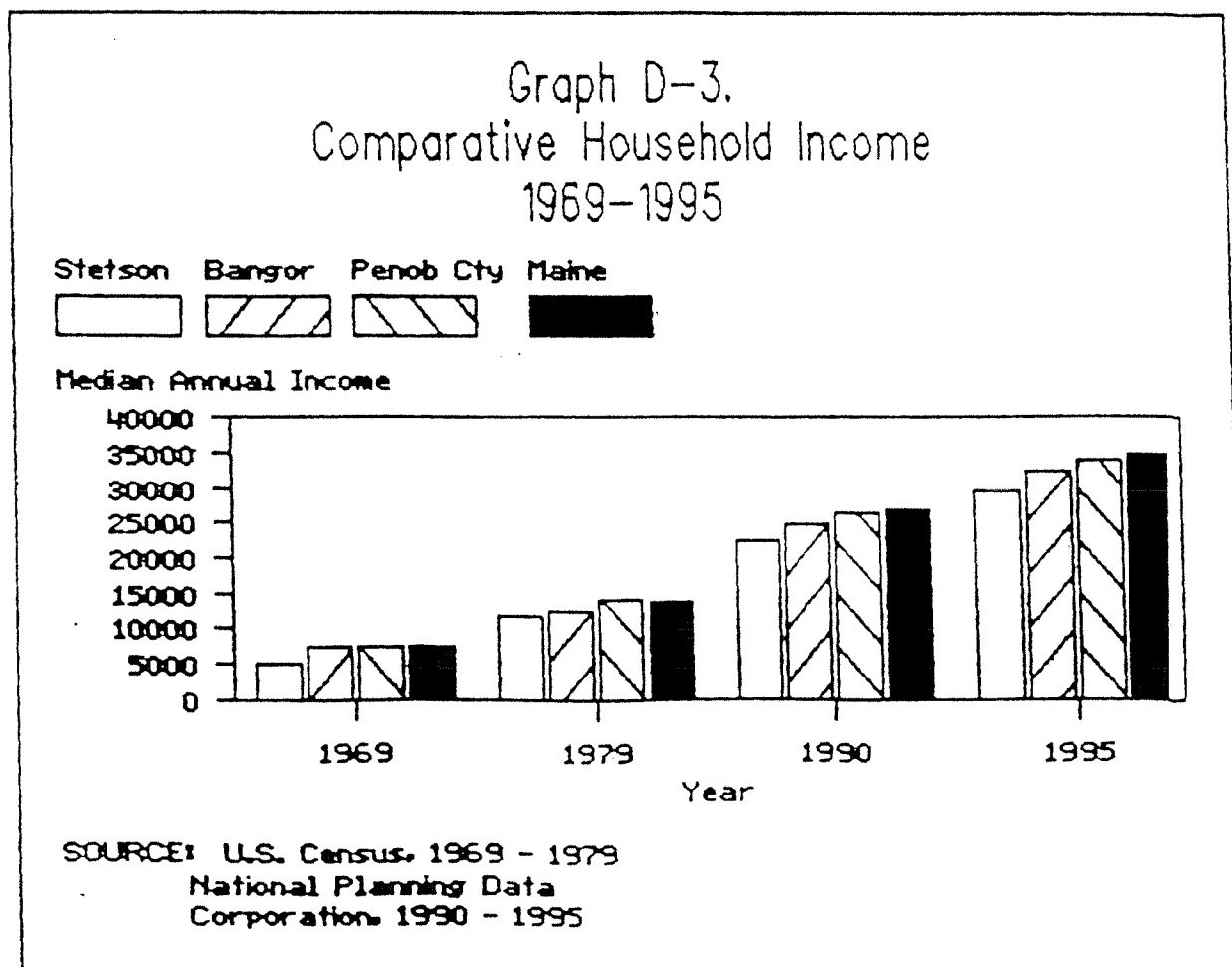
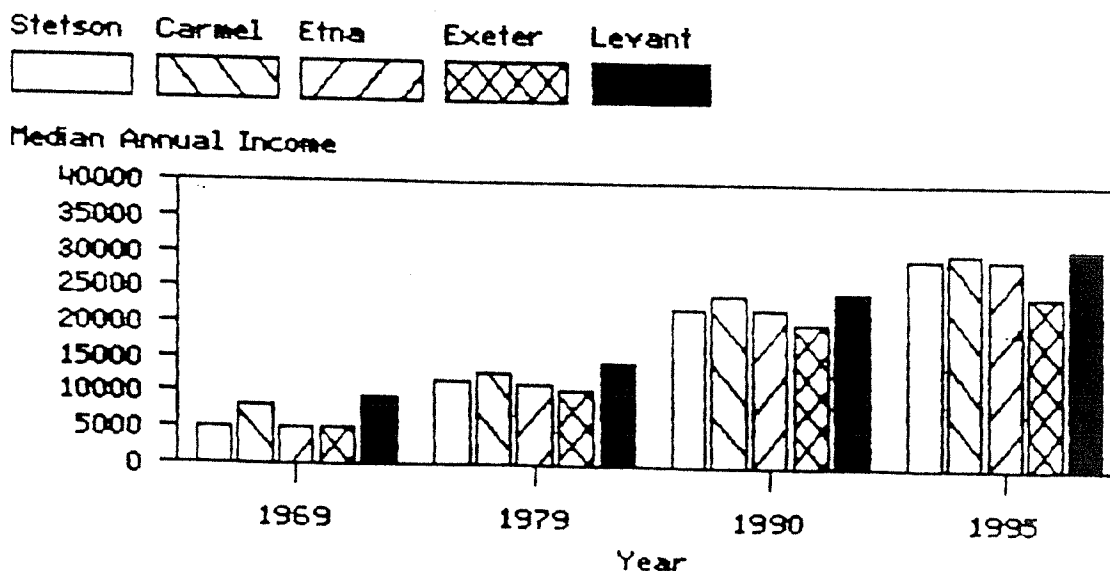


Table D-7.
Comparative Median Household Income - 1969-1995
Stetson, Carmel, Etna, Exeter, Levant

Year	STETSON	CARMEL	ETNA	EXETER	LEVANT
1969	\$5,168	\$8,005	\$5,124	\$5,163	\$9,338
1979	\$11,587	\$12,774	\$11,452	\$10,446	\$14,306
1969-1979	124.2%	59.6%	123.5%	101.6%	53.2%
1990(est)	\$22,303	\$24,556	\$21,344	\$20,551	\$24,936
1979-1990	92.5%	92.2%	95.1%	96.7%	74.3%
1995(pro)	\$29,500	\$30,459	\$29,671	\$24,453	\$31,250
1990-1995	32.3%	24.0%	32.8%	19.0%	25.3%

SOURCE: U.S. Census, 1969-1979
National Planning Data Corporation, 1990-1995

Graph D-4.
Comparative Household Income
1969-1995



SOURCE: U.S. Census, 1969 - 1979
National Planning Data
Corporation, 1990 - 1995

Table D-8.
 Stetson Distribution of Households by Income - 1979-1995

Income Category	Number of households/Percent of households					
	1979		1990		1995	
Under \$7,500	51	26.4%	22	8.6%	14	4.7%
\$7,500 - \$14,999	57	34.7%	51	19.6%	38	12.6%
\$15,000 - \$19,999	34	17.6%	38	14.8%	34	11.5%
\$20,000 - \$24,999	22	11.4%	35	13.6%	33	11.1%
\$25,000 - \$29,999	11	5.7%	14	5.4%	22	7.6%
\$30,000 - \$34,999	1	0.5%	17	6.6%	23	7.8%
\$35,000 - \$49,999	7	3.5%	51	19.8%	49	16.3%
\$50,000 - \$74,999	0	0.0%	20	7.8%	43	15.1%
Over \$75,000	0	0.0%	9	3.5%	25	8.4%

SOURCE: U.S. Census, 1979
 National Planning Data Corporation, 1990-1995

Summary of Findings

1. In general, Stetson's labor force increased between 1978 and 1988.
2. The unemployment rate in Stetson in 1988 was approximately equal to that in 1978. However, between 1979 and 1986, it was significantly higher.
3. Small businesses, either owner-operated or with a few employees, provide income to a significant number of Stetson residents.
4. Stetson households have experienced substantial increases in income in recent years. Although income is expected to continue to increase, the gains are not projected to be as great as in recent years.
5. The median household income in Stetson since 1969 has been approximately 10% to 30% below that of Bangor, Penobscot County, and the State of Maine as a whole, but similar to that of the surrounding communities.

E. HOUSING

Housing Types

Since 1980, the number of total housing units in Stetson has increased 38%, based on actual counts. Year-round housing units have increased 56%; there has been a decrease in the number of seasonal units due to conversions. Since 1980, there has been a gain of 73 single-family houses and 66 mobile homes. There has been a loss of 2 multi-family units and 7 seasonal units.

Neighboring communities, particularly Levant and Carmel, have also experienced an increasing number of housing units. See Table E-1.

It is felt that the recent growth in the number of housing units in Stetson and neighboring communities has been due to the availability of affordable housing.

Based on housing counts taken in 1990, 81% of the housing in Stetson is year-round housing; 76% is stick-built single family houses, 2% 2-4 family housing units, and 23% mobile homes. Nineteen percent (19%) of the housing is seasonal housing. The composition of year-round housing in Stetson is similar to that of surrounding communities. However, Stetson has more seasonal housing, due to Pleasant Lake. See Graph E-1 and Table E-2.

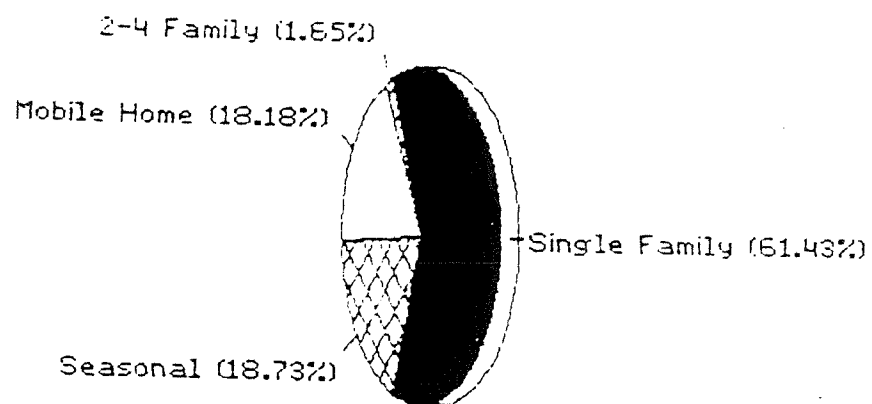
Table E-1.
Change in Housing Types - 1980-1989
Stetson, Carmel, Etna, Exeter, Levant

Housing Type	Number of Housing Units				
	STETSON*	CARMEL**	ETNA**	EXETER**	LEVANT**
Single Family					
1980	151	425	204	138	310
1989	223	504	211	258	381
% Change 1980-89	48.7%	18.3%	3.4%	7.9%	27.3%
2-4 Family					
1980	8	26	11	8	5
1989	6	27	11	8	7
% Change 1980-89	-25.0%	3.8%	0.0%	0.0%	40.0%
5+ Family					
1980	0	0	0	0	2
1989	0	0	0	0	2
% Change 1980-89	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile Home					
1980	31	124	59	45	73
1989	66	203	72	67	156
% Change 1980-89	112.9%	63.7%	22.0%	48.9%	113.7%
Total Year-Round Units					
1980	189	576	274	292	390
1989	295	734	294	333	547
% Change 1980-89	56.1%	27.4%	7.3%	14.0%	43.9%
Seasonal Units					
1980	75	17	56	0	5
1989	68	18	56	0	5
% Change 1980-89	-9.3%	5.9%	0.0%	0.0%	0.0%
TOTAL UNITS					
1980	264	593	330	292	395
1989	363	752	350	333	552
% Change 1980-89	37.5%	26.8%	6.1%	14.0%	43.4%

*SOURCE: U.S. Census, 1980 figures
Actual housing count, 1990 figures

**SOURCE: U.S. Census, 1980 figures
University of Southern Maine, Center for Real Estate

Graph E-1,
Stetson Housing Type Comparison



SOURCE: Actual housing count (1990)

Table E-1.
Housing Type Comparisons - 1989
Stetson, Carmel, Etna, Exeter, Levant

Housing Type	Number of Housing Units				
	STETSON	CARMEL	ETNA	EXETER	LEVANT
Single Family	223	504	211	258	382
2-4 Family	6	27	11	8	7
5+ Family	0	0	0	0	2
Mobile Home	66	203	72	67	156
Total Year-Round Units	295	734	294	333	547
Seasonal Units	68	18	56	0	5
TOTAL UNITS	363	752	350	333	552

Percent Housing Units (Year-round)					
Single Family	75.6%	68.7%	71.8%	77.5%	69.8%
2-4 Family	2.0%	3.7%	3.7%	2.4%	1.3%
5+ Family	0.0%	0.0%	0.0%	0.0%	0.4%
Mobile Home	22.4%	27.7%	24.5%	20.1%	28.5%

Percent Total Housing Units					
Year-round	81.3%	97.6%	84.0%	100.0%	99.1%
Seasonal	18.7%	2.4%	16.0%	0.0%	0.9%

SOURCE: U.S. Census, 1980 figures
University of Southern Maine, Center for Real Estate
Research, 1981-1989 figures (Carmel, Etna, Exeter, and Levant)
Actual housing counts, 1990 (Stetson only)

Housing Tenure

Based on 1980 Census information, 85% of Stetson's year-round housing units were owner-occupied; 11% were renter-occupied; and 4% were vacant.

Although the number of vacant units may have declined to the increased demand for housing, these percentages are not expected to have changed substantially between 1980 and 1990. It will be necessary to wait until the 1990 Census reports are out to determine a more accurate 1990 housing tenure. See Table E-3 and Graph E-2.

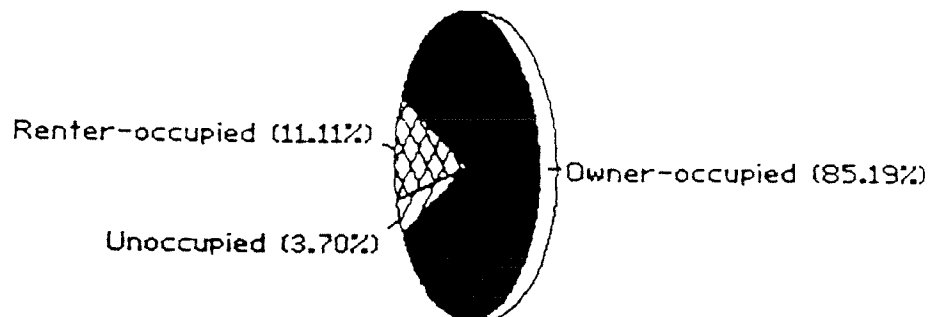
Table E-3.
Stetson Housing Tenure
1980-1990

Year-round Housing Units	1980		1990*	
	Number	Percent	Number	Percent
Owner-occupied	161	85.2%	203	85.7
Renter-occupied	21	11.1%	25	10.3
Total occupied	182	96.3%	228	96.1
Unoccupied	7	3.7%	9	3.8
TOTAL	189	100.0%	237	100.0

SOURCE: U.S. Census, 1980

* 1990 estimates based on known increase in units; occupancy rates of each housing type assumed to remain the same.

Graph E-2.
Stetson Housing Tenure
1980



SOURCE: U.S. Census

Housing Age

Forty-five percent (45%) of Stetson's housing stock was less than 20 years old at the time of the 1980 Census. An additional 44% was more than 40 years old.

It is estimated that in 1990, almost one-half of the housing stock will be less than 20 years old. The percentage of the housing stock over 40 years old will be 39%. This is primary due to the recent addition of housing units to Stetson's housing stock. It will be necessary to wait until the 1990 Census reports are out to determine the accuracy of these estimates. See Table E-4.

Based on a housing count taken in 1990, over one-half (59%) of the year-round stick-built housing in Stetson has been built since 1970; 41% was built prior to 1970.

Table E-4.
Stetson Housing Age
1980-1990

Age of house	1980		1990*	
	Number	Percent	Number	Percent
Less than 10 years old	67	35.4%	48	20.3%
10-19 years old	18	9.5%	67	28.3%
20-29 years old	12	6.3%	18	7.6%
30-39 years old	8	4.2%	12	5.1%
More than 40 years old	84	44.4%	92	38.8%
Total number of units	189	100.0%	237	100.0%

SOURCE: U.S. Census, 1980

* 1990 estimates based on known increase in number of units;
all units gained assumed to be less than ten years old.

Housing Condition

Limited information exists on the condition of Stetson's housing. Based on 1980 Census information, 19% of the year-round housing units in Stetson lack complete plumbing facilities. Ten percent (10%) of the units are considered to be crowded as they have an average of more than one person per room. See Table E-5.

Other factors influencing the condition of housing in Stetson include the age of the housing and its quality of its construction. In 1980, 44% of Stetson's housing stock was more than 40 years old. Older housing is more apt to be in disrepair and require rehabilitation than is newer housing. Stetson now has a relatively large percentage of newer housing. The quality of construction of these units will determine if there will be a need for housing rehabilitation in future years.

Table E-5.
Stetson Housing Condition
1980

Condition of housing	Number	Percent
Incomplete plumbing facilities	34	19%
Overcrowded (more than one person per room)	17	10%
Total year-round occupied units	177	100%

SOURCE: U.S. Census

Cost and Availability of Housing

The average selling price of homes in Stetson, based on Bangor Area Multiple Listing Service (MLS) records, was \$50,950 in 1988. This was comparable to the average selling prices in neighboring communities. There has been a relatively small number of sales through the Bangor Area MLS in Stetson in recent years. Most broker-assisted real estate transactions take place out of Newport; MLS information is not available for that area. See Table E-6.

Transfer tax records indicate a considerable number of sales which were not listed through the Bangor Area MLS. Transfer tax records indicate a considerably lower average selling price. See Table E-7. It is felt that transfer tax records since 1988 would show increasing prices paid for housing.

Recent gains in housing units seem to include a fair amount of new construction and private sales.

It seems that rents paid in Stetson are \$350 to \$400 per month plus utilities. There are, however, a limited number of rental units in town. Although there is some need for these units, there is not a great demand.

An owner-occupied house is deemed affordable to a household if the monthly ownership costs (mortgage payments, mortgage insurance costs, homeowner's insurance costs, and real estate tax) do not exceed 28% of the household's gross monthly income. A renter-occupied housing unit is deemed affordable to a household if the gross monthly rent (including utility costs) does not exceed 30% of the household's gross monthly income.

Table E-8 provides information on affordable monthly rent and selling prices for non-metropolitan Penobscot County, which includes Stetson. Table E-9 considers the availability of housing at a given point in time to meet the income requirements of very low, low, and moderate income households, based on MLS records.

Based on this information, as well as the transfer tax records, Stetson appears to have appropriately priced housing for all income categories. There is, however, a very limited amount of housing for sale. All the housing affordable to very low and low income households through the Bangor Area MLS is mobile homes.

There is very limited housing for sale in region, particularly for low and moderate incomes. All of the housing available to low and moderate incomes through the Bangor Area MLS is mobile homes.

There are six general types of housing assistance: new construction of rental units, rehabilitation of multi-family housing stock, payment support for renters, new construction of units for home purchase, rehabilitation of owner-occupied housing, and payment support for owners. Maine State Housing Authority (MSHA) conducted a study in 1989 to determine the relative priority for affordable housing needs in the thirty-one Labor Market Areas (LMAs) in Maine.

Table E-6.
Comparative Selling Prices of Houses - 1986-1988
Stetson, Carmel, Etna, Exeter, Levant

	STETSON	CARMEL	ETNA	EXETER	LEVANT
1986					
# Sales	3	5	6	22	13
Avg. Days on Mkt.	180	240	138	84	158
Avg. Sell. Price	\$75,933	\$54,800	\$46,867	\$51,111	\$50,628
1987					
# Sales	NONE	16	10	5	21
Avg. Days on Mkt.	----	74	95	128	109
Avg. Sell. Price	----	\$68,306	\$69,590	\$73,540	\$63,957
1988					
# Sales	2	16	3	7	4
Avg. Days on Mkt.	51	120	301	200	76
Avg. Sell. Price	\$50,950	\$51,169	\$47,667	\$61,129	\$50,475

SOURCE: University of Southern Maine, Center for Real Estate Research - based on Multiple Listing Service records
(NOTE: This information does not include private sales: therefore, the average selling prices may appear higher than the average for all sales. Some variation in the average selling price may be due to the type and size of housing units sold and the relatively small number of sales.)

Table E-7.
Stetson Real Estate Transfers*
1982-1988

YEAR	1983	1984	1985	1986	1987	1988
SELLING PRICES	\$43,500 \$12,000 \$10,000	\$50,000 \$31,500 \$17,000	\$45,000 \$3,000 \$25,500 \$8,000 \$42,500 \$25,000 \$5,900 \$5,900 \$36,500 \$26,500 \$20,000 \$75,000 \$13,000 \$46,000	\$54,900 \$27,000 \$14,100 \$135,000 \$8,500 \$2,700 \$26,800 \$4,900 \$45,000 \$22,900 \$13,500 \$10,500 \$7,000	\$45,000 \$12,600 \$115,000 \$14,500 \$15,000 \$68,000 \$19,450 \$6,500 \$19,000 \$54,500 \$49,000 \$67,000 \$8,500 \$37,000 \$125,000 \$22,548 \$9,500	\$9,500 \$10,000 \$48,500 \$4,500 \$32,500 \$25,000 \$18,000 \$29,000
AVERAGE	\$21,833	\$32,833	\$27,933	\$27,253	\$41,556	\$22,125

* Only includes transfers of properties with dwellings

METROPOLITAN STATISTICAL AREA or COUNTY (non-MSA part): PENOBSCOT COUNTY

ANNUAL FAMILY INCOME RANGES	% OF TOTAL FAMILIES	CUMULATIVE % OF TOTAL FAMILIES	% OF TOTAL FAMILIES	% OF LOWER & MOD. INCOME FAMILIES	AFFORDABLE GROSS MONTHLY RENT	AFFORDABLE SELLING PRICE
VERY LOW INCOME -----						
less than \$10,000	9.9%	9.9%			up to \$250	up to \$21,500
\$10,000 to \$12,500	5.1%	15.0%			up to \$310	up to \$27,000
\$12,500 to \$14,800	4.8%	19.8%	19.8%	25.1%	up to \$370	up to \$32,000
LOW INCOME -----						
\$14,800 to \$15,000	0.4%	20.2%			up to \$380	up to \$32,400
\$15,000 to \$17,500	5.5%	25.7%			up to \$440	up to \$37,900
\$17,500 to \$20,000	5.4%	31.1%	19.0%	24.1%	up to \$500	up to \$43,400
\$20,000 to \$22,500	5.1%	36.3%			up to \$560	up to \$48,900
\$22,500 to \$23,700	2.5%	38.8%			up to \$590	up to \$51,600
MODERATE INCOME -----						
\$23,700 to \$25,000	2.6%	41.3%			up to \$630	up to \$54,400
\$25,000 to \$27,500	4.7%	46.0%			up to \$690	up to \$59,900
\$27,500 to \$30,000	4.8%	50.8%			up to \$750	up to \$65,400
\$30,000 to \$32,500	5.3%	56.2%			up to \$810	up to \$70,900
\$32,500 to \$35,000	5.3%	61.4%			up to \$880	up to \$76,400
\$35,000 to \$37,500	5.1%	66.5%	40.1%	50.8%	up to \$940	up to \$81,900
\$37,500 to \$40,000	4.3%	71.4%			up to \$1,000	up to \$87,400
\$40,000 to \$42,500	4.2%	75.6%			up to \$1,060	up to \$92,800
\$42,500 to \$44,400	3.2%	78.8%			up to \$1,110	up to \$97,000
ABOVE MODERATE INCOME -----						
\$44,400 to \$45,000	1.0%	79.8%			up to \$1,130	up to \$98,300
\$45,000 to \$47,500	2.6%	82.5%			up to \$1,190	up to \$103,800
\$47,500 to \$50,000	2.6%	85.1%			up to \$1,250	up to \$109,300
\$50,000 to \$52,500	2.6%	87.6%			up to \$1,310	up to \$114,800
\$52,500 to \$55,000	2.5%	90.1%	21.2%	N/A	up to \$1,380	up to \$120,300
\$55,000 to \$57,500	1.4%	91.5%			up to \$1,440	up to \$125,800
\$57,500 to \$60,000	1.4%	92.9%			up to \$1,500	up to \$131,300
over \$60,000	7.1%	100.0%				
MEDIAN FAMILY INCOME: \$29,600					up to \$740	up to \$64,500

Table E-3.
Comparative Listing Prices of Houses
Stetson, Carmel, Etna, Exeter, Levant

Annual Family Income Ranges*	Affordable Selling Price	Stetson	Carmel	Etna	Exeter	Levant
VERY LOW INCOME						
less than \$14,800	up to \$32,000	0/2	0/0	0/0	0/0	0/2
cumulative percentage 19.8%		50.0%	0.0%	0.0%	0.0%	14.3%
LOW INCOME						
\$14,800 to \$23,700	up to \$51,600	0/3	0/1	0/0	0/0	0/2
cumulative percentage 38.8%		75.0%	12.5%	0.0%	0.0%	14.3%
MODERATE INCOME						
\$23,700 to \$44,400	up to \$97,000	1/3	3/2	1/2	1/0	5/2
cumulative percentage 78.8%		100.0%	62.5%	100.0%	100.0%	50.0%
ABOVE MODERATE INCOME						
over \$44,400		1/3	6/2	1/2	1/0	12/2

* Based on figures from the Office of Comprehensive Planning for the non-metropolitan portion of Penobscot County.

** Based on Greater Bangor Multiple Listing Service, Issue No. 14/15 - April 12-25, 1989.

For the Southwest Penobscot County LMA, in which Stetson is located, it was determined that new construction of rental units and payment support for renters was of highest priority. New construction of units for home purchase, rehabilitation of owner-occupied housing, and payment support for owners was determined to be of medium priority. Rehabilitation of multi-family housing stock was determined to be of lowest priority.

In Stetson, the greatest housing concern is accommodating the recent rapid increases in the number of units. New construction of moderately priced non-mobile home units for home purchase would be considered to be of next highest priority.

Summary of Findings

1. Since 1980, Stetson has experienced substantial increases in the number of housing units.
2. Based on 1990 housing counts, year-round housing comprised 81% of the total housing stock in Stetson. Stetson's year-round housing stock consists of 76% stick-built single-family houses, 23% mobile homes, and 2% multi-family houses.
3. Seasonal housing comprised 19% of the total housing stock.
4. Stetson appears to have appropriately priced housing for all income categories. There is, however, a very limited amount of housing for sale.
5. In Stetson, the greatest housing concern is accommodating the recent rapid increases in the number of units. New construction of moderately priced non-mobile home units for home purchase would be considered to be of next highest priority.

F. NATURAL RESOURCES

Natural resources include the topography, land cover, and wildlife of Stetson. Land cover includes soils, wetlands, water resources, and unique natural areas. Natural resource information is useful in identifying opportunities and constraints for development and needs for protecting environmentally sensitive areas. These resources provide income to the community through natural resource-based enterprises. The natural resources of Stetson also contribute greatly to the quality of life in town. They provide desired open space and are valued for the recreational opportunities such as fishing, snowmobiling, hunting, canoeing, and cross-country skiing they offer.

According to the State Planning Office, the total land area of Stetson is 39.05 square miles (24,993 acres).

Current regulations offering specific protection to natural resources in Stetson include a Shoreland Zoning Ordinance and a Floodplain Management Ordinance. Other land use ordinances also take into account the impact of development on natural resources. (See Land Use section.)

Soils

One critical natural resource in a community is its soils. The soil type impacts the type and amount of development which can occur. It is also a factor in determining the type of vegetation which can be sustained. Soil type thus impacts the feasibility of natural resource industries such as farming and forestry.

Thirty-seven percent (37%) of Stetson's soils are considered to be prime farmlands or additional farmland of statewide importance. This is above average for Penobscot County. However, these soils are scattered throughout town and are often too small to be effectively farmed. See Map F-1 and the subsection on agricultural land.

Stetson has a considerable amount of soils with poor suitability for septic systems, and some soils, generally wet soils, with very poor suitability. The limited, scattered better soils are usually also considered to be good agricultural soils. Therefore, there may be competition among the different land uses in town for certain specific sites. See Map F-2.

Soil maps for Stetson are available from the Penobscot County Soil County Service (SCS). A copy of these are kept at the Town Office. In making planning decisions, including the designation of growth and rural areas and the implementation of ordinances enacted, it is important that soil types be considered.

SCS can make available information on a rating system called soil potentials that has been developed to allow planning boards and other interested persons to rate soils for their potential for low density development. It is recommended that Stetson consider the use of soil potential information in land use decisions.

Water Resources

The land area of Stetson is located largely in the Kennebec River Basin watershed. However, the northeast corner of town and a portion of southeast Stetson are located in the Penobscot River Basin watershed. Stetson is also located in the watersheds of Stetson Pond (Pleasant Lake), Etna Pond, Mud Pond, Lost Pond, Little Mud Pond, Seabasticook Lake, and Hermon Pond. Seabasticook Lake and Stetson Pond drain into the Kennebec River. Hermon Pond, Etna Pond, Mud Pond, Little Mud Pond, and Lost Pond drain into the Penobscot River. There are no known sand and gravel aquifers located in Stetson.

Based on the results of the citizen survey, the majority of Stetson residents feel that water resources and wetlands should have special protection. Specifically, respondents favor protecting water quality by requiring that year-round houses located around the perimeter of water bodies, such as Stetson Pond, bring their septic systems up to standard, and the Town monitoring the water quality of Stetson Pond and limiting development around it.

Water quality concerns in Stetson include increasing development pressure, potential contamination due to agricultural practices, adequate septic disposal systems, and possible leaking underground storage tanks. Increasing residential development, both year-round and seasonal, can impact water quality in several ways. Care must be taken to ensure that residential development does not exceed the carrying capacity of the land, particularly as there is no public water and sewer. Residential development usually increases the amount of cleared land, which in turn increases the phosphorous run-off into area lakes, ponds, and streams. The problems of phosphorous run-off and sedimentation due to soil erosion are particularly acute during construction.

Agricultural practices which can contribute to water quality problems include run-off of animal wastes, fertilizers, and pesticides. Good management practices should be encouraged of current and future farms.

Septic disposal can create problems when there are inadequate systems, failing systems, or no systems in place.

There are three underground storage tanks registered with the Department of Environmental Protection (DEP) which are located in Stetson. They are located at Annette's Country Store, at Stetson Elementary School, and at Ralph Merrill's. There are no known problem with these tanks.

Shoreland areas in Stetson are currently protected by a State-imposed Shoreland Zoning Ordinance. The town adopted the minimum State shoreland zoning requirements in 1974. In 1988, several changes were made to the Shoreland District boundaries so that they more closely conformed to the actual location of buildings in the Shoreland Districts. The Town of Stetson will be required to update their Shoreland Zoning Ordinance by December 31, 1991 to reflect recent changes in State legislation or a new minimum ordinance will be imposed. Protection of fresh water wetlands of greater than 10 acres and streams has been increased with the new legislation. Consideration should be given to how well the State legislation protects the unique features of Stetson; the town may decide to expand the shoreland zone beyond what is required by the State. Development in areas protected by shoreland zoning should only occur when it is

in compliance with the provisions of the effective ordinance and all currently applicable shoreland zoning requirements. See Map F-3.

Stetson has a Floodplain Management Ordinance that was enacted in 1987. There is, however, no severe flooding in Stetson as evidenced during the flood of April 1, 1987, a designated 100-year flood. A definite 100-year floodplain elevation has been determined, and new maps are currently being developed by the U.S. Army Corps of Engineers.

Attention should be paid to the inclusion of floodplains in the designation of growth and rural areas and in reviewing any plans for development.

Surface Water - There is a total of 1,169 acres of lakes and ponds located wholly or partially in the Town of Stetson. These are:

Stetson Pond (Pleasant Lake)	768 acres
Etna Pond	361 acres
Mud Pond	22 acres
Lost Pond	12 acres
Little Mud Pond	6 acres

There is a total of 45.9 miles of streams occurring in Stetson. These include:

Stetson Stream (Sebasticook Stream)	4.0 miles
Harvey Stream	2.9 miles
Buzzell Stream	2.1 miles
additional tributaries (aggregate)	36.9 miles

Stetson Pond is located totally within the Town of Stetson and is the principal waterbody in town. It is a shallow lake with a maximum depth of 16 feet and a mean depth of 7 feet. It is controlled by a dam at its outlet; the dam is owned and maintained by the Town of Stetson. Stetson Pond is noted primarily for its warm water fisheries. Stetson Pond is a principal fishery for large mouth bass, small mouth bass, white perch, and chain pickerel. The Department of Inland Fisheries and Wildlife stocks Stetson Pond with alwives. In addition, Stetson Pond provides a fishery for brown bullhead, fall fish, banded killifish, yellow perch, common shiner, common sucker, pumpkinseed sunfish, and American eel. Black crappie was also recently discovered in Stetson Pond. Stetson Pond is fished year-round. It also provides for boating, waterskiing, swimming, hunting, and snowmobiling.

Stetson Pond has a drainage area of 10.8 square miles. The majority (93%) of the watershed of Stetson Pond is located in Stetson; the remaining 7% is located in Exeter. Stetson Pond drains into Sebasticook Lake (see information below). The water quality of Stetson Pond is considered moderate and stable. However, the water quality of Stetson Pond has been monitored closely as the water quality of Sebasticook Lake, into which it drains, is poor and restorable.

Stetson Pond has recently experienced a dramatic increase in residential and seasonal development. In particular, there has been a problem with approval

of subdivision for development of many small lots. A minimum lot size ordinance has been enacted to prevent such small lots being approved for development in the future. The development is also being monitored by the Code Enforcement Officer, but there may not be adequate time allocated to this position for the necessary enforcement. Similar development on the tributaries leading into Stetson Pond has also been occurring.

Etna Pond is located in Etna and Carmel as well as in Stetson. Land in Stetson accounts for 70% of Etna Pond's watershed; land in Etna accounts for 18%; and land in Carmel accounts for 12%. Etna Pond has a maximum depth of 12 feet and an average depth of 6 feet. It's total drainage area is 19.90 square miles. It provides a desired warmwater fishery. It is principally a fishery for small mouth bass, white perch, and chain pickerel. In addition, it provides a fishery for brown bullhead, blacknose dace, american eel, fall fish, yellow perch, golden shiner, common sucker, and pumpkinseed sunfish. The water quality in Etna Pond is considered to be moderate and sensitive. Algae bloom has been reported recently. Although such algae blooms are not common in Etna Pond now, its physical and chemical characteristics are such that shoreline development or increased farmland runoff could cause rapid water quality deterioration, which could in turn lead to unsightly and unhealthy algae blooms and perhaps fish kills.

Mud Pond is located in the southwest portion of Stetson. The majority of the drainage area of the pond is located in Etna (52%). Twenty-six percent (26%) is located in Newport and the remaining 22% is located in Stetson. The water quality has not been monitored and thus is considered moderate and sensitive. It is surrounded by a large wetland which acts as a buffer. Care should be taken to protect the wetland as well as the pond from pollution. Another similar pond, Lost Pond, is also located in the southwest portion of Stetson.

Little Mud Pond is located in the southern part of Stetson. The watershed for Little Mud Pond is located entirely within Stetson. The water quality has not been monitored and thus is considered moderate and sensitive.

Sebasticook Lake is located in Newport. However, 20% of the watershed is located in Stetson. The water quality of Sebasticook Lake has degraded over the years due to direct and indirect discharges, and is now considered poor and restorable. The impact of Stetson on the water quality of this lake should be considered when implementing the water quality plan.

Hermon Pond is located in Hermon. Land in Stetson accounts for 8% of the drainage into Hermon Pond. The water quality of Hermon Pond is considered poor and restorable. As with Sebasticook Lake, the impact of Stetson on the water quality of this lake should be considered when implementing the water quality plan.

Stetson Stream (Sebasticook Stream) is the largest stream located in Stetson. It is located at the outlet to Stetson Pond, and flows in a westerly direction to Sebasticook Lake.

Harvey Stream is located in the southeast corner of Stetson. It flows into Carmel and connects with the Souadabscook Stream. Buzzell Stream originates in Newport, and flows through Mud Pond into Etna Pond.

A number of additional small streams are also located in Stetson.

On the whole, waterbodies located in Stetson have good water quality. However, increased development pressure as well as inadequate septic disposal means for existing development may create future water quality problems. Measures need to be taken to maintain and improve, when possible, the water quality in Stetson and in those watersheds of which Stetson is a part. Consideration should be given to the adequate regulation of land use sited in sensitive areas, better enforcement of the State Plumbing Code and other appropriate environmental regulations, and improved agricultural practices.

Waterbodies located outside of Stetson, but of whose watersheds Stetson is a part, have some water quality problems. Regional cooperation will be particularly important in the improvement of water quality in these waterbodies.

Groundwater - Groundwater is the major source of drinking water in Stetson and is pumped from individual wells. The majority of these wells are bedrock wells. Sand and gravel aquifers provide high yield wells; bedrock wells are adequate for small yield.

Sand and gravel aquifers are important future community water sources. They contaminate more easily than bedrock wells and can quickly impact a greater volume of water. There are no known sand and gravel aquifers in Stetson. If the Town of Stetson were to develop a public water supply in the future, it would need to look at surface water resources, specifically Stetson Pond. This is an additional reason to maintain the water quality of Stetson Pond.

Portions of Stetson may be located in the recharge area of aquifers located in other municipalities. As these recharge areas have not been mapped yet, this is unknown at this point.

Groundwater needs to be protected from pollution. It should be recognized that once groundwater is contaminated, it is difficult, if not impossible, to clean. Contamination can spread between groundwater and surface water. Thus it is important to take measures to prevent contamination before it occurs. The primary causes of contamination include faulty septic systems; road salt leaching into the ground; agricultural run-off of animal wastes, fertilizers, and pesticides; leaking underground storage tanks; and landfills. Regional planning is especially important for aquifer protection.

Wetlands - Wetlands are swamps, marshes, bogs, and other areas which are saturated by water frequently enough to support wetland vegetation and which are not considered part of a great pond, coastal wetland, river, stream, or brook. Stetson has a substantial amount of wetlands. The largest of these are indicated on Map F-3.

Soil type is one indicator of wetlands - vegetation and the presence of water are also indicators. Hydric (or wet) soils potentially located in Stetson include:

Map Symbol	Soil Map Unit Name
BoA	Biddeford silt loam, 0-3% slopes
BrA	Burnham silt loam, 0-3% slopes
BxB	Buxton, Scantic, and Biddeford stony silt loam, 0-8% slopes
Lk	Limerick silt loam
MoB	Monarda silt loam, 0-8% slopes
MrB	Monarda and Burnham very stony silt loams, 0-8% slopes
MsC	Monarda and Burnham extremely stony silt loams, 0-15% slopes
Mu	Muck
Pa	Peat and muck
Pc	Peat, coarsely fibrous
Pf	Peat, moderately fibrous
Ps	Peat, sphagnum
RaB	Red Hook and Atherton silt loams, 0-8% slopes
RdB	Red Hook and Atherton fine sandy loams, 0-8% slopes
Sa	Saco silt loam
ScB	Scantic silt loam, 0-8% slopes

In the designation of growth and rural areas as well as the evaluation of any proposed development, soil type as an indicator of wetlands requiring special protective measures should be considered.

Wetlands are important for maintaining stream flow and stabilizing groundwater levels, and they provide very important habitats for wildlife. Wetlands are also a very fragile natural resource. Even building on the edge of a wetland can have significant environmental consequences. Planning efforts will need to take into account the constraints of these areas and the state and federal laws which protect wetlands.

A majority of respondents to the citizen survey feel that the Town should place strict limits on the development of bogs and wetlands that are not presently protected by State regulation.

Steep Slopes

Steep slopes can present an impediment to development in some communities. There are very few steep slopes (greater than 15%) in Stetson which should be protected from inappropriate development. However, the topography of Stetson is such that for most areas this will not be a concern. See Map F-3.

Scenic Areas

Stetson is thought to be a scenic town by its residents. Protection of its undeveloped land and rural character will be important for the protection of its scenic aspects. Attributes to be protected include the vegetation along the road, open fields, and wildlife habitats.

Critical and Unique Areas

There are no critical areas identified by the State in Stetson. There are, however, several threatened species of birds which have been sighted near Stetson Pond. The sharp-shinned hawk may be nesting in the area. There are ospreys nesting at the east end of the Stetson Pond. Bald eagles feed in the area.

Wildlife Habitats

The majority of respondents to the citizen survey feel that the Town should identify and preserve designated wildlife areas. One wildlife area has already been protected through the efforts of the Penobscot County Conservation Commission. This area is indicated on Map F-3. See the recreation section for more information on this area.

Wetlands are often important wildlife habitats. This is one reason that they need to be protected. The Maine Department of Inland Fisheries and Wildlife has prepared wildlife value ratings for some of the fresh-water wetlands mapped by the Maine Geological Survey in 1983. Of particularly high value are the wetlands to the north of Stetson Pond. See Map F-3 and Table F-1.

The small ponds located in Stetson are important primarily due to the marshland surrounding them and its wildlife value. In addition, other important wildlife habitats in Stetson include waterbodies, open fields, selectively cut forest land, the understory of wooded land, and submerged woodlands.

Fisheries - As indicated previously, the lakes and ponds, as well as the streams, of Stetson provide considerable warmwater fisheries.

Mammals - Stetson has a sizeable deer population. The undeveloped land throughout the town provides for a desirable deer habitat. Hunters travel considerable distances to hunt in Stetson. (See Recreation section.)

Preliminary flights to locate deer wintering areas were flown by the State Department of Inland Fisheries and Wildlife during the winter of 1989-1990. The information obtained from these flights will be merged with historic information and other records. A map of the town's designated deer wintering areas should be included with this plan when available. Deer wintering areas should be taken into consideration when designating growth and rural areas.

The Department of Inland Fisheries and Wildlife is currently working on a mammal inventory for the Town of Stetson. It is scheduled for completion in 1991. This information should be considered as part of this comprehensive plan when available.

Reptiles - Stetson Pond has been identified by the Department of Inland Fisheries and Wildlife as the northern-most location of the Southern Water Snake.

Table F-1. Fresh-Water Wetlands with Wildlife Ratings

NUMBER -----	RATING -----
5.	Moderate
66.	Moderate
67.	Moderate
70.	Low
71.	Low
190.	Moderate
191.	Moderate
193.	Low
194.	Low
195.	Low
196.	Low
197.	High
199.	High
200.	Low

SOURCE: Maine Department of Environmental Protection, 1989.

Birds - In addition to the threatened species identified previously, there are a number of bird species, including songbirds and waterfowl, in Stetson. These contribute to the rural character of the Town and some species provide opportunity for hunting.

Agricultural Land

The Penobscot County Soil Conservation Service has developed a map of important farmland soils for Stetson. (See Map F-1.) Twenty-five percent (25%) of Stetson's land area was identified as prime farmland soils. An additional 12% was identified as additional farmland of statewide significance. Important farmland soils are more likely to provide a profit when farmed. These soils are scattered throughout town and often occur in small parcels which may be difficult to economically farm.

There are five active farms in Stetson. Additional land may be farmed by people who reside outside of the municipal boundaries. Two farms in Stetson, comprising a total of 652 acres, were classified under the State's Farm and Open Space Tax Law, according to records through 1989.

Farmland provides a desired rural character for the Townspeople of Stetson. It provides wildlife habitats. The farmland also contributes to recreational opportunities including providing trails for snowmobiling and skiing and land for hunting. The presence of good farmland soils provide an opportunity for local residents to have backyard gardens.

Respondents to the citizen survey feel that the Town should encourage use of the Tree Growth Tax Law and/or the Farm and Open Space Law. The Farm and Open Space Law may be one way to support and promote agriculture in the community. In addition, consideration may be given to existing and future land use ordinances and the impact they may have on agriculture. The Town can ensure that regulations do not include restrictions which make it difficult to farm. Designation of growth and rural areas should take into account the potential conflicts of agricultural land use sited next to residential land use. Consideration can be given to the establishment of "buffers" around active farmland.

Forest Land

Forests cover most of Stetson's undeveloped land. (See land use section.) Only nineteen parcels, comprising a total of 2,051 acres (8% of the Town's total land area) were classified under the State's Tree Growth Tax Law in 1989. Twenty-six percent (26%) of these acres were classified as softwood, 38% as hardwood, and 36% as mixed wood.

Much of the forest land in Stetson is actively managed. A mixture of forest products including hardwood, softwood, pulp logs, and sawlogs are harvested in Stetson. There are several forest-dependent land uses located in Stetson, including Henry Hartwell (shingle mill) and Eells Lumbermill. The

forest land also provides job opportunities for loggers residing in town and fuel for home heating.

There are several large mills located in the area which purchase timber from loggers operating in Stetson. These include James River in Old Town, Champion International in Bucksport, and Eastern Fine Paper in Brewer. In addition, much timber is trucked to S.D. Warren in Skowhegan and a loading yard in Newport.

A potential threat to the forest land in Stetson is the clearing of large parcels. This has occurred with some recent subdivisions, and may occur more in the future as larger parcels of land currently owned by paper companies are sold.

Forest lands are important to Stetson's economy. In addition to the forest-dependent enterprises and occupations indicated above, many residents supplement their income through harvesting wood. The forest lands provide valued recreational opportunities including hunting, horseback riding, snowmobiling, and cross-country skiing.

The rural character provided in part by Stetson's forest lands has been one factor attracting people to the town. Yet, the proximity of forest harvesting operations to residences can result in potential conflicts. Good management practices will be necessary to ensure that water quality is maintained, soil erosion is minimized, and the rural character of the town is preserved. Consideration should be given to the State Forest Practices Act - with regards to both how well it protects Stetson's resources and how it might be best enforced. If necessary, the Town might develop their own forest management ordinance. There is majority support for the Town drawing up timber harvesting regulations to control commercial harvesting of land within the Town, based on the results of the citizen survey.

Summary of Findings

1. Stetson has a considerable amount of soils which are well suited to agriculture. In addition, it has a considerable amount of soils with poor to very poor suitability for septic systems. Soils which are better suited for septic systems tend to also be well suited for agriculture.
2. Stetson is located in the watersheds of the Kennebec River Basin, the Penobscot River Basin, Stetson Pond (Pleasant Lake), Etna Pond, Mud Pond, Lost Pond, Little Mud Pond, Seabasticook Lake, and Hermon Pond.
3. There are no known sand and gravel aquifers located in Stetson.
4. Water quality concerns in Stetson include increasing development pressure, potential contamination due to agricultural practices, adequate septic disposal systems, and possible leaking underground storage tanks.
5. Development in shoreland areas and floodplains needs to be limited.
6. There are 1,169 acres of lakes and ponds located wholly or partially in the Town of Stetson. There are 46 miles of streams.
7. The scenic aspects of Stetson are a significant component of the desired rural character.
8. Stetson provides a number of desirable wildlife habitats, particularly for fish, deer, and birds.
9. Agricultural lands provide desired rural character as well as economic and recreational opportunities.
10. Forest lands are very important to Stetson's economy. They also provide recreational opportunities and desired open space.

G. RECREATION

The primary recreational activities in Stetson include boating, swimming, fishing, hunting, snowmobiling, horseback riding, cross-country skiing, and ice fishing.

Recreational areas provide a means and place for residents to pursue their recreation interests. Recreational areas may include developed facilities such as ball fields, tennis courts, and playgrounds. Recreational areas may also include natural resources such as lakes, ponds, streams, and mountains. These natural, outdoor resources areas may include recreational facilities, but can also be enjoyed in their natural state. A variety of recreational areas are necessary to meet the recreational needs of a community.

Current Recreational Resources

Developed recreational facilities in Stetson include Pleasant Lake Shores Campgrounds, the MSAD #64 playground, Orr's Tennis Court, the snowmobile trail system, the Penobscot County Conservation Commission Reserve, and the Helen Stewart Memorial Park. The chart below provides a summary of the various facilities available at these locations.

Stetson Recreational Facilities

Facility	Ownership	Size	Use
Pleasant Lake Shores Campground	Private	29 acres	Camping, Swimming, Boating, Gameroom, Horseshoes, etc.
MSAD #64 (school)	Public	13 acre	Playground, Multi-Purpose Field
Tennis Court	Private	1 court	Tennis
Snowmobile Trail System	Private		Snowmobiling, Horseback riding, Cross-country skiing, Hiking, Snowshoeing
Penobscot County Conservation Commission Reserve	Public	281 acres	Instruction, Scouting, Research, Fishing, Hunting, Hiking, etc.
Helen Stewart Memorial Park	Public	1 acre	Ice Skating, Picnicking

See Map I-1 in Public Facilities and Services Section for the location of these facilities.

As noted in the chart, some of the facilities are privately owned. Pleasant Lake Shores Campground has 100 feet of beach with one gravel ramp and one pier. In addition, it has 35 tent sites and 35 recreational vehicle sites. Other facilities on site include one horseshoe pit, one playground, and one gameroom.

The tennis court is owned by individuals who generously allows its use. It is used by local individuals and groups such as scouts.

The snowmobile trails are located on private property with the permission of the owners. These trails interconnect with other towns and with the State system. They are maintained by local volunteers. There is no snowmobile club located in Stetson. Many Stetson residents belong to the Sebasticook Valley Snowmobile Club, "Big A", located in Newport. There is also a club located in Levant, the "Hungry Hollow 76'er s".

Public owned facilities include the Stetson Elementary School, part of MSAD #64, and Helen Stewart Memorial Park, owned by the Town. The Elementary School has one multi-purpose field and one playground. The Helen Stewart Memorial Park has a pond with 20,000 square feet (about one-half acre) of outdoor ice skating. It also has a picnic table and there are plans for a playground.

The Penobscot County Conservation Commission Reserve was recently acquired by the commission. It was purchased as a number of parcels from individual landowners and paper companies. It is located wholly within Stetson, and is being developed as a wildlife reserve.

In addition to these developed recreational facilities, there is abundant opportunity for outdoor recreation in Stetson. Pleasant Lake as well as other waterbodies provide opportunity for boating, fishing, and swimming. The undeveloped wooded areas provide opportunity for hunting and hiking.

Access points to waterbodies include the Pleasant Lake Shore Campground, Upper Dam, Everett's Landing, and Herb's Landing. The Pleasant Lake Shore Campground has a boat launch for a nominal fee; parking is available at the campground. The Upper Dam Site is a town-owned right-of-way with an undeveloped launch; parking is available at the site. Everett's Landing and Herb's Landing are town easements. They are privately-owned with public access allowed; parking is not available.

Waterbodies in Stetson including Pleasant Lake, Stetson Stream, Hill Mill Brook, Rand Brook, Eels Brook, Berry Hill Brook, Buzzell Stream, Harvey Stream, Goodwin Stream, Etna Pond, Lost Pond, and Mud Ponds #1 and #2 provide considerable opportunity for fishing. There are several areas where hunting is considered to be good. These areas include Hughey Road, Coboro Road, and Mt. Pleasant Road.

Much of the availability of outdoor recreation in Stetson depends on the use of private land. Landowners have been extremely cooperative in allowing access to their property, to snowmobilers, hunters, fishers, skiers, horseback riders, and hikers. As more houses are being built in town, it may become more difficult to gain access to open backland. Because outdoor recreation is so important in town, the issue of public access may become increasingly important in the coming years.

Stetson also has a very active recreation committee, which organizes recreational events and trips.

Regional Recreation

There are numerous opportunities for recreation in the region surrounding Stetson. These recreational areas provide some of the recreational facilities not offered in Stetson. Downhill skiing is available in Hermon and Greenville. State parks in the Stetson area include Peaks-Kenny State Park in Dover-Foxcroft and Hermon Pond State Park in Hermon.

As indicated previously, the snowmobile trail connects with other trails in nearby towns and throughout the State through the International Trail System (ITS).

Need for Additional Facilities

The Community Parks and Recreation Division of the Office of Comprehensive Planning provides recommended guidelines for town recreation and park services. The recommendations vary depending on the population of the town. The chart below indicates the recommended facilities and services for towns with populations under 1,000 people. Stetson's current population is estimated to be 740 people; it is projected to be close to 1,000 people in the year 2001. The chart also indicates the number of facilities the town currently has in each category.

RECOMMENDED RECREATION FACILITIES AND SERVICES

	Recommended	Stetson

I. Administration		
Recreation and Park Board	X	X

II. Leadership/Programs		
Swimming Instructor/ Swimming Instruction Program	X	0
Community-wide Special Events	X	X

III. Outdoor Facilities		
Community Recreation Area (12-25 acres)	1	1 privately- owned
Community Park (100+ acres)	0	1 reserve

	Recommended	Stetson
Softball/Little League Diamond	1	1 multi-purpose field
Basketball Court	1	0
Tennis Court	0	1 privately-owned
Ice Skating	1	1
Playground Equipment	1	2 (1 privately-owned)
Horseshoe Courts	0	1 privately-owned
Picnic Area with tables and grill	1	1 table

IV. Indoor Facilities

School Facilities available for public use	1	1
Gymnasium	1	1
Auditorium/Assembly	1	3 (See Public Facilities Section)
Game Room	0	1 privately-owned
Public Library	1	1 (See Public Facilities Section)

V. Finance (funds spent for operation and maintenance)

Minimum \$6 per capita for parks and recreation for part-time program	\$4440	\$6027*
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* \$4,980 grant for snowmobile trails; \$1,047 appropriated for general recreation.

Based on the preceeding recommendations for recreational facilities and programs, Stetson is currently lacking a swimming instructor and swimming instruction program.

The Comprehensive Plan Committee feels that Stetson's recreational facilities are also lacking in providing waterfront access, a boat ramp, a public tennis court, soccer field and equipment, and cross country ski trails. The committee feels that a swimming instructor and swimming instruction program, and waterfront access are of highest priority. The committee feels that a soccer field and equipment are of lowest priority.

Based on the citizen survey results, respondents feel that Stetson's recreation facilities are fair, with 66% feeling they are fair to poor, and 17% feeling they are excellent to good. Majority support was expressed for the preservation of the present snowmobile trail system and for the Town to purchase land for access to lakes and waterbodies. Slightly less than one-half of the respondents support the Town purchasing land for recreational areas, picnic areas, and a park. However, some of these uses might be incorporated into any parcel purchased for use as access to lakes and waterbodies.

It may be possible for Stetson to acquire a parcel of waterfront property at low-cost, either through tax delinquent property, a donation, or a sale at below market rates. Preservation of the snowmobile trail may be achieved at little to no cost to the Town through the use of conservation easements.

Summary of Findings

1. There are numerous recreational opportunities available to Stetson residents. These opportunities are in the form of developed recreational facilities and natural outdoor settings.
2. Based on the State Community Parks and Recreation guidelines, Stetson is currently lacking a swimming instructor and swimming instruction program.
3. The Comprehensive Plan Committee feels that the Stetson's recreational facilities are also lacking in providing waterfront access, a boat ramp, a public tennis court, soccer field and equipment, and cross-country ski trails.
4. There is public support for preservation of the present snowmobile trail system and for the Town to purchase land for access to lakes and waterbodies.

H. TRANSPORTATION SYSTEMS

Road Inventory

In order to plan for a community's transportation needs, it is first necessary to analyze all roads in the Town with respect to function, pavement type, condition, use, and accident hazard.

Function is divided into three categories: arterial, collector, and local. An arterial road is designed for through traffic between cities. There are no designated arterial roads in Stetson. Collectors provide for traffic movement between arterials and local streets. Routes 143 and 222 in Stetson are collector roads as is the East Newport Road. A local road provides access to abutting land and does not carry much through traffic. All roads except Routes 143 and 222, and East Newport Road in Stetson are local roads. See Map H-1.

There is a total of 14.75 miles of State maintained collector roads in Stetson, all of which are paved. There is a total of 18.09 miles of Town maintained local roads. Approximately eight miles of these are paved, and ten miles are gravel. See Table H-1 and H-2.

Based on the results of the citizen survey, respondents feel that road maintenance and repair as well as street plowing and street sanding is fair. Specific road condition information was previously collected for Town maintained roads in Stetson. Current road improvements are being made based on this information.

Table H-1. Town Maintained Roads

Road	Miles of Road (all local)	
	Paved	Gravel
Blaisdell Road		1.02
Brown Road		.65
Coboro Road		3.21
Delate Road		.43
Burleigh Road		.69
Lapoint Road	3.14	
Merrill Road		1.00
Mt. Pleasant Road	3.97	
Wolfboro Road		2.99
Cross Road	.99	
Total Town Maintained	8.10	9.99

Table H-2. State Maintained Roads

Road	Miles of road - all paved collector roads
------	---

Route 143	6.23
-----------	------

Route 222	6.30
-----------	------

East Newport Road	2.22
-------------------	------

Total State Maintained	14.75
------------------------	-------

There are some private roads located in Stetson, particularly around Stetson Pond. In some cases, it is difficult to get essential services, such as fire protection and rescue services over these roads to the houses. Although respondents to the citizen survey do not feel that the Town should pay to bring roads up to standard, they were divided as to whether the homeowners/developers should be required to bring roads up to standard or whether the roads can remain as they are.

None of Stetson's roads have reached carrying capacity, the maximum number of vehicles they can efficiently service. However, significant increases in traffic, as evidenced by Annual Average Daily Traffic (AADT) counts, were experienced in the 5 years between 1983 and 1988. A 143% increase (from 350 vehicles per day to 850 vehicles per day) was measured on Route 222 just east of the intersection with Route 143. A 21% increase (from 420 vehicles per day to 510 vehicles per day) was measured on Route 143 just south of the intersection with Route 222. This is still a relatively small number of vehicles. It is anticipated that the number of cars will continue to increase, but can be handled with the existing capacity of the road.

The current road network is adequate to handle anticipated future demand, providing that proper maintenance is done and any necessary safety improvements made. In addition, the Town should consider measures which ensure a smooth flow of traffic on Routes 143 and 222. Possible measures include regulation of curb cuts, particularly for commercial uses; site plan review criteria which provide for adequate parking and prevent backing onto the highway; and sight line standards. Traffic impact studies should be required of major land development proposals.

MDOT calculates critical rate factors by comparing known accident frequencies at a particular location with expected frequencies based on the traffic at that location. There were two intersections and one section of road in Stetson identified as having critical rate factors greater than one for the period of January 1985 to December 1987; this indicates an actual accident frequency greater than expected.

The two intersections identified were the intersection of Route 143 and Coboro Road, and the intersection of Mt. Pleasant Road and LaPoint Road. Each of these intersections had only one accident with property damage only during the period studied. It is expected, based on the volume of traffic these roads have, that there would be no accidents during the two-year period. The section of Wolfboro Road between Route 222 and Brown Road was also identified as hazardous. Between 1985 and 1987, there were five accidents including two with injuries on this section of road.

For these locations identified as hazardous, studies should be undertaken to determine if the relatively high accident rates in these areas can be addressed through road improvements. The relatively low volumes (compared to statewide averages) on these roads may make them appear to be hazardous when they are not, as a single accident can result in a critical rate factor greater than one. Obviously, not all accidents are caused by road conditions; accidents can happen on a perfect road in perfect driving conditions. However, a higher than expected number of traffic accidents at a particular location can indicate a need for road improvements. Eliminating dangerous conditions may be as simple

as cutting vegetation in the area or it may require redesigning access onto the road or improving the sight distance or alignment of the road. Other improvements include weed control, installing traffic lights, lowering speed limits, or providing road signs. If development occurs in the vicinity of these high accident areas, the number of accidents can be expected to increase. Therefore, any decisions about proposed land use should recognize the existence of the high accident areas and the need to remedy the problem before major development occurs.

Road Maintenance

Stetson has an informal method of determining when and where to make road repairs. The Selectmen inspect roads periodically to determine when and where repairs are warranted and work is done as funds are available. The Town has no road maintenance employees; all road maintenance and repair work as well as street sanding and street plowing are contracted out. With the eighteen miles of road to maintain and limited funds, it is difficult for the Town to maintain and improve its roads. Currently, Stetson's road maintenance and repair expenditures account for approximately 30% of the total Town expenditures. See Table H-3.

State Local Roads Assistance funds account for approximately 30% of the funds spent on roads in Stetson. It is unclear at this time as to whether or not the Town can expect to continue to receive this amount of State aid. Between 1986 and 1989, the tax dollars spent on road maintenance and repair increased each year. See Table H-4.

Table H-3. Road Maintenance and Repair Expenditures

	1985	1986	1987	1988	1989
	----	----	----	----	----
RECURRING EXPENDITURES					
Town Road Paving	---	---	\$19,945	---	---
Town Road Maintenance	\$15,420	\$15,454	\$16,895	\$20,527	\$25,062
Snow and Ice Removal	\$32,216	\$36,102	\$34,307	\$34,080	\$51,861
Town Roads Improvements	\$18,856	\$9,839	\$10,210	\$27,647	\$25,024
TOTAL	-----	-----	-----	-----	-----
	\$66,492	\$61,395	\$81,357	\$82,284	\$101,947
Percent Annual Town Expenditures	30%	*	29%	25%	30%

* Figures for total expenditures unavailable.

Table H-4. Sources of Road Maintenance and Repair Funds

	1985	1986	1987	1988	1989
	----	----	----	----	----
Local Road Assistance	\$20,652	\$22,947	\$22,947	\$22,947	\$31,803
% recurring expenditures	31%	37%	28%	28%	31%
Tax Revenues	\$45,840	\$38,448	\$58,410	\$59,337	\$70,144

It has been recommended that the Town more thoroughly analyze the condition of its roads. Maintenance priorities should be established based on this analysis. Consideration should be given to the establishment of a pavement management system such as the Road Surface Management System (RSMS). It is important to maintain and repair local roads in a timely manner in order to prevent large future expenditures. A pavement management system would also assist in establishing priorities for the expenditure of a limited amount of funds.

Town acquisition of private and discontinued roads would increase road maintenance and repair expenditures. In order to minimize road maintenance and repair costs for roads built in the future, the Town should develop minimum road standards for new roads regulating such things as type of construction, road width, and drainage.

Rail Lines

The only rail line passing through Stetson is a short section of Maine Central which cuts across the southwest corner of town. This line is a active freight line running between Newport and Hermon/Bangor.

Public Transportation

Stetson is served by Eastern Transportation Services (ETS), which links it to Bangor with bus service for elderly persons, for children, and for those in need of social services. There is no age or income restriction for this use. Service is provided at least one day a week by appointment. The ETS integrated system uses a combination of hired private cars, vans, and buses. It is anticipated by the committee that the demand for ETS services will increase in the future.

Taxi service is available from Bangor to Stetson, although it is quite expensive. Additional transportation facilities, including long-distance bus service and the Bangor International Airport, are located in Bangor.

Additional Transportation Resources

Within Stetson, there are snowmobile trails which are connected to the ITS system, which covers the entire State of Maine. These trails, which are used for hiking, horseback riding, snowshoeing, and cross-country skiing in addition to snowmobiling, are addressed further in the Recreation section.

Summary of Findings

1. Collect specific road condition information for Town maintained roads.
2. For locations identified as hazardous, undertake a study to determine if the relatively high accident rates can be addressed through road improvements.
3. Establish road maintenance priorities; consider a pavement management system.
4. Consider the development of minimum road standards for new roads.

I. PUBLIC FACILITIES AND SERVICES

The purpose of this section is to analyze current public facilities and services and forecast future needs. Current facilities and services will be evaluated with regards to how well they currently serve the Town and how well they can be expected to serve the Town over the next ten years. Recreational facilities are not addressed in this section as they are covered in a separate section.

Publicly Owned Land and Buildings

Stetson presently has the following public land and buildings:

Name of Property	Area	Ownership	Use
Map 6, Lot 15 & 16	16 acres & 25 acres	Town	Tax Acquired Property
Map 11, Lot 1	8.8 acres & Meeting House	Town	Church/Meetings
Map 11, Lot 5	13 acres & School Building	MSAD #64	Elementary School
Map 12, Lot 12A	22.2 acres	Town	Sand Pile
Map 51, Lot 8	10,791 sq ft & Fire Station	Town	Fire Station/Town Office/Library
Map 51, Lot 19	35,000 sq ft	Town	Recreation
Map 51, Lot 6	7,500 sq ft & Grange Hall	Town	Grange Hall
	80 acres (in Levant)	Town	Gravel Pit & Former Dump
Coboro Cemetery	1 1/2 - 2 acres	Town	Cemetery
Clarks Hill Cemetery	4 acres	Town	Cemetery
Mt. Pleasant Cemetery	1/2 acre	Town	Cemetery

See Map I-1

At the present time, the Town Office is crowded and the library has no handicap access. In addition, the fire station may become inadequate within the next few years as the population increases. All other public facilities and services addressed in this section appear to be adequate. Other sections of this Plan may identify additional needs for public facilities and services.

Water Supply

Residents of Stetson rely on individual wells for their water supply. There are no known problems with the quantity of water or with contamination of individual wells.

Sewerage

Residents of Stetson rely on individual septic systems for sewerage disposal. There are no known problems with individual septic systems. Individual septic systems are concentrated in the more densely populated areas of Town - the Village and around Stetson Pond. These lots are often small and are located in environmentally sensitive areas making adequate septic disposal potentially difficult and essential at the same time. Respondents to the 1989 Citizen Survey felt that the Town should protect the condition of Stetson Pond by such things as monitoring water quality and limiting development around it. They felt that the Town should require that year-round houses located around the perimeters of water bodies, such as Stetson Pond, bring their septic systems up to standard within a certain time period to keep them from draining into the pond.

There are no in-town locations for the disposal of septage. Stetson residents arrange for septic system waste to be transported to Bradford by contacting a licensed hauler who bills the Town; the Town then bills the resident for whom the service was provided.

Stormwater Management

Stetson has not identified specific problems with stormwater management. A review of the Subdivision Regulations, which were adopted in 1989, indicates a lack of specific standards governing stormwater management. The regulations need to be revised to reflect changes in the State subdivision review law, including provisions for stormwater management.

Solid Waste Management

The estimated annual volume of solid waste generated by the Town is 275 tons. The Town has contracted for this amount to be hauled. The Town's solid waste is hauled directly to Penobscot Energy Recovery Company (PERC) in Orrington. The future of this disposal option is at the moment uncertain and fees may increase substantially.

There are no operating landfills in Town. The Town of Stetson does own 80 acres in the Town of Levant, 1.25 acres of which is a former dumping site. This site was closed using proper State procedures in 1988.

There are currently no recycling facilities in Town. However, the Town of Stetson has begun to work jointly with neighboring communities to set up a recycling program.

Fire Protection

Stetson has a volunteer fire department. There has been difficulty at times in maintaining a sufficient number of trained volunteers.

There is one fire station in Town, located in the Village. The Stetson Volunteer Fire Department owns the following equipment:

- 1968 Chevy truck
- 1974 Chevy truck
- 6 sets fire turn-out gear, purchased in 1989
- 2 portable pumps, 20-30 years old
- 2 portable radios, 7-8 years old
- hoses and other assorted tools

There are no formal mutual aid agreements for fire protection, although informal agreements have been made with neighboring towns.

Fire protection received a rating of fair to good in the 1989 Citizen Survey.

Ambulance and Rescue Service

Ambulance and rescue service for Stetson is by written agreement with Carmel Volunteer Ambulance Service. The Town of Stetson, which guarantees payment, is billed \$75.00 per call. The user is billed half that amount (\$37.50).

Police Protection

The Town does not have its own police department. Protection is provided by the Penobscot County Sheriff Department and Maine State Police.

Police protection received a rating of poor to fair in the 1989 Citizen Survey.

Road Maintenance

The Town has no road maintenance employees. Stetson contracts out all road maintenance and snowplowing services.

There is an annual contract for winter maintenance on town roads. The Town owns 3 snow plows, two of which are not in use and the third, which was bought used and is in good condition, is used by the contractors.

Summer maintenance work on town roads is done under contract with the town. The State provides for summer maintenance work on State roads.

Road maintenance and repair as well as street plowing and street sanding received ratings of fair in the 1989 Citizen Survey.

Health Care

There are no health care facilities in Stetson. Seabasticook Hospital in Pittsfield, Mayo Hospital in Dover-Foxcroft, Saint Joseph's Hospital in Bangor, and Eastern Maine Medical Center in Bangor serve Stetson. There are also health care clinics available in Corinna and Newport.

Street Lighting

There are 28 street light poles in Town, in and around (within a 1/2 mile radius) the Village. The Town has an agreement with Central Maine Power Company to use energy - efficient bulbs. Street lighting received a rating of fair to good in the 1989 Citizen Survey.

Postal Service

There is a post office located in the Village of Stetson at the junction of Route 222 and 143. Post office hours are Monday through Friday, 7 a.m. to noon and 2 p.m. to 5 p.m., and Saturday, 7 a.m. to 11 a.m.

Cultural Resources

The Town Library, located in the Fire Station building, has in excess of 5000 volumes. The library is open Tuesday and Wednesday, 2 p.m. to 5 p.m.; Thursday, 6 p.m. to 7 p.m.; and Saturday, 2 p.m. to 4 p.m. Books can also be borrowed through Interlibrary Loan which provides for books to be mailed to the borrower from the Bangor Library or other libraries in the State.

Facilities that are available to the public for meetings and events at minimal fees include the Meeting House, the Stetson Elementary School gym, the Grange Hall, and the Town Hall.

Cemeteries

There are three public cemeteries in Stetson (Coboro, Clarks Hill, and Mt. Pleasant). These are maintained by private, voluntary cemetery associations.

Education

Stetson is served by M.S.A.D. #64; other towns in this district are Bradford, Corinth, Hudson, and Kenduskeag. Stetson Elementary School, a 20 year old building set on 13 acres, covers grades Kindergarten through Five and has an approximate enrollment of 70 students. Children travel 20 miles by bus to East Corinth to attend Central Middle School for grades Six through Eight, and Central High School for grades Nine through Twelve.

Summary of Findings

1. Town Office is crowded and the library has no handicap access.
2. The fire station may become inadequate within the next few years as the population increases.
3. All other public facilities and services addressed in this section appear to be adequate.
4. There is interest in charging developers impact fees.
5. There is not support for buying property and holding it in anticipation of future needs, but there may be support for improving existing facilities.

Schools received a rating of fair to good in the 1989 Citizen Su

There is concern about whether or not the current high school fa can serve the increasing population in the school district. Eighty acre been purchased by the M.S.A.D. in Corinth, with the possibility of a new school being constructed within the next ten years. New or expanded ele and middle school facilities may also be needed.

A wide variety of excellent higher education opportunities are a in Bangor and Orono.

Town Government and Administration

Stetson has a Board of Selectmen with three selectmen. The Town is staffed by a full-time administrative assistant and a part-time secre The Town Office is open the following hours:

Monday	
Tuesday	8 a.m. - 12 noon
Wednesday	& 12:30 p.m. - 3:30 p.m.
Friday	
Thursday	12 noon - 7 p.m.

The Town Office is located in the fire station building. Major equipment for municipal administrative purposes includes a computer, co typewriter, and office furniture. All equipment is relatively new and condition.

Survey Results

Indicated throughout this section are the opinions expressed or facilities and services in the 1989 Citizen Survey. Respondents gave t quality of life in Stetson a rating of good to excellent.

The respondents to the 1989 Citizen Survey felt that developers be charged impact fees to help cover the costs of such public facilitie services such as schools, fire protection, and roads for the residents subdivision.

The respondents also felt that the Town should not purchase ad land within the next five years for the location of future municipal b such as Town office, fire/police station, library, or for schools. Al respondents did not support buying property and holding it in anticipa future needs, there may be support for improving existing facilities.

J. FISCAL CAPACITY

The financial history of the Town of Stetson is one of stability, capacity for growth, and willingness to face the costs of change. The tax has remained relatively stable and is comparable to that of surrounding towns. The property tax revenue has increased as a result of growth and the inflation of property values more rapidly than other revenue sources and has been sufficient to meet both the operating costs and capital needs of the town. The following chart shows the revenues and expenditures of the town for the five years from 1985 to 1989.

Tax Rate Comparison - The tax rates for 1989, for Stetson and surrounding towns are the full value tax rates, based on the State valuations, published by the Maine Municipal Association.

Stetson	15.76
Corinna	16.73
Etna	9.72
Exeter	15.97
Newport	15.73
Levant	12.30

Projected Revenues and Expenditures - The following projections are based on the history of the last five years. The expenditures for education and the county tax are entirely outside the control of the town. The other major operating costs are for the maintenance of town roads and winter snow and ice control.

	<u>1984</u>	<u>1989</u>	<u>1994</u>	<u>1999</u>
<u>Operating Costs</u>				
Education	82,752	107,786	140,000	182,000
County Tax	5,535	14,030	35,500	89,800
Road Maintenance	46,502	75,906	123,700	201,700
Other Costs	<u>45,841</u>	<u>90,536</u>	<u>179,300</u>	<u>355,000</u>
Total	180,630	288,258	478,500	828,500
<u>Revenues</u>				
Property Tax	110,220	231,128	393,000	668,000
Other Taxes	25,375	47,042	87,500	163,000
State Revenue Share	29,360	34,635	40,900	48,200
Federal Rev. Share	14,939	0	0	0
Other Revenues	<u>30,974</u>	<u>44,150</u>	<u>62,900</u>	<u>89,700</u>
Total	210,868	356,955	584,300	968,900

The above projection of revenues and operating costs indicates that the town will have a comfortable margin for financing any foreseeable capital needs. It is probable that the operating costs will not increase as much as the

projection of the increase of the past five years would indicate. In 1987 were two major items of increase in these costs. The town hired a full-time administrative assistant (its first full-time employee) and began a program of weekly collection and incineration of solid waste. If operating costs do increase at the same rate, the margin available for capital improvements will be even greater.

The town has not borrowed any money for more than twenty-five years even in anticipation of taxes. In the five years from 1985 to 1989, appropriations for capital improvements amounted to \$240,000, plus another \$60,000 for the cost of closing the town dump, certainly a capital cost and not merely a capital improvement. In 1990 there are balances of \$12,500 in the reserve for town road improvement and \$21,600 in the reserve for capital improvements. Reimbursement of the state's share of the dump closing cost will be a major contribution to the capital improvement reserve.

Projected capital needs are for a continuing program of road improvement, a storage shed for sand and salt for winter ice control, the cost of which will also be shared by the state, for the replacement of two old trucks, and for the provision of additional space for the fire equipment at the town office. Based on the above projection of revenues and operating costs it should not be difficult for the town to finance such a program without an increase in the tax rate, either on a pay-as-you-go basis or by borrowing, or a combination of the two.

TOWN OF STETSON

Revenue History 1985 - 1989

	1985	1986	% chg	1987	% chg	1988	% chg	1989	% chg
Assessed valuation	9,770,875	10,634,694	+9	11,710,509	+10	15,361,846	+31	18,090,550	+18
Tax Rate	.014	.014		.014		.0115	-18	.0132	+15
Property Tax revenue	110,220	143,258	+30	166,791	+16	172,343	+3	231,128	+34
Other Taxes (Excise)	25,375	29,312	+16	35,002	+19	40,113	+15	47,042	+17
Licenses & fees	343	375	+9	941	+250	2,118	+225	2,386	+13
Federal Revenue sharing	14,939	0		0		0		0	
State Revenue sharing	29,360	24,954	-15	26,855	+8	31,228	+16	34,635	+11
Other Revenue	30,631	38,593	+26	38,431	-.4	34,064	-11	41,764	+22
Total Revenue	210,868	236,492	+12	268,020	+13	279,666	+4	350,955	+25
Population (estimated)	693	708		725		742		758	
Per Capita Revenue	304	334	+10	370	+11	377	+2	471	+25
Expenditure Trends 1985 - 1989									
Operating Costs	180,630	175,880	+3	224,556	+28	286,701	+28	288,258	+1
Capital expend.	39,452	31,264	-21	60,059	+92	45,030	-25	25,024	-44
Total Expended	220,082	207,144	-6	284,615	+37	331,731	+17	313,282	-6
Per Capita Expend.	318	293	-8	393	+34	447	+14	413	-8

K. LAND USE

Existing Land Use

The Stetson Land Use Map identifies 11 general land uses. Undeveloped land, primarily forest land, is estimated as occupying 19,000 acres; agriculture, 3,750 acres; water bodies, 1,100 acres; single-family residences, 501 acres; wildlife preserve and recreation areas, 370 acres; mobile homes, 150 acres; seasonal housing units, 70 acres; and institutional uses, 50 acres. Commercial/industrial uses, multi-family residences, and cemeteries occupied less than 20 acres each. The total area of Stetson is approximately 24,993 acres or 39.05 square miles.

Site Suitability

The major areas which are unsuitable for development are the shoreland areas and wetlands, particularly in the southern portion of Town. More detailed information concerning suitability of land for development can be found in the "Natural Resources" section of this Plan. The Soil Conservation Service has developed ratings for soil potentials for development for Penobscot County. These ratings will aid in determining suitable areas for development.

Past Development Trends

Stetson has had a Building Code since 1973. Information on the building permits issued since 1980 is included in Table K-1.

TABLE K-1. BUILDING PERMITS ISSUED - 1980-1990

Type*	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>TOTAL</u>
Residential											
Single-family	6	3	1	4	5	5	7	12	12	15	70
Mobile Home	0	2	5	5	4	5	6	6	6	8	47
Seasonal	0	1	0	1	0	1	4	4	2	4	17
Commercial	1	1	0	0	0	0	0	1	2	0	5

* Additional permits were issued for additions and accessory structures.

H. MUNICIPAL FINANCES AND PUBLIC FACILITIES AND SERVICES

Local Policies

Develop a capital improvement program to address deficiencies in capital items such as roads, town office, fire station, library etc..

Explore the possible uses of publicly owned property including how they may be used to address the identified capital improvement needs.

Related State Goals: Plan for, finance, and develop an efficient system of public facilities and services to accommodate growth and economic development.

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

Encourage orderly growth and development in appropriate areas of each community, while preserving the State's rural character, making efficient use of public services and preventing development sprawl.

I. REGIONAL POLICIES

Policies relating to regional issues are located throughout the previous policy sections. Additional specific regional policies are noted below.

Local Policies:

Implement recycling and solid waste programs with regional municipalities.

Work with Etna and Carmel to protect the water quality of Etna Pond.

Consider the effect of actions in Stetson on the water quality of Sebasticook Lake and Hermon Pond.

Formalize mutual aid agreements.

Cooperate with neighboring towns to work with Stetson on snowmobile trail preservation.

Regional Policies for Southwest Penobscot County:

Establish systems for disposal of waste that minimize costs and environmental impact while maximizing recycling.

Protect regional water resources by ensuring compatible efforts by municipalities that share a water resource including lakes, aquifers, great ponds, rivers, streams, and wetlands.

Plan for optimum use, construction, maintenance, and repair of roads.

Ensure forest management practices do not have a long lasting negative impact on forest land and other natural resources and ensure no unnecessary loss of forest land occurs.

A. INTRODUCTION

The third and final section of the comprehensive plan defines plans of action to achieve the policies set forth in the previous sections. In defining these implementation strategies, priorities have been established and responsibilities assigned.

The strategies have been divided into seven plans and an implementation timetable which serves as a summary of strategies defined in the plans. The seven plans include historic and archaeological protection, recreation, housing, land use, water quality protection, capital investment, and regional coordination.

The implementation strategies identified address all the State goals and regional policies in addition to all local policies.

III. IMPLEMENTATION

B. HISTORIC AND ARCHAEOLOGICAL PLAN

Current Situation

The "Historic and Archaeological Resources" section of the Inventory and Analysis describes currently known and potential historic and archaeological resources in Stetson, while there exists two volumes in the Stetson library detailing Stetson's history. One volume, written by Lilia Wood Daniels covers the years 1800 to 1931. The second volume, written by Ellen Nellie Merrill covers the years 1931 to 1981. The factors most relevant to the comprehensive planning process are as follows:

1. The Town of Stetson currently does not have an Historical Society.
2. Currently, there is one registered site in Stetson. The Stetson Union Church/Meeting Hall is listed in the National Register of Historic Places.
3. There are no known prehistoric archaeological sites located in town.

Potential Threats to Historic and Archaeological Resources

The Stetson Union Church/Meeting House is currently in good condition and has been appropriately maintained. Inland rivers and roads corridors are potential sites for archaeological and historical resources. At this point in time there are no known sites.

Policies

The policies most relevant to historic and archaeological protection are outlined under "Community Character" in the policy section of this plan. The following implementation strategies would serve to enact those policies.

Implementation Strategies

The first step in preserving Stetson's historical heritage is to form an Historical Society. The Historical Society can encourage and promote historical preservation by educating the citizens of Stetson about their heritage and the importance of preserving historic documents, artifacts, and photographs. It is the recommendation of the comprehensive planning committee that the selectmen consider the formation of the historical society. Documentation of the various artifacts can be categorized and filed. Perhaps a likely location for meetings would be the library.

The meeting house trustees currently oversee the repair and preservation of the Church Meeting House. If archaeological sites are discovered, subdivision regulations should be amended to protect these sites.

Timeline

In order to meet the goals of the historic and archaeological protection plan, the following schedule could be used. The Town Historical Society would be responsible for implementing most of these measures once they are established.

Those strategies designated as "Immediate" could be initiated in the next one to two years. "Short-Term" strategies could be initiated in the next two to five years, and the "Long-Term" strategies could be initiated in the next five to ten years.

Immediate (Accomplish within 1-2 years)

1. Determine if citizens are interested in the formation of an Historical Society.
2. Encourage citizens to gather information and artifacts on the Town of Stetson.

Short-Term (Accomplish within 2-5 years)

1. Establish an Historical Society in the Town of Stetson.
2. Promote the Historical Society and their efforts to preserve the heritage of Stetson.
3. Amend the Subdivision regulations to include provisions for the protection of possible archaeological and historical sites.

Long-Term (Accomplish within 5-10 years)

1. Conduct an historical and archaeological inventory.
2. Prepare nominations to the National Register of identified sites.

C. RECREATION PLAN

Needed Facilities and Programs

The "Recreation" section of the Inventory and Analysis identified the following facilities or programs as currently lacking in Stetson, based on the Community Parks and Recreation Division of the Office of Comprehensive Planning guidelines and the Comprehensive Plan Committee of Stetson.

1. Swimming Instruction Program
2. Public Access to Waterbodies
3. Public Tennis Court
4. Soccer Field
5. Cross Country Ski Trails

Of the facilities and programs listed above, the swimming instruction facility and program was listed by the committee as the highest priority recreational need in the community of Stetson. There is majority support within the community for the preservation of the present snowmobile trail system as well.

Policies

The policies most relevant to recreation planning are outlined under "Recreation" in the Policies Section of this plan.

Implementation Strategies

Administration - Currently, the Town of Stetson is fortunate to have a Recreation Committee that is active in scheduling events and trips. This committee should be responsible for establishing a swimming instruction program once an appropriate area for such a program is acquired. The Recreation Committee's responsibilities in Stetson should include the promoting of the existing snowmobile trails, educating the public on the recreation opportunities in Stetson, ensuring the use of public land for recreation purposes by acquiring necessary easements, and pursuing funding sources for the development of additional recreation facilities and programs. The Recreation Committee should review and update deficiencies in the recreation offerings within the community. If a need is determined, the Recreation Committee can initiate community support and alternatives for funding to address that need. All recreation programs that are developed in the future in Stetson should meet the needs of all ages within the community.

Outdoor Facilities - There is an abundant opportunity for outdoor recreation in Stetson. Whereas, there is a determined need and public support for a swimming area and swimming instruction program in Stetson, steps should be taken to establish these recreation offerings. This could include providing public access to Stetson Pond in conjunction with the program. The establishment of a combined public landing and swimming area can be very expensive. Development of a boat ramp is estimated to cost between \$25,000 and \$50,000. Improvement of a

beach is estimated to cost between \$75,000 and \$125,000. The cost of developing a beach would vary depending on the necessary permitting procedures and the cost of acquisition. As the costs are estimated to be considerable, the Town of Stetson should establish a reserve account and appropriate an affordable sum into that account each year to prepare for future purchase or development of a public landing area. This area would be used to satisfy the various needs that have been established. The Town of Stetson should be actively searching for the appropriate location for these facilities.

The snowmobile trails in the Town of Stetson are vital to outdoor winter recreation. One way to protect the existing snowmobile trail system is through conservation easements. Perhaps area snowmobile clubs would initiate requesting permanent easements from property owners to ensure their right over private lands.

The establishment of public tennis courts, soccer field and cross country ski trails could be accomplished by interested individuals donating their time toward fund drives and organized efforts. The Town of Stetson could appropriate funds for the construction of such facilities if the public so wishes. Perhaps some coordination of existing facilities that are privately owned with the Town Recreation Committee could address the needs for the use of these facilities. Cost would be recovered through fees charged to use the facilities.

Indoor Facilities - The Town of Stetson's indoor recreation facilities can be improved by school and town cooperation. The use of school facilities would increase the recreation offerings. The costs could be offset by user fees for the various activities offered.

Financing and Funding Sources - Currently, the Town of Stetson exceeds the recommended level of financing at \$6.00 per capita for recreation. As the population and demand for additional recreation offerings increase, recreational spending should be evaluated and adjusted appropriately. The establishment of a reserve fund will require more monies being spent for recreation in the Town of Stetson. This will be necessary to meet the needs of its citizens.

Funding for additional recreation projects including the establishment of a public landing/swimming areas should be explored through outside sources. Possible funding sources include:

- A. Land and Water Conservation Fund: Federal program which can provide up to 50% funding for acquisition and the development of outdoor recreation facilities. In Stetson, possible uses for funding would include public access, public swimming area, boat ramp or combination of the three. Information may be obtained from the Community Parks and Recreation Division of the Office of Comprehensive Planning.
- B. Maine Conservation Corps could be used to clear and construct trails for various recreation activities.
- C. Community Parks and Recreation at the Office of Comprehensive Planning should be contacted for additional funding sources.

Timeline

In order to meet the goals of the Recreation Plan, the following schedule should be used. The Recreation Committee would be primarily responsible for implementing these measures.

Those strategies designated as "Immediate" should be initiated in the next one to two years. "Short-Term" strategies should be initiated in the next two to five years, and the "Long-Term" strategies should be initiated in the next five to ten years.

Immediate (1-2 years)

1. Establish a reserve fund for the acquisition of public land to be used for the purposes of a swimming instruction program and public access.
2. Promote the snowmobile trail system and other outdoor recreation offerings of the Town of Stetson.
3. Expand the responsibilities of the Recreation Committee.

Short-Term (2-5 years)

1. Explore possible sites for a public landing along the various waterbodies of Stetson.
2. Pursue the use of school facilities to expand the recreation offerings in Stetson.

Long-Term (5-10 years)

1. Establish a public landing and swimming instruction program in Stetson.
2. Monitor and update the recreation needs of the community.
3. Review population statistics to ensure appropriate funding for recreation facilities and programs.
4. Explore possible ways in which to provide tennis courts, soccer field, and cross country ski trails.

Between 1980 and 1989, the number of building permits issued for single-family residential units and for mobile homes was approximately 50% of the number of these types of units in Stetson in 1980. These trends of increasing residential development is expected to continue.

Recent residential development has been along exiting roads. This trend would also be expected to continue under current regulations.

In addition, Stetson has experienced an increasing number of subdivision proposals since 1980. These subdivision proposals have typically involved the division of a large parcel of land, with road or lake frontage, into smaller parcels. They have not included construction prior to their sale. Inquiries have been with regards to different types of subdivision proposals that are expected to come in front of the planning board in 1990. One proposal is for the development of a mobile home park, and the other is for a multi-unit residential complex.

Commercial growth since 1930 has been limited. Most commercial uses are in-home businesses or contract services such as construction services. There has been no change in valuation in the Town due to the addition of recent commercial uses.

Current Land Use Ordinances

Stetson's current land use ordinances and regulations consist of the following:

- Building Code - Adopted 1983, Last revised 1989
- Minimum Lot Size Ordinance - Adopted 1988
- Mobile Home Park Ordinance - Adopted 1990
- Shoreland Zoning Ordinance - Adopted 1974
- Subdivision Regulations - Adopted 1989

With the exception of the Shoreland Zoning Ordinance, Stetson's land use ordinances have been adopted within the past two years. Therefore, most of the standards are in compliance with current State laws. Each ordinance or code is briefly described below.

Building Code -- The building code regulates the construction, renovation, relocation, replacement, and conversion of dwellings and other buildings. The building code has been periodically revised and updated since its adoption in 1983. The regulations in the code include minimum building lot sizes and setbacks, minimum distance between wells and septic systems, minimum road frontages, minimum land areas for multi-family dwellings, minimum floor area, and requirements for foundations, exterior walls, chimneys, and septic systems. The building code also establishes a building code committee which is responsible for granting or denying building permits.

Minimum Lot Size Ordinance -- This ordinance establishes a minimum lot size of 50,000 square feet for all new lots created in town. A minimum road frontage of 200 feet and a minimum lot depth of 250 feet are required. The ordinance does

not include minimum lot size standards for multi-family dwellings. Requirements for multi-family dwellings, consistent with those of the building code, should be included.

Mobile Home Park Ordinance -- This ordinance was adopted in 1990 and was written to meet the most current standards of the current State Manufactured Housing Legislation. In compliance with the State requirements, the minimum lot size for parks using individual on-site septic systems is 20,000 square feet and the minimum lot size for parks served by a central sub-surface waste water disposal system is 12,000 square feet. In either case, the maximum overall density permitted is one unit per 20,000 square feet. The ordinance contains additional standards governing the design and management of mobile home parks.

Shoreland Zoning Ordinance -- The town adopted the minimum State shoreland zoning requirements in 1974. In 1988, several changes were made to the Shoreland District boundaries so that they more closely conformed to the actual location of buildings in the Shoreland Districts. The ordinance and map will need to be updated by December 1991 in order to comply with the most recent minimum standards enacted by the State.

Subdivision Regulations -- The planning board adopted local subdivision regulations in 1989 in order to better protect the town from poorly planned land subdivision and developments. The regulations set forth the application procedures, minimum plan information required, and minimum standards to be met prior to subdividing land. The review of subdivisions includes a three step procedure including a pre-application (sketch plan), preliminary plan, and final plan. The regulations include minimum street standards and water, sewerage, and drainage requirements. The town may want to consider eventually including more specific standards for erosion and sedimentation control in the subdivision regulations. Also, the definition of subdivision was again revised by the legislature in July 1990 and the planning board should include the most recent definition in the regulations.

Anticipated Future Development Trends

The population of Stetson is forecast to grow by approximately 260 people between 1989 and 2001. Based on a forecasted household size of 2.76 persons in 2001, this represents an increase of approximately 94 households. It is difficult to forecast how much land area this represents. An average of two acres per new household is assumed. Therefore, the forecasted need for residential land over the next ten years in Stetson is 188 acres. It is assumed that the current trend of developing road and lake frontage will continue, with the construction of short cul-de-sacs likely as existing road frontage becomes more limited. It should be pointed out that the anticipated demand for 188 acres of residential land does not necessarily mean the loss of 188 acres of woodland or agricultural land. It is anticipated that some of this demand will be met through construction on cleared land and on already subdivided lots that have not been built on as well as further subdivision of existing residential lots. It is forecast that less than 100 acres will be required for residential growth on lots not now used for residential purposes.

It is not anticipated that large amounts of land for commercial or industrial uses will be required in the short term.

Implications of Survey Results for Land Use Ordinances

The majority of respondents to the Stetson Survey (53%) indicated that they do support land use regulation including requirements that certain uses and lot sizes be permitted in some areas of town and not in others. This would indicate a basic support for zoning, since this is essentially what a zoning ordinance does. However, 33% of the respondents did not feel that the town should regulate land use and that it should be left up to the discretion of the land owner. Although respondents with this viewpoint are in the minority, they may be a vocal group. As the Town is required to designate growth and rural areas, it is important that the Committee educate residents as to the implications and potential benefits of this type of land use regulation prior to proposing land use designations and regulations.

The majority of respondents did not favor encouraging additional commercial growth and even less wanted to see any industrial growth encouraged in Stetson. If commercial growth is encouraged, there was support for locating it in the village and along Routes 143 and 222. This should be taken into consideration when designating growth and rural areas. Care should be taken not to designate long sections of commercial areas along main roads as this encourages the creation of commercial strips. In addition, the survey supports requiring new commercial businesses to provide landscaping and to have the parking areas set back from the road. These types of requirements can be included in a site plan review or zoning ordinance.

Although there was little support for industrial development, in general, it is not permissible to totally exclude a legitimate land use from a municipality. Therefore, possible locations for industrial uses should be considered, keeping in mind the need for industries to locate near major transportation routes and utilities. Also, the importance of not creating conflicts with residential uses should be a major consideration. Since there is little support for commercial and industrial uses in Stetson, only limited areas of land should be designated for these uses.

Respondents were almost evenly divided as to whether multi-family dwellings should be allowed anywhere in town or only in certain areas of town, although slightly more thought they should only be allowed in certain areas. There was more support for multi-family housing in the form of duplexes and the conversion of existing homes than there was for garden apartments or three to four story buildings. It might be possible to allow duplexes or conversions in a fairly wide area of town while limiting the denser types of multi-family housing to a smaller area. Alternatively, the town may only want to allow certain types of multi-family housing and not others. However, it is necessary to allow at least some forms of multi-family housing.

The survey indicated that most people support requiring mobile homes to have skirts and to be set on foundations. The current building code does include requirements for foundations. Requirements for skirting could also be added to the building code and the mobile home park ordinance.

There was only limited support for permitting mobile home parks anywhere

in town. Since mobile home parks must, by law, be permitted somewhere in town, appropriate areas should be designated for this type of development. This decision should be based on natural resource constraints, the location of existing development, proximity to town services, and on the availability of undeveloped lots.

Based on the survey responses, it appears that residents of Stetson are open to the idea of cluster housing depending on the particular circumstances. Cluster housing could be permitted in a fairly wide area of town, with each proposal being considered on its own merits. One method of doing this is to require that a subdivision be presented as both a cluster subdivision and a conventional subdivision so that the planning board can choose the optimum layout for a particular site.

Most respondents agreed that impact fees should be imposed on developers to help pay for a development's impacts on town services. It should be noted that, within two years after a town's comprehensive plan submittal deadline, impact fee ordinances may only be adopted if the town has a comprehensive plan that is consistent with the growth management legislation.

Finally, there was clear support in the survey for the protection of water quality in Stetson Pond, the protection of wildlife areas and wetlands, and the adoption of timber harvesting regulations. These issues can principally be addressed through the adoption of natural resource protection standards in local land use ordinances and through the enforcement of existing State laws.

Summary of Findings

1. The majority of the land in Stetson is wooded and rural in nature. Built land uses are primarily residential.
2. Significant areas which are unsuitable for development are shoreland areas and wetlands.
3. The demand for residential housing in Stetson is high.
4. It is forecast that Stetson will require 188 acres of residential land to accommodate growth through 2001. Of this total, less than 100 acres is estimated to be required for residential growth on lots not now used for residential purposes.
5. It is forecast that there will be limited demand for industrial and commercial land.
6. Stetson has a number of existing land use ordinances. The majority of the land use ordinances were adopted within the past two years and are generally consistent with applicable State laws.
7. The Shoreland Zoning Ordinance will need to be updated by December 1991 to comply with the most recent State minimum standards.
8. The Subdivision Regulations could be improved by including more specific erosion control and storm water management standards.
9. Although the majority of survey respondents support land use regulations, it will be important to educate all town residents about the implications and potential benefits of designating growth and rural areas.
10. Because there is little support for new commercial or industrial uses, only limited areas should be designated for these uses. Also, standards for the layout and landscaping of new businesses should be included in the land use regulations.
11. Multi-family housing in the form of duplexes or the conversion of existing homes to apartments is more acceptable to town residents than garden apartments or three to four story buildings.
12. Mobile homes should be required to have skirting and be set on proper foundations. Also, appropriate areas of town will need to be designated for mobile home parks.
13. Cluster housing should be permitted, but each proposal will have to be judged on its own merits and how appropriate it is for a particular site.
14. Impact fees should be considered as a way to pay for increased town services that result from new development.
15. Natural resource protection standards should be included in local land use ordinances and State resource protection laws should be enforced.

L. REGIONAL RESOURCES

Every municipality has resources which it shares with neighboring communities. These might include natural resources or manmade resources such as transportation facilities. In addition, regional cooperation exists in the form of mutual aid agreements, administrative districts, and service districts. In order to properly manage and protect these shared resources, it is necessary to look toward regional planning and increased cooperation between towns. The State's Growth Management Act requires that municipal comprehensive plans address regional policies as well as State goals.

Penobscot Valley Council of Governments (PVCOG) has developed regional policies for four policy issues identified as most important to municipalities in the PVCOG region, and in Southwest Penobscot County, in particular. These policies are:

- * Establish systems for disposal of waste which minimize costs and environmental impact while maximizing recycling.
- * Protect regional water resources by ensuring compatible efforts by municipalities which share a water resource including lakes, aquifers, great ponds, rivers, streams, and wetlands.
- * Plan for the optimum use, construction, maintenance, and repair of roads.
- * Ensure forest management practices do not have a long lasting negative impact on forest land and other natural resources and ensure no unnecessary loss of forest land occurs.

Natural Resources

Outstanding shared natural resources in Stetson include primarily water resources. Etna Pond is shared by Carmel, Etna, and Stetson. There are a number of regional watersheds of which Stetson is a part; these include Kennebec River Basin, Penobscot River Basin, Stetson Pond (Pleasant Lake), Etna Pond, Mud Pond, Seabasticook Lake, and Hermon Pond. Streams in Stetson which cross municipal boundaries include Stetson Stream, Harvey Stream, Buzzell Stream, and Call Brook. Additional shared natural resources include wetlands, forestland and farmland.

Water quality is a concern in Stetson as well as in neighboring communities. Actions in Stetson impact the water quality in neighboring communities, and actions in neighboring communities impact the water quality in Stetson. Specific water quality concerns in Stetson include increasing development pressure and ensuring adequate sewage disposal.

On the whole, waterbodies located in Stetson including those with shared watersheds have good water quality. However, measures need to be taken to

maintain and improve, when possible, the water quality in Stetson and in those watersheds of which Stetson is a part. Consideration should be given to the adequate regulation of land use sited in sensitive areas, better enforcement of the State Plumbing Code and appropriate environmental regulations, and improved agricultural practices.

Waterbodies located outside of Stetson, but of whose watersheds Stetson is a part, have some water quality problems. Regional cooperation will be particularly important in the improvement of water quality in Sebasticook Lake and Hermon Pond.

The shoreline of the Etna Pond should be protected by shoreland zoning in the three communities which border it. Consistent regulation of the shoreline is important to maximize the positive impact that such regulations can have.

The streams and tributaries in Stetson eventually feed into the Kennebec River and Penobscot River. They impact the water quality of these rivers as well as waterbodies which they pass through. Measures to protect and enhance water quality should take into consideration streams and tributaries in addition to other larger bodies of water.

There are no known sand and gravel aquifers in Stetson. However, portions of Stetson may be located in the recharge area of aquifers located in other municipalities. As these recharge areas have not been mapped yet, this is unknown at this point. As recharge areas in adjacent municipalities are mapped, Stetson should stay informed as their impact on these areas.

Wetlands located in Stetson extend beyond municipal boundaries also. Protection of these critical resources will require coordinated efforts by those towns which share them.

Much of Stetson's land cover is undeveloped forestland and farmland as is that in neighboring communities. These resources contribute significantly to the rural character of the area. They provide job opportunities in farming and forestry. They also provide recreational opportunities, and wildlife habitat, which often cross municipal boundaries. Coordinated protection of this undeveloped land is necessary to maintain significant tracts.

If Stetson develops regulations to regulate forest management practices, it is important that these efforts are compatible with those of adjoining municipalities.

Transportation Facilities

Almost one-half of the maintained roads in town are State maintained collector roads. These roads are shared with adjoining municipalities. Shared State roadways include Routes 143 and 222, the East Newport Road, and the Exeter Road. Route 143 runs from Route 9 in Dixmont to Stetson; it connects to Interstate 95 en route. Route 222 runs between Bangor and Corinna, where it connects with Route 7. The East Newport Road originates at Route 143 in Stetson and connects with Routes 2 and 7 in Newport as well as providing access to

Interstate 95. Exeter Road originates at the junction of Routes 143 and 222 and goes into Exeter.

A number of the town roads connect with roads in adjoining municipalities. Shared town roadways include Coboro Road and Mt. Pleasant Road. Coboro Road originates at Route 143 and goes into Carmel. Mt. Pleasant Road originates at Route 143 and goes into Levant.

Although it is anticipated that these roads will continue to handle traffic demands in the area, traffic impact studies and measures which ensure a smooth flow of traffic will be important in the communities through which these roads pass as population growth continues and traffic volume increases. Additional improvements are dependent, to a large extent, on the State as the roads are State roads. However, uses permitted along the road will be determined by the towns; towns also have some control over commercial signs and curbscuts.

An additional regional transportation and recreation facility in Stetson are snowmobile trails. These trails are connected to the ITS system, which covers the entire State of Maine. The use of these trails is dependent on the continued cooperation of area landowners. The Town of Stetson and other neighboring towns should work with these landowners to ensure the preservation of the trail system.

Regional Cooperation

An administrative district, MSAD #64, provides for the primary and secondary educational needs of Stetson residents. This school district includes the communities of Bradford, Corinth, Hudson, Kenduskeag, and Stetson. Population growth has resulted in and will continue to result in enrollment pressures on the school system. The Middle School and High School for the district are located in Corinth. The school district has purchased eighty acres in Corinth with the possibility of a new high school being constructed within the next ten years.

Stetson has informal mutual aid agreements with adjoining municipalities for fire protection. Cooperating towns will provide additional fire protection, when needed, in Stetson. And Stetson will provide additional fire protection, when needed, in those towns.

Ambulance service for Stetson is by written agreement with the Carmel Volunteer Ambulance Service. The Town of Stetson guarantees payment for ambulance services provided.

In any analysis of fire protection, ambulance service, and rescue service, consideration should be given to the costs and benefits of regional cooperation.

The Town of Stetson hauls the solid waste generated in town to Penobscot Energy Recovery Company (PERC), a regional waste-to-energy incinerator. Continued operation of PERC is dependent on reaching agreement on a tipping fee and finding a regional solution to the disposal of front end process residue and incinerator ash. The State recently enacted legislation requiring municipalities to recycle 25% of their waste stream by 1992, and 50% by 1994. In setting up a program to address this mandate, the Town of Stetson is beginning to work jointly with neighboring communities.

Summary of Findings

1. Stetson's comprehensive plan will need to address regional goals.
2. Shared natural resources in Stetson include Etna Pond; the watersheds of the Kennebec River, the Penobscot River, Stetson Pond (Pleasant Lake), Etna Pond, Mud Pond, Seabasticook Lake, and Hermon Pond; a number of streams; wetlands; and forestland and farmland.
3. Coordinated planning efforts are necessary for maintaining and improving the water quality in Stetson and in those watersheds of which Stetson is a part.
4. Consideration should be given to the adequate regulation of land use sited in sensitive areas, better enforcement of the State Plumbing Code and appropriate environmental regulations, and improved agricultural practices.
5. Coordinated protection of undeveloped forestland and farmland is necessary to maintain significant tracts.
6. Shared roads include Routes 143 and 222, the East Newport Road, Exeter Road, Coboro Road, and Mt. Pleasant Road. In addition, Stetson shares snowmobile trails with adjoining towns.
7. The Town of Stetson and other neighboring towns should work with landowners to ensure preservation of the snowmobile trail system.
8. In any analysis of fire protection, ambulance service, and rescue service, consideration should be given to the costs and benefits of regional cooperation.
9. Solutions to the problems of solid waste disposal and recycling ought to be coordinated with neighboring communities.

M. SUMMARY

Stetson has traditionally been a farming and lumbering community; it's small town/rural character are highly valued. Stetson is located within commuting distance of from Bangor. The majority of the land in Stetson is wooded and rural in nature. Built land uses are primarily residential.

The population of Stetson has increased substantially since 1970, and is projected to continue to increase. Due to the presence of Stetson Pond (Pleasant Lake), Stetson has a significant seasonal population.

Current deficiencies in public facilities and services include an overcrowded town office and a library which is not accessible to handicapped people. The fire station may become inadequate with an increased population. With these exceptions, Stetson's publicly owned land and buildings are considered adequate for the next ten years, providing that maintenance and upkeep are done. Interlocal planning may be important for the provision of public facilities and services.

There is support for requiring that developers pay impact fees to help cover the costs of public facilities and services such as schools, fire protection, and roads for the residents of the subdivision. Although there is not support for the Town purchase of additional land to be held for future use, there may be some support for improvements to existing facilities and services.

There are numerous recreational opportunities available to Stetson residents. These opportunities are in the form of both man-made recreation facilities and natural outdoor settings. Possible recreation improvements include Town-owned access to lakes and waterbodies, and a swimming program. There is also considerable interest in preserving the present snowmobile trail system.

Stetson's roads are generally safe and there is adequate capacity to handle present and anticipated traffic through 2001. Transportation concerns include providing for road maintenance, developing road standards, and improving hazardous areas.

The financial history of the Town of Stetson is one of stability, capacity for growth, and willingness to face the costs of change. The tax rate has remained relatively stable and is comparable to that of surrounding towns. The property tax revenue has increased as a result of growth and the inflation of property values more rapidly than other revenue sources and has been sufficient to meet both the operating costs and capital needs of the town. Stetson currently operates without any municipal debt.

Small businesses, either owner-operated or with a few employees, provide incomes to a significant number of Stetson residents. Land use ordinances developed will need to provide for these types of businesses. There is little support for new large-scale commercial or industrial uses. Only limited areas should be designated for large-scale commercial or industrial these uses, although appropriate standards should be developed.

Recent increases in the number of housing units in Stetson have exceeded increases in population. It is expected that the majority of new development in Stetson will continue to be residential development. It is forecast that 180 acres of residential land will be required to accommodate growth through 2001. In Stetson, the greatest housing concern is accommodating rapid increases in the number of housing units. Stetson appears to have appropriately priced housing for all income categories. New construction of moderately priced non-mobile home units for home purchase would be considered to be of highest priority.

Multi-family housing in the form of duplexes or the conversion of existing homes to apartments is more acceptable to town residents than garden apartments or three to four story buildings. Appropriate areas of town will need to be designated for mobile home parks.

Natural resources are especially important resources in Stetson, particularly the water resources and wildlife habitats. Undeveloped agricultural land and forest land also contribute significantly to the rural character of the town. Protection of natural resources should be considered a high priority in the development of policies and implementation strategies.

Shared natural resources in Stetson include Etna Pond; the watersheds of the Kennebec River, the Penobscot River, Stetson Pond, Etna Pond, Mud Pond, Sebasticook Lake, and Hermon Pond; a number of streams; wetlands; and forestland and farmland. Regional planning will be necessary for protection of these natural resources.

Stetson has adopted several ordinances in recent years; limited revision of these ordinances is needed to make them consistent with applicable State laws.

II. POLICIES

A. INTRODUCTION

The following policies are designed to provide direction for the Town of Stetson over the next several years. The intent of this section is to allow municipal officials and other town decision makers to make sound planning choices. These policies should act as a guide for growth and development that will be beneficial to both current and future residents.

The policies outlined in this section are based on the objectives of Stetson's current data inventory and analysis. The policies outlined in this section will serve as the basis for the implementation strategies that comprise the last section of this comprehensive plan.

The state goal that is most relevant to each set of policies is listed at the end of each category. All applicable state goals have been addressed and promoted by the local policies. There are no conflicts between the goals of the State Growth Management Legislation and the local policies presented in this plan. Regional policies are addressed in the last category of this section.

In the development of these policies, it was determined that there is one overall goal which guides all policies developed. This goal is to "preserve small town rural character." The policies and implementation strategies developed all address this overall goal.

B. COMMUNITY CHARACTER

Local Policies:

Encourage and support community activities such as Stetson Days, suppers, trips, holiday functions, etc., to maintain the warmth and character of the town.

Encourage the formation of an historical society to preserve all of Stetson's history, to collect and preserve historical artifacts, and educate the public on the history of Stetson.

Related State Goal: Preserve the State's historic and archaeological resources.

C. AFFORDABLE HOUSING

Local Policies:

Address the possible ways to provide housing for senior citizens.

Limit the increase in housing units to the ability of the town to provide services.

Provide areas for manufactured housing, consistent with the applicable State legislation, in various sections of the Town of Stetson. Establish performance standards to address the protection of the character of existing developed areas. Provide appropriate standards, consistent with State Law, to ensure the safety, health and welfare of the occupants of manufactured housing.

Related State Goal: Encourage and promote affordable, decent housing opportunities for all Maine citizens.

D. WATER QUALITY

Local Policies:

Develop protection areas for the various natural resources within the town boundaries. These resources are to include wildlife habitats, wetlands, floodplains, great ponds, streams, natural sites of scenic or aesthetic value, etc.

Ensure conformance to the Maine State Plumbing Code in all areas of town including shoreland and resource protected areas where applicable.

Consider implementing a lake monitoring program for Stetson Pond.

Enact a Shoreland Zoning Ordinance which complies with State guidelines.

Encourage Best Management Practices for agriculture, as defined by the University of Maine Cooperative Extension Service.

Determine if Stetson is in an aquifer area or aquifer recharge area and take appropriate actions to protect the aquifer if applicable.

Related State Goal: Protect the water quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

E. NATURAL RESOURCE PROTECTION

Local Policies:

Consider adopting a local forest management ordinance consistent with the Forest Practices Act and with additional provisions to prohibit clearcutting and encourage selective cutting.

Encourage the use of the Tree Growth Tax Law and the Farm and Open Space Law.

Related State Goals: 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.

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

F. LAND USE REGULATIONS

Local Policies:

Make residents aware of and enforce State regulations for junkyards and unregistered motor vehicles.

Increase the minimum lot size permitted in certain areas of town in order to preserve rural character.

Develop an ordinance to maintain a buffer strip of wooded vegetation, in designated currently wooded areas, between residential development and the road.

Provide effective enforcement of all applicable State and local codes and regulations.

Develop performance standards for the most significant aspects of commercial and industrial development. Establish specific standards for retail or service-based commercial development. Permit commercial and industrial development where such development is in accordance with these standards.

Incorporate a required certificate of occupancy in the building code ordinance.

Encourage clustering in developments to preserve open space.

Minimize potential conflicts between residential development, agricultural activities, and commercial development through the use of buffers and setbacks. When a potentially conflicting use is proposed for development next to an existing use, a buffer or setback of a certain specified size would be required of the developer.

Continue to permit in-home businesses in Stetson.

Designate a village area to include the present village and adjacent areas that are desirable for more intense development. Permit smaller lots than in other areas of town as long as provision can be made for adequate sewer and water. Allow commercial uses intended primarily for service to local residents. Do not allow new installations of mobile homes although modular homes should be permitted. In the development of such a district, consideration should be given to the kind of multi-unit housing to be permitted.

Related State Goals: Encourage orderly growth and development in appropriate areas of each community, while preserving the State's rural character, making efficient use of public services and preventing development sprawl.

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

G. RECREATION

Local Policies:

Maintain parks and recreation services and programs which promote activities for all ages.

The town should create a reserve fund until sufficient to acquire public access to lakes for boating, swimming, and other recreational uses.

Encourage accessibility to seasonal activities such as snowmobile trails, hunting, ice fishing, swimming, boating, and horseback riding trails for all residents.

Encourage recreation committee to review and update deficiencies in the current recreation offerings.

Related State Goal: Promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

D. AFFORDABLE HOUSING PLAN

Principal Housing Needs in Stetson

Based on the findings of the Inventory and Analysis, the following is most pertinent in the Town of Stetson.

- * Stetson has a very limited amount of housing for sale.
- * By the year 2001, it is anticipated that Stetson will have an additional 106 housing units.

Policies

The following are the housing policies for the Town of Stetson.

- * Address the ways to provide housing for senior citizens.
- * Limit the increase in housing units to the ability of the town to provide services.
- * Provide areas for manufactured housing, consistent with the applicable State Legislation, in various sections of the Town of Stetson. Establish performance standards to address the protection of the character of existing developed areas. Provide appropriate standards, consistent with State Law, to ensure the safety, health and welfare of the occupants of manufactured housing.

Implementation Strategies

The following strategies implement the policies and address the housing needs that were outlined above. Most of these strategies can be put into place through land use ordinances that will be developed as part of Stetson's complete growth management plan.

Land Use Regulations - Stetson's land use regulations can have unintended effects on the cost of housing. The following areas need to be considered in the context of Stetson's current ordinances and future ordinances that result from this plan.

A. Lot Size - Stetson's Land Use Plan indicates the Town of Stetson will have two minimum lot size requirements. The Village Residential and Mixed Residential Districts will require a minimum lot size of 50,000 square feet. This lot size is consistent with the developed areas and will provide consistent future development in the undeveloped areas. Lot size requirements of this nature will support affordable housing by requiring a reasonable lot size and reasonable road frontage. The Rural Residential District will require larger lot sizes. Lot size requirements of these dimensions will ensure the rural character of the Town of Stetson, protect the natural resources such as forests and open space from the impact of development, and yet allow development to take place. The town ordinances should be flexible to allow cluster development in the rural areas, which will both maintain open space and encourage affordable housing development.

B. Road Frontage and Setbacks - The minimum road frontage requirement should be appropriate to accomplish two objectives. One, the frontage requirement should be consistent with existing development to protect the character and the rural appearance. Two, the minimum road frontage requirements should be reasonable to keep costs down and provide for potential development. The minimum road frontage requirements in the Village Residential and Mixed Residential Districts is 200 feet. This frontage requirement, combined with a minimum lot size of 50,000 square feet, creates lots of reasonable design to accommodate a variety of housing styles and types without excessive requirements. The minimum road frontage requirement of the Rural Residential District will be appropriate as compared with the larger lot size. Reasonable frontage requirements, combined with a larger lot size, helps to maintain the rural character of the Town while allowing for reasonable development.

Setbacks should be appropriate, depending on the lot size to allow the developer or home owner to locate a dwelling within reasonable distance from the roadway. Requiring excessive setbacks will add development costs in driveways and often times land preparation for construction. Setbacks should be established to maintain consistent development of the growth and rural areas.

C. Road Construction - In order to maintain affordable housing throughout Stetson, housing development requirements must be at a reasonable level. Road construction is a large portion of development costs particularly in subdivisions. The Town of Stetson's subdivision regulations do reflect reasonable road construction standards. Reasonable standards will ensure low maintenance costs for the town, appropriate sized roads for the development, quality construction and affordable construction to encourage development of affordable housing units.

D. Other Design Standards - The creation of additional site requirements and performance standards within the Land Use Ordinance of the Town of Stetson should be reasonable. Additional provisions for parking, traffic access, landscaping, buffering, and general guidelines for development should be approached with the understanding that extensive regulations can add to development costs as well as protect the town from adverse development. A clear perspective of the future needs of the Town of Stetson is very important in drafting these requirements. Standards should not be applied indiscriminately where they may not be necessary and will only serve to add to the housing and development costs.

Housing Options - Some housing options to be used by the Town of Stetson to increase housing affordability are listed below:

A. Non-Mobile Home Housing Units - Generally, multi-family housing, whether owner or renter occupied, is less expensive than single-family homes. Single-family conversions can provide several benefits to a community, if properly regulated. Conversions of large older homes can provide affordable dwellings in buildings that might otherwise deteriorate because of high heating and maintenance costs. This can be particularly beneficial to elderly homeowners, where additional units can provide additional income, as well as the possibility of some

assistance in exchange for lower rents. First time home buyers can also benefit from the additional source of income. Care must be taken to regulate conversions so that they do not have an adverse impact on existing neighborhoods.

B. Senior Citizen Housing Units - In-law apartments can provide senior citizen housing. An in-law apartment is usually an additional dwelling unit within a single-family dwelling or is included in new construction onto an existing single-family dwelling. After an in-law apartment has served its purpose, the addition will revert back to single-family use. Allowing this type of housing will provide elderly housing alternatives. In-law apartments should be permitted throughout the Town of Stetson, assuming that sewage disposal and water requirements can be met. Typically these dwelling units have a low impact and are consistent with existing development within the various neighborhoods.

An elder cottage is a unit placed on an existing lot with a single family dwelling and is usually a manufactured unit to be temporarily located as a means of residential use. Elder cottages should be required to be removed after they have served their intended purpose.

Other methods of providing senior citizen housing include attracting developments of this nature or applying for various grants to secure funding for senior citizen housing. Development of senior citizen housing can be sought by providing developers with the needs of Stetson and allowing this type of development throughout the Town of Stetson, pending compliance with the various land use regulations. Ease of development can play a major role in attracting development. Reasonable land use regulations and performance standards will encourage potential developers to come forward with their plans. Any development proposal for housing should be reviewed under the Land Use Ordinance performance standards as well as a Site Plan Review. The Town of Stetson should obtain information from FHRA and the Maine State Housing Authority on additional housing alternatives for the elderly. Currently, six unit elderly housing development is under construction in the town of Stetson.

C. Mobile Homes - Stetson depends on manufactured housing as an affordable housing alternative. Several needs have been identified for manufactured housing in the policy section. Legislation requires towns to provide for manufactured housing, consistent with this legislation, in a variety of environmentally suitable locations. The Town of Stetson, needs to provide standards within the Building Code to protect the character of the rural and growth areas of the town from manufactured housing. Additional regulations should be created to protect the occupants and owners of manufactured housing and ensure their safety, health, and welfare. Single-family mobile homes will make up a large portion of affordable housing within Stetson and their safety should be ensured.

Cluster/Open Space Housing - The Town of Stetson can provide additional opportunity for affordable housing by allowing cluster development in the rural areas of town. Cluster or open space development can reduce construction costs

and help to preserve open space. Construction and long-term maintenance costs are reduced, because roads and utilities are provided for a smaller area. An initial cost savings of \$2,000 to \$4,000 per unit is typical. The types of housing located in cluster development can be limited to single-family homes although multi-family homes or apartments could be permitted as well. All development must meet the provisions of the Land Use Ordinance.

Meeting Future Housing Demands - Based on current projections, Stetson will need to accommodate 106 additional housing units in the next ten years. The majority of these dwelling units will be located in the growth areas and existing subdivisions not yet developed. Additional units will be located within the rural areas on larger lot sizes. In order to ensure that the expansion of housing units does not become greater than the ability of the Town of Stetson to provide municipal services to those housing units, all development proposals should be reviewed to determine their impact on municipal services. The method for reviewing building permits on an individual basis should be revised in order to take into account the impact on municipal services. A standard criteria for review should be established within the Land Use Ordinance to address development concerns appropriately.

Recommended Schedule

In order to meet the goals of the Affordable Housing Plan, the following schedule should be used. The Land Use Ordinance will address the majority of these strategies. The Planning Board will be primarily responsible for initiating additional housing strategies if needed.

Immediate (Accomplish within 1-2 years)

1. Implement the recommendations of the Affordable Housing Plan within the Land Use Ordinance.

Short-Term (Accomplish within 2-5 years)

1. Using established ordinances, amended ordinances, and regulations, initiate the review of development proposals with regards to their impact on the ability of the town to provide municipal services.

Long-Term (Accomplish within 5-10 years)

1. Monitor the effectiveness of the performance standards on affordable housing opportunities.
2. If necessary, initiate grant applications to provide for elderly housing assistance.

E. LAND USE PLAN

District Designations

The following recommendations are based on the previously written sections that include the Inventory and Analysis, Policies, Public Opinion Survey, and some Implementation Strategies. See Map E-1.

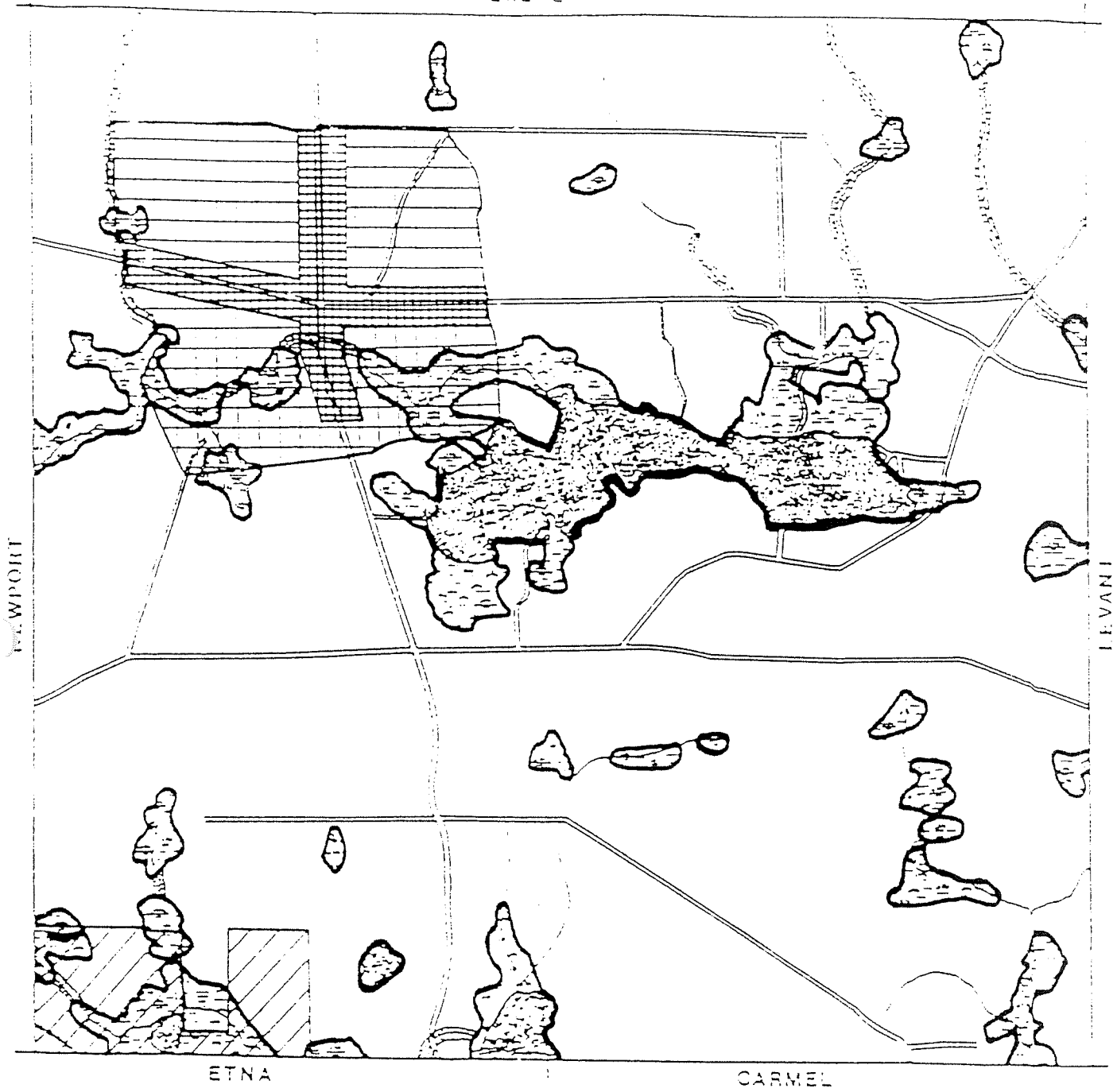
Village Residential - The Village Residential District is not categorized as growth or rural because it identifies an area that is already developed. It is the desire of the Town of Stetson to protect their existing Village from congested development, preserve the character of the existing Village, and to control future development within the Village. Any further development of the district, whether commercial or residential, shall meet the provisions of the current minimum lot size of 50,000 square feet, with minimum lot dimensions of 200 feet of frontage with 250 foot depth. Future development shall also meet the provisions of the performance standards of the Land Use Ordinance. Currently, there exists one historic site that has been identified and is listed in the National Register of Historic Places. If in the future, additional historic sites or archaeological sites are identified, a Village Historic District could be created and a Historic Preservation Ordinance adopted. This would ensure that buildings or sites of historic and archaeological significance are protected from adverse development, particularly within this more traditional district. In order to further protect this district from inconsistent development, the Town of Stetson intends to allow modular homes as well as conventional stick built homes within the district, while disallowing mobile homes. The Village district will center on the intersection of Routes 222 and 143.







RURAL AREAS

Rural Residential - This designation is for those areas that Stetson intends to protect from incompatible development including agricultural land, forested land, scenic areas and other open space land areas. Medium to low density residential development would be permitted. Minimum lot size requirements in this area would be larger than the minimum lot size in the growth area. Home occupations would be permitted. Cluster development would also be permitted as an option to conventional development to preserve open space and scenic areas. In accordance with State Law, mobile home parks would be permitted in these areas pending their conformance with all applicable ordinances and performance standards. The conversion of single family homes to a limited number of additional dwelling units would be permitted if all required ordinance standards were met. This is the largest single district in the Town of Stetson.

Wetland Regulation - This designation includes all wetlands regulated by the State of Maine in accordance with the Natural Resource Protection Act. Wetlands illustrated on the land use map are those wetlands in excess of 10 acres as identified by the Department of Environmental Protection.

Conservation District - This designation is for that land which is currently owned and managed by the Penobscot County Conservation Association and any future land dedicated to the protection and preservation of wildlife, vegetation, and natural resources.



-  RURAL RESIDENTIAL
-  VILLAGE RESIDENTIAL
-  MIXED RESIDENTIAL
-  250' SHORELAND ZONE
-  75' STREAM PROTECTION
-  CONSERVATION DISTRICT

STETSON LAND USE

SCALE
1:50,000



Shoreland Zoning Districts - The Shoreland Zoning Ordinance of the Town of Stetson is currently being revised to meet the provisions of the mandated Shoreland Zoning Guidelines. This revision will be completed and adopted by December 31, 1991. The shoreland zoning districts to be included within the amended Shoreland Zoning Ordinance of the Town of Stetson will, at a minimum, include land areas within 250 feet, horizontal distance, of the normal high-water line of any great pond, or river; within 250 feet, horizontal distance, of the upland edge of a freshwater wetland; and within 75 feet, horizontal distance, of the normal high-water line of a stream. Those districts may include the following:

Limited Residential District - This designation will include those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District or Stream Protection District.

Stream Protection District - This designation will include land areas within 75 feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond, river or upland edge of a freshwater wetland.

Resource Protection District - This designation will include areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values.

GROWTH AREAS

Mixed Residential - This designation is for those areas which would serve as a higher density residential growth area for the Town of Stetson. These areas are adjacent to the established Village area, on adequate soils for good drainage and septic systems. This area will provide for anticipated growth projected for the Town of Stetson through the year 2001. This district will include areas starting from the boundary of the Village Residential District and encompass a surrounding area to provide for expansion. Minimum lot size in these areas would be consistent with the current lot size of 50,000 square feet with a minimum frontage of 200 feet and lot depth of 250 feet. Recent subdivisions in these areas exceed the minimum lot size established. Uses in these areas would be consistent with the surrounding uses and meet the applicable development standards established by the Town of Stetson through a land use ordinance. Residential and small scale commercial development of this area should be reviewed in accordance with established performance standards to ensure the rural character of the Town of Stetson. Types of housing allowed in this area will be defined through the land use ordinance. The town's intent is to allow modular homes and mobile homes within this district.

Floating Industrial/Commercial - The designation is for those areas which are suitable for industrial and large scale commercial growth that will meet the provisions of the applicable performance standards. This district will be a Floating District. A Floating District would establish the district designation for industrial and large scale commercial uses but does not require the Town of Stetson to identify that area at this time. This would allow the Town of Stetson flexibility in establishing an industrial area that would be suited to meet the needs of the potential development. The Town of Stetson will permit industrial and large commercial development but at this time lacks the facilities necessary to establish this area. Minimum lot size requirements for this district would be consistent with industrial activities.

Land Use Regulations

The following recommendations for Stetson's Land Use Ordinance are based on information in the inventory and analysis section and policy sections of the Comprehensive Plan. Some recommendations have been taken from previously developed implementation sections. The recommendations are organized by topic.

Generally, the Planning Board of a municipality is responsible for drafting a Land Use Ordinance within the municipality.

General Recommendations - Before addressing specific recommendations for Stetson's Land Use Ordinance, there are several overall recommendations that should be considered when working on the ordinance. In general, land use regulations should be kept to the minimum necessary to achieve the goals of this Comprehensive Plan. It is not the intent of the Comprehensive Planning Committee to impose burdensome requirements on the normal activities of town residents. The overall philosophy for land use regulation, is to regulate land use and development to the extent necessary to protect natural resources, property values, and public safety. Over-regulation should be avoided. Residents should not feel as if they have lost their freedoms as landowners. In particular, land use regulation should not be so restrictive that they have a negative impact on existing land use practices.

In regard to the creation and updating of various ordinances, there are some general guidelines that should be followed. In ordinances, there is a need for specific standards and clear definitions. It is very important that the various ordinances meet the minimum requirements as set forth by State Law. In addition, it is very important that the land use ordinances be consistent with the recommendations of this Comprehensive Plan. The Comprehensive Plan provides the legal basis for enacting the ordinances, and their consistency with the plans, goals and policies will be a major consideration in the event the ordinances are subject to a legal challenge.

Commercial and Industrial Areas - The Town of Stetson has very limited commercial and industrial activity. Stetson wants to encourage small scale retail trade and home occupations. Stetson welcomes traditional agricultural, forestry and home occupations. Because of the concern in Stetson for new commercial and industrial activities impacting the rural character of Stetson, the establishment of industrial and commercial performance standards would be a way of addressing those concerns. Within a land use ordinance, performance standards could be developed to regulate such things as screening, landscaping, buffers, parking, emissions of light, noise, glare, odors, etc., when used properly will reduce the impact of commercial and industrial development on establishing areas. Commercial uses would be allowed in the existing Village District and the adjacent Mixed Residential District. Any new commercial development would have to meet the provisions of the land use ordinance. Industrial activities will also have to comply with the applicable standards of a land use ordinance. The establishment of a Site Plan Review Ordinance would address larger scale development concerns. This would allow the Town to review development projects on an individual basis to ensure the project does not adversely affect the town's rural character. One way to provide for industrial and commercial development is with the creation of a Floating Industrial District. The Town of Stetson is better prepared to deal with new industrial development and its impact on the rural character of the town. The Mixed

Residential District and the Rural Residential District are both potential sites for the Floating Industrial District. The site of industrial development must be carefully chosen in order to minimize its impact on rural Stetson.

Housing - One of the principal objectives of the comprehensive plan in regard to housing is to ensure that the town's ordinances do not discriminate against affordable housing or impose standards that add unnecessary costs to housing construction. These issues, and suggested implementation strategies for addressing them, are discussed extensively in the "Affordable Housing Plan". With regard to land use regulations, the proposed strategies in the affordable housing plan discuss lot size, road frontage, and setbacks, street widths and other design standards. The affordable housing plan also discusses the importance of allowing for a variety of housing types and how cluster housing can reduce housing costs and encourage open space preservation. Cluster development could only be permitted when the total area of the development is equal to the sum of the minimum lot size multiplied by the number of units. Performance standards for cluster development could require that buildings should be located so that they are not visible from the road or existing neighboring residences. Provisions could be made for the ownership and care of the open space and no clearing, except for an access drive, which would be allowed within 100 feet of the centerline of the roadway. It is possible for subdivision regulations to require cluster development and requirements for open space. An example, would be to require subdivisions of greater than 10 lots, to set aside 25% of the developable land as open space. Accessory apartments, single family conversions, and elder cottages are specifically discussed as housing options that should be permitted in town provided that they are properly regulated. As revisions are made to the land use ordinances, the affordable housing plan should be referred to in order to ensure that the suggested uses are permitted in appropriate areas and that the general guidelines for non-discriminatory standards are followed.

Mobile Home Parks - By law, all towns in Maine must permit mobile home parks in a number of environmentally suitable locations. The current Mobile Home Park Ordinance in Stetson is intended to reflect the most current legislation. Besides their location, another issue relating to mobile homes is design and safety standards. The current legislation that addresses these areas allows towns to develop standards that relate to things such as skirting, foundations, roofs, electrical entrances, plumbing installations can be required to be met, providing they do not cause a financial burden on the owner. State Law has also determined minimum requirements in regard to roads and lot size. Municipalities may, through home rule provisions of law, enact more stringent regulations within the limitations expressed by the various applicable laws. There is concern in the Town of Stetson that mobile homes parks be appropriately sited in the town with effective requirements pertaining to landscaping, skirting and foundations. These requirements can be implemented through a building code and by amending the current Mobile Home Park Ordinance.

Building Code - Many towns in the State of Maine have established a Building Code to protect the town's residents safety, health, and welfare. In the establishment of a building code, a town should not require more standards to be met than the town can afford to enforce. The Town of Stetson has adopted its own Building Code. Stetson's Building Code should be reviewed and amended as necessary on an annual basis to ensure that the code effectively addresses the concerns of the Town of Stetson. Building codes not only contain specific

construction standards but also tools that can be used to ensure the safety of the citizens. Certificates of Occupancy are an effective tool in which to ensure that a dwelling or commercial structure meets the various requirements of a building code, plumbing code, or other applicable regulations before the structure is occupied. Stetson's Building Code should be amended to do so. With the adoption of a land use ordinance, Stetson's Building Code will change in format. Building codes traditionally specify construction standards and the land use ordinance deals with lot size and setbacks. The building code should also contain an enforcement section detailing the amount of fines for each violation to discourage similar and repeated violations. There are various building codes that can be used as resource material for revising Stetson's Building Code. A town that adopts a building code that they cannot enforce is in all likelihood setting themselves up for legal action that would likely result in a loss to the town.

The Town of Stetson needs to hire a certified Code Enforcement Officer to ensure compliance with the various applicable regulations. Good public relation skills are vital, as well as knowledge of the many State mandates and local ordinances. A Code Enforcement Officer is a position that is of a very sensitive nature. Hiring the right individual for the needs of the town is a major concern and should be approached cautiously.

Performance Standard Concerns - The Town of Stetson, in an effort to preserve the small town rural character and encourage consistent development, wishes to use buffer provisions within the Land Use Ordinance, Subdivision Ordinance and Site Plan Review Ordinance criteria. It is the intention of the Town of Stetson to allow various developments, in appropriate areas, providing they meet the established criteria for that area or district. Buffer requirements will be used to regulate developments in those areas of town where by requiring vegetation, trees, and other means will enhance the appearance of the development and support the rural character of the Town. Parking, display areas, fences, streams are types of buffers that may be considered appropriate if consistent with the various performance standards within the applicable district. Buffers will be used to protect various developments from impacting other new or existing developments. Buffers between residential and commercial, commercial and agricultural, and residential and agricultural uses shall be required. Furthermore, buffers of vegetation between existing roadways and new development, whether residential or commercial shall be implemented. The result of the implementation of these standards within the various regulating documents will ensure the rural appearance of the Town of Stetson.

Natural Resources - There are many important natural resources in Stetson that can be further protected by expanding the Limited Residential and Resource Protection District requirements. The creation of a Stream Protection District as well as additional mandated amendments will have to be adopted by December 31, 1991. This process has already begun. Areas within the Limited Residential, Resource Protection, and Stream Protection Districts will be directly affected by these Shoreland Zoning updates. Lakes, streams, wetland and waterfowl nesting sites can be further protected as a result of this updating. Other natural resources meriting protection, providing adequate documentation, include deer wintering areas, state designated critical areas, forest land, and agricultural land. These will be addressed with the designation of the various protection districts or any future district that may be required. A lake water monitoring program will be established to ensure and protect the lakes from adverse development impacts. These activities being further steps to ensure the protection of the natural resources in Stetson.

With regard to the natural resource protection in the Town of Stetson, the following steps should be taken: establish the appropriate protection district; enforce the Maine State Plumbing Code on existing and new development; closely monitor and enforce lake water protection ordinance; implement the provisions of the Water Quality Protection Plan.

Financial Considerations - The regulations contained in the land use ordinances can have both direct and indirect consequences on the town's finances and economy. It is important to permit a broad range of uses with appropriate performance standards.

It is recommended that some occupations and commercial businesses be permitted in a wide range of locations providing that the operation of the business is unobtrusive and does not adversely affect the neighborhood where it is located. Performance standards will be developed to establish guidelines for these activities.

Another financial issue to consider is the fees charged to review various subdivision or development proposals. The town should ensure that the fees charged cover the expenses incurred by the town when reviewing such proposals.

The use of impact fees is one way in which the town can alleviate the burden of providing services or infrastructure improvements that result from the development. Impact fees have typically been used to pay for off-site improvements such as parks, open space, recreational facilities, road intersection improvements, drainage systems, sewer and water lines, sidewalks, libraries and schools.

Courts have found that impact fees are legal as long as development pays only its fair share of the cost for a needed capital facility or service. The three major factors to consider are: the expansion of the facility or service must be necessary and caused by the development; the fees charged must be based on the costs of the new facility or service apportioned to the new residents; and the fees must benefit those who pay and funds collected must be earmarked for a particular account. Impact fees cannot be imposed to make up for existing deficiencies. They are designed to address future needs created by a new development. Also in Maine, in the future only towns with certified comprehensive plans will be permitted to impose impact fees.

The capital improvements section of the plan plays an important role in identifying the most important needs in a community. In general, a formula must be created for determining the impact fee required to be paid by a developer. The purpose of the formula is to calculate the individual demand resulting from a development and to assess the developer for his portion of the costs. An impact fee ordinance would need to be designed which ensures that the fees imposed are not arbitrary or unreasonable.

Enforcement - The value of any ordinance is dependent upon how well it is enforced. In the development of policies for this plan, several items were determined to be of specific importance for enforcement. These include Shoreland Zoning Ordinance, Maine State Plumbing Code, Building Code and a Land Use Ordinance. In order to achieve better enforcement, two issues are of

importance - one, the education of residents as to the requirements of local and state regulations and two, the hiring of a certified Code Enforcement Officer with provisions for adequate Code Enforcement Officer hours to ensure that compliance is taking place. Junk yards are a concern to the Town of Stetson. Maine State Law defines junk yards and automobile graveyards. The Town of Stetson, using home rule provisions of law, can define a junkyard in its own terms and enforce that provision of its ordinance. The key to adequate enforcement is providing the Code Enforcement Officer with the proper legal language and definitions with the land use ordinance. The Code Enforcement Officer should be adequately compensated for his duties and allowed enough enforcement time to monitor activities within the town. It would also be helpful to establish a job description that details the specific duties of the Code Enforcement Officer. The success of any ordinance depends upon its enforcement and the ability of the enforcement officer.

Protective Measures - In order to address the policies of maintaining and encouraging open space and protection of natural resources, a number of measures in addition to ordinances may be appropriate. The Planning Board should explore the use of open space and land conservation techniques such as conservation easements, development right purchases, land trusts, and performance standards. Once recommended ordinances are in place, the Planning Board should gather a significant amount of information on these programs and specifically how they might be applied to Stetson. A good example of these programs is in the existing conservation land already provided for in Stetson.

In addition, the use of the Farm and Open Space and/or the Tree Growth Tax Law should be promoted. This can be promoted through the Town Report and the Town Meeting. In addition, the assessors can provide information to potential eligible residents on these programs.

Timeline

The following list indicates the timeframe for implementing the various strategies discussed above. Many of the strategies, which would be incorporated into ordinances, should be accomplished in the first year or two because the development of a zoning ordinance is mandated by law within a year after the completion of the comprehensive plan.

Those strategies designated as "Immediate" should be initiated in the next one to two years. "Short-Term" strategies should be initiated in the next two to five years, and the "Long-Term" strategies should be initiated in the next five to ten years.

1. Designation of Growth and Rural Areas in the Land Use Ordinance - immediate

2. Revisions to the Shoreland Zoning Ordinances and district designations, Building Codes, Mobile Home Park Ordinance, and the creation of a Site Plan Review Ordinance and Land Use Ordinance - immediate

3. Commercial and Industrial Areas

Establish appropriate commercial and industrial performance standards - immediate

Draft and adopt a Site Plan Review Ordinance - immediate

Create an area for the Floating Industrial District if a proposed industrial activity meets the provisions of the Land Use Ordinance - long-term

4. Housing

Implement the recommendations of the Affordable Housing Plan - immediate

Ensure non-discriminatory standards are developed - immediate

5. Mobile Home Parks

Review existing Mobile Home Park Ordinance to ensure conformity with the State Mandated Minimums - immediate

Amend the current Mobile Home Park Ordinance to address the needs and intentions of this Comprehensive Plan - short-term

6. Building Code

Review and amend Stetson's Building Code to include provisions for a certificate of occupancy - immediate

Hire the appropriate Code Enforcement Officer to meet the needs for the Town of Stetson - immediate

Update the enforcement section of the Building Code to comply with established minimum fines as set by State Law - short-term

Maintain the Town of Stetson Building Code to reflect the concerns within the Town of Stetson - long-term

7. Performance Standard Concerns

Establish buffer provisions within the Land Use Ordinance - immediate

Regulate future residential, commercial, industrial and agricultural development in Stetson with the implementation of performance standards within the Land Use Ordinance - short-term

8. Natural Resources

Create the appropriate Shoreland Zoning Districts to address the mandates created by the Minimum Shoreland Zoning Guidelines - immediate

Establish a lake monitoring program for the various applicable waterbodies within the Town of Stetson - short-term

Implement the recommendation of the Water Quality Protection Plan - long-term

9. Financial Considerations

Allow for home occupations and in-home businesses in a variety of locations within Stetson - immediate

Develop and update the various fee requirements so that they accurately reflect the cost of regulations and reviews - short-term

Consider the adoption of an Impact Fee Ordinance - long-term

10. Enforcement

Educate the general public on the requirements of the land use regulations - immediate

Provide funds and Code Enforcement hours to allow for adequate enforcement time to ensure compliance with the land use regulations - short-term

F. WATER QUALITY PROTECTION PLAN

Current Situation

The "Natural Resources" section of the Inventory and Analysis describe the current situation in regard to Stetson's water resources and water quality issues. The following are the most relevant facts concerning water quality in Stetson.

Natural Resources:

1. Agricultural lands provide desired rural character as well as economic and recreational opportunities. Thirty-seven percent (37%) of Stetson's soils are considered prime farmlands or additional farmland of statewide importance. There are five active farms in Stetson.
2. Stetson has a considerable amount of soils which are well suited to agriculture. In addition, it has a considerable amount of soils with poor to very poor suitability for septic systems. Soils which are better suited for septic systems tend to also be well suited for agriculture.
3. There are 1,169 acres of lakes and ponds located wholly or partially in the Town of Stetson. There are 46 miles of streams.
4. Stetson is located in the watersheds of the Kennebec River Basin, the Penobscot River Basin, Stetson Pond (Pleasant Lake), Etna Pond, Mud Pond, Lost Pond, Little Mud Pond, Sebasticook Lake, and Hermon Pond.
5. Sebasticook Lake and Stetson Pond drain into the Kennebec River. Hermon Pond, Etna Pond, Mud Pond, Little Mud Pond, and Lost Pond drain into the Penobscot River.
6. Stetson Pond is located totally within the Town of Stetson and is the principal waterbody in town. It provides for boating, waterskiing, swimming, and snowmobiling.
7. Stetson Pond is noted primarily for its warm water fisheries. It is a principal fishery for large mouth bass, small mouth bass, white perch, and chain pickerel. It is stocked with alewives and is a fishery for several other warm water species. Stetson Pond is fished year-round.
8. Stetson Pond's watershed is located mainly in Stetson, 93%, and the remaining area is located in Exeter, 7%. Stetson Pond drains into Sebasticook Lake. The water quality of Stetson Pond is moderate and stable.
9. A dramatic increase of residential and seasonal development has occurred around Stetson Pond and its tributaries.
10. Etna Pond is located in Stetson, Etna, and Carmel. 70% of the watershed lies in Stetson, 18% lies in Etna, and 12% lies in Carmel. Etna Pond provides warmwater fisheries, principally small mouth bass, white perch, and chain pickerel. The water quality of Etna Pond is considered to be moderate and sensitive.

11. Mud Pond is located in the southwest portion of Stetson. The watershed is divided between Stetson (22%), Newport (26%), and Etna (52%). The water quality has not been monitored and thus is considered moderate and sensitive. It is surrounded by a large wetland which acts as a buffer. Lost Pond, also in southwest Stetson, is a similar pond.

12. The watershed of Little Mud Pond, located in the southern part of Stetson, is totally within Stetson. The water quality has not been monitored and is thus considered moderate and sensitive.

13. These small ponds are important primarily due to the marshland surrounding them and its wildlife value.

14. Although Sebasticook Lake is located in Newport, 20% of its watershed is located in Stetson. The water quality for Sebasticook Lake is poor and restorable.

15. Hermon Pond is located in Hermon, however Stetson accounts for 8% of its watershed. The water quality for Hermon Pond is poor and restorable.

16. The three largest streams in Stetson are Stetson Stream (Sebasticook Stream), Harvey Stream, and Buzzell Stream.

17. Groundwater is the major source of drinking water in Stetson and is pumped from individual wells. The majority of these wells are bedrock wells.

18. There are no known sand and gravel aquifers in Stetson.

19. Portions of Stetson may be located in the recharge area of aquifers located in other communities. Currently these are unmapped.

20. If the Town of Stetson were to develop a public water supply in the future, it would need to look at surface water resources, specifically Stetson Pond.

21. Wetlands are important for maintaining stream flow and stabilizing groundwater levels, and they provide very important habitats for wildlife. Stetson has 14 freshwater wetlands that are non-wooded and 10 acres or larger. Seven of these 14 wetlands are considered to have high or moderate wildlife habitat value and the 250 foot zone around them are required to be zoned resource protection under the revised 1990 Shoreland Zoning law.

22. Shoreland areas in Stetson are currently protected by a State-imposed Shoreland Zoning Ordinance. The town adopted the minimum State shoreland zoning requirements in 1974. In 1988, several changes were made to the Shoreland District boundaries so that they more closely conformed to the actual location of buildings in the Shoreland District. The Town of Stetson is in the process of updating their Shoreland Zoning Ordinance to meet recent changes in State legislation.

23. Stetson has a Floodplain Management Ordinance that was enacted in 1987. There is, however, no severe flooding in Stetson as evidenced during the flood of April 1, 1987, a designated 100-year flood.

24. A minimum lot size ordinance has been enacted to prevent small lots from being approved in the future.

25. There are very few steep slopes (greater than 15%) in Stetson which should be protected from inappropriate development.
26. There are no critical areas identified by the State in Stetson.
27. Stetson provides a number of desirable wildlife habitats, particularly for fish, deer, and birds. Several threatened species of birds have been sighted near Stetson Pond. Clean water is essential for survival of all wildlife.
28. Forest lands cover most of Stetson's undeveloped land and are very important to Stetson's economy. Much of the forest land is actively managed. The forest land also provides recreational opportunities and desired open space.

Potential Threats to Water Quality and Quantity

Water quality concerns in Stetson for both surface water and groundwater include increasing development pressure, potential contamination due to agricultural practices, the potential for inadequate septic disposal systems, leaching of salt from road salt or uncovered salt/sand piles if one exists, leaching from landfills, and from the potential leaking of underground storage tanks.

Residential development could exceed the carrying capacity of the land, particularly as there is no public water and sewer. Residential development usually increases the amount of cleared land, which in turn increases the phosphorus run-off into area lakes, ponds, and streams. The problems of phosphorus run-off and sedimentation due to stream erosion are particularly acute during construction. Poor timber harvesting techniques, including clearcutting, can also cause siltation and phosphorus loading. Phosphorus run-off feeds algae blooms, which are not only unsightly, unhealthy, and odor causing, but they can indirectly initiate fish kills.

Development is being monitored by the code enforcement officer. Although there may not be adequate time currently allocated to this position for the necessary enforcement, Stetson is in the process of evaluating and improving the code enforcement position.

Agricultural practices which can contribute to water quality problems include run-off of animal wastes, fertilizers, and pesticides.

There are three underground storage tanks in Stetson which are registered with the Department of Environmental Protection (DEP).

Soil erosion from cultivated land and certain highway maintenance practices (ditch and culvert maintenance) conducted near waterbodies and streams contribute to high turbidity and sedimentation.

Erosion from improper stormwater drainage can impact water quality.

Policies

The policies most relevant to water quality are outlined under the policy sections: "B. Community Character", "D. Water Quality", "E. Natural Resource Protection", "F. Land Use Regulations", "G. Recreation", and "H. Municipal Finances and Public Facilities and Services".

Implementation Strategies

The major water quality concern in Stetson is from non-point source pollution contamination of surface water and groundwater. Non-point source pollution can be alleviated by use of better management practices for agriculture, forestry, development, road construction and other sources of non-point pollution. The Maine Department of Environmental Protection (DEP) has developed a manual on "Best Management Practices (BMP's) for Non-Point Source Pollution" which is to be published by February 1991 and will be available for use by municipalities.

One strategy to mitigate the impact of land development is for Stetson to use soil information from the Soil Conservation Service (SCS) in making land use decisions. SCS can make available information on a rating system called soil potentials that has been developed to allow planning boards and other interested persons to rate soils for their potential for low density development.

Development on steep slopes should also be limited due to the potential for erosion of pollutants and sediments into water sources.

Another strategy is to ensure that the town is aware of conversions of seasonal residences to year-round residences, and that applicable regulations on sewage disposal are enforced.

Consideration should be given to the adequate regulation of land use sited in sensitive areas and better enforcement of the State Plumbing Code and other appropriate environmental regulations.

Stetson does not have any known sand and gravel aquifers. However, portions of Stetson may be located in the aquifer recharge zones of other aquifers in neighboring municipalities. When these are mapped, then Stetson should consider working with the municipalities to protect the water. Also, identifying and mapping any currently unknown aquifers is important in the future. The town could develop aquifer protection overlay zones over an aquifer and around any recharge zones found to exist to protect them from pollution from septic systems, gravel pit excavation, poorly planned development, and other potential sources of contamination.

While ensuring the quality of both groundwater and surface water, it is also necessary to ensure the quantity of water for future drinking water needs, recreational uses, and fire protection.

Good forest management in Stetson is essential to protect and maintain water quality, while allowing for the competing uses of public recreation on forest lands and new development. Forest resources need to be preserved in

order to protect the viability of woodlots and to preserve the town's rural character. The town should consider managing all forest land. One option would be to appoint a Town Forester and adopt a timber harvesting ordinance, with the Town Forester acting as an enforcement officer. The ordinance should incorporate good forest management practices as defined by the "Maine Forest Practices Act". Restrictions on timber harvesting within 75 feet of brook or stream should be enforced. Permits for timber harvesting should be issued. The job of issuing permits could be done by the forester or by a Conservation Committee which would need to be established.

Monitoring wells down-gradient of the closed landfill, uncovered sand/salt piles, and underground fuel tanks will help keep the town aware of water quality problems resulting from leaching of contaminants from these sources. Strategies to prevent leaching of contaminants covering the sand/salt pile, minimizing salt usage during winter months, and removing underground tanks as soon as economically feasible and in compliance with the state law. Stetson has started the application process for funding to build a cover for the sand/salt pile.

An additional strategy is to develop alternative methods of solid waste disposal which will remove the threat to surface water and groundwater and health which a municipal landfill would pose. Currently, the Town of Stetson is using Penobscot Energy Recovery Company (PERC).

Appropriate areas for development should be based on available natural resource information such as soil mapping and testing.

Since Stetson Pond is a potential source for future drinking water, Stetson has initiated a Lake Monitoring Program. The program should include an appointed lake monitor and as Stetson Pond is shallow, sedimentation monitoring. All records of monitoring should be filed with the Town Office.

Stetson Pond and its watershed shall be examined for the lake's phosphorus carrying capacity and the level of protection best suited to the lake and the town's use of the lake. The examining committee shall present recommendations on future development of the lake by January 1992. Such recommendations, subject to approval by citizens, shall be incorporated into the comprehensive plan.

Education programs for residents of Stetson on water quality control and what an individual can do to prevent water pollution are important techniques for helping with non-regulatory protection of water resources. Programs and informational material are provided by the Soil Conservation Service, Cooperative Extension Service, and the Department of Environmental Protection's Lake Division.

To prevent erosion of soils and other contaminants from development, road construction, agriculture, lawn maintenance, and other sources into water resources, good management practices for these activities should be followed such as encouraging vegetative buffers between development and water resources. Compliance to and enforcement of state and local codes are essential and amending or developing appropriate ordinances for the town are also important strategies. Revision and development of ordinances and enforcement are discussed below.

Ordinances - During the development of the Land Use Ordinance to reflect the goals of the Comprehensive Plan, a two-sided approach should be used: 1) decide where the town wants to develop, and 2) decide where the critical areas, such as water resources, are and how the town wants to protect them. Overlay districts with appropriate standards are a useful tool for protecting sensitive areas.

An alternative option to overlay zoning within the Land Use Ordinance is to develop a separate ordinance for the sensitive area(s). An example is a watershed protection ordinance.

Another tool for protecting sensitive areas is to determine the carrying capacity for that land. If the land cannot support more than a certain density, then restrict the land to that density. The minimum lot size for a sensitive area of land, such as around the wetlands of Stetson Pond and Etna Pond, may need to be larger than the current 200' x 250' minimum. In the zoning ordinance, individual sections of the town may require different minimum lot sizes. The zoning ordinance however, should allow cluster development when appropriate. Cluster development can protect water and wetland resources, while still allowing development to occur.

The Shoreland Zoning Ordinance can follow the State Guidelines or they can use the State Guidelines as a minimum and develop an ordinance that follows the goals and objectives of Stetson's Comprehensive Plan. In order to create a much more effective tool in protecting Stetson's resources, the Shoreland Zoning Ordinance is being tailored to Stetson's needs. Sensitive water resource land areas include the new required shoreland areas within 250 feet from the upland edge of the non-wooded wetlands 10 acres or larger designated on the DEP fresh-water wetland maps. These maps were provided to the municipalities under the March 1990 revised Shoreland Zoning Guidelines, which Stetson is in the process of adopting. Wetland numbers 5, 66, 67, 190, 191, 197, and 199 are rated as either medium or high value in wildlife importance on these maps. These wetlands and their uplands are considered valuable waterfowl habitat and the 250 foot upland buffers are required to be zoned Resource Protection.

Update Stetson's Subdivision Regulations to reflect current State law and Stetson's water resource protection goals. Review criteria under subdivision review which can be made stronger for water quality protection are, 1) Pollution, 2) Sufficient Water, 3) Municipal Water Supply, 4) Erosion, 6) Sewage Disposal, 7) Municipal Solid Waste and Sewage Disposal, 11) Surface Waters; Outstanding River Segments, 12) Groundwater, 13) Flood Areas, 14(a) Storm Water, 14(b) River, Stream, or Brook, and 14 (c) Wetlands.

Another strong strategy for water quality protection is incorporating phosphorus control measures into the subdivision ordinance. The Lake Division of the Department of Environmental Protection (DEP)'s Water Bureau has developed a "Phosphorus Control in Lake Watersheds" methodology for municipalities to incorporate into their comprehensive planning goals and into their subdivision and shoreland zoning ordinances. The methodology would allow development to continue where appropriate, while still maintaining the water quality, in Stetson Pond and the other waterbodies.

Stetson has a Floodplain Management Ordinance, which is currently having new maps developed for it by the U.S. Army Corps of Engineers. When they are completed, Stetson will need to incorporate them into their ordinance. Attention

should also be paid to the inclusion of floodplains in the designation of growth and rural areas and in reviewing any plans for development.

A Site Plan Review Ordinance can also be an important tool for water quality protection. The site plan review requirements can be incorporated into the subdivision or zoning ordinance, rather than creating a separate document.

An Erosion Control Ordinance is another option for water quality protection. The ordinance would include erosion prevention standards when soil is exposed in a watershed. An alternative would be to include erosion control standards within separate ordinances, such as subdivision, zoning, shoreland zoning, and site plan review ordinances.

Good records and standards on development and other construction projects will assist the enforcement of the ordinances relating to water quality. Two ways to improve record keeping and standards is to enact a building notification ordinance and to develop and enforce health and safety standards for new construction.

Enforcement - No matter how good the ordinances of a town are, unless they are followed, they may as well not exist. The best strategy for compliance is through voluntary cooperation with the town ordinances. The best strategy for insuring this is to inform, involve, and educate the citizens about the ordinances, their purposes, and the reasons for them.

If voluntary compliance does not work in all cases, then efficient enforcement of the ordinances and the State Plumbing Code is critical. Hiring a code enforcement officer (CEO) with proper training specifically for the job is more efficient than tacking the job onto another position. If ordinances are expanded or new ones are developed, it may be necessary to increase the hours of the CEO. It is also important to support the CEO in the Code Enforcement Officer Training and Certification program administered by the Maine Office of Comprehensive Planning. CEO's must be certified to perform the duties of code enforcement by January 1, 1993 (MRSA 30-A, section 4451).

Regional Cooperation - The policies indicate that it is important to coordinate water quality protection measures with neighboring towns. The Town of Stetson should encourage all communities in the watersheds which Stetson shares to work together to protect the water quality of the waterbodies. Stetson should also consider the impact of Stetson on the waterbodies in other municipalities into which Stetson's lakes, ponds, and streams drain. By using better management techniques to control non-point source pollution, the water quality of both surface water and groundwater will be protected. Also, consistent regulation and enforcement of shoreland zoning and floodplain regulations and other applicable resource protection laws should be practiced by all towns in the watershed.

In working together to protect and improve the water quality in the wetlands, lakes, ponds, and streams in the region, the economic, recreational, and resource value of the waterbodies will be preserved and enhanced. These benefits will help retain the rural character of Stetson and the region.

Recommended Schedule

In order to meet the goals of the water quality protection plan, the following schedule should be used. All ordinance work should be done by the planning board, possibly with the help of the code enforcement officer. The comprehensive plan committee should provide guidance and input to the planning board in the area of ordinance revisions, possibly taking on this responsibility if the planning board requires assistance. Issues such as enforcing the State Plumbing Code are done by the plumbing inspector; town projects are initiated by the selectmen. Water quality issues such as recharge zone studies and assessing water quality problems and solutions could be delegated to sub-committees to address or to select a consultant and report back to the planning board. A sub-committee could also be delegated to research and draft ordinances to be submitted to the Planning Board for review.

Timeline for Implementation

1. Immediate - Strategies to be initiated in 1-2 years.
2. Short-Term - Strategies to be initiated in 2-5 years.
3. Long-Term - Strategies to be initiated in 5-10 years.

Suggested implementation schedule listed below:

Immediate - (Initiate 1-2 years)

1. Assess point and non-point pollution sources in Stetson.
2. Continue working to upgrade the water quality of Stetson Pond, and the other waterbodies and their tributaries by eliminating non-point source pollution through better management practices for agriculture, forestry, development, and road construction.
3. Examine Stetson Pond and its watershed for its phosphorus carrying capacity, determine its best level of protection, and report recommendations to the town by January 1992. Incorporate approved recommendations into the comprehensive plan.
4. Consider implementing a lake monitoring program for Stetson Lake and the other waterbodies in Stetson. The Board of Selectmen should appoint a lake monitor. All records should be filed with the Town Office.
5. Assess water quantity needs for future drinking water needs, fire protection, and other necessary municipal uses.
6. Establish requirements in appropriate ordinances so that areas for development are based on available natural resource information such as soil mapping and testing.
7. Revise existing ordinances or develop new ordinances to implement the water quality goals in the water quality protection plan.
* Revise the Subdivision Regulations and update the Shoreland Zoning Ordinance to reflect the goals and objectives of the Comprehensive Plan and the revised laws.

- * Consider implementing phosphorus control measures in the Subdivision and Shoreland Zoning Ordinances.
- * Adopt the new maps for the Floodplain Management Ordinance when they are completed.
- * Develop a Site Plan Review Ordinance and a Timber Harvesting Ordinance to further the goals and objectives of the Comprehensive Plan.
- * Develop a Building Notification Ordinance and Health and Safety Standards for New Construction.
- * Consider Overlay Zoning for sensitive areas or developing an aquifer protection ordinance, watershed protection ordinances, or an erosion control ordinance, as appropriate.

8. Develop protection areas for the various natural resources within town boundaries. These resources to include: wildlife, wetlands, floodplains, great ponds, etc..

9. Establish a capital improvement plan which includes financing for a salt shed, to prevent leaching of salt into groundwater.

10. Improve compliance and enforcement of the ordinances by public involvement and education and through continued employment of a CEO. Support CEO participation in the training and certification program. Review CEO hours to determine if adequate to accomplish tasks and to maintain a consistency in enforcement throughout town.

11. Initiate long-term regional cooperation with communities in the watersheds that Stetson shares with neighboring municipalities to maintain and improve the water quality of the waterbodies and their tributaries.

Short-Term - (Initiate 2-5 years)

1. Determine if Stetson is in an aquifer area or aquifer recharge area and take appropriate actions to protect the aquifer if applicable.
2. Monitor wells down-gradient from landfill and underground fuel tanks for water quality.
3. Initiate education programs for the residents of Stetson on water quality protection.
4. Appoint a Town Forester to oversee good forest management and to enforce the timber harvesting ordinance.
5. Develop a process to issue permits for timber harvesting. Appoint either the forester or a newly established Conservation Commission to issue the permits.

Long-Term - (Initiate 5-10 years)

1. Research and evaluate alternative methods of solid waste disposal.
2. Encourage good long-term woodlot management with incentives such as the Tree Farm Program and the Tree Growth Tax Law.

3. CAPITAL INVESTMENT PLAN

The Town of Stetson has formed a Capital Improvement Committee to determine the current capital investment needs of the community. Whereas their findings have not been completed at the time of this writing, this plan reflects the capital investment needs that were determined by the inventory and analysis and will be subject to change based on the final recommendations of this committee.

The purpose of a capital investment plan is to establish a framework for financing needed capital improvements. Capital improvements are distinguished from operating expenses by two criteria - cost and frequency. Capital improvements have the following characteristics: they are relatively expensive, usually requiring multi-year financing or extraordinary tax increases; they usually don't recur annually, they last a long time, usually having a useful life of three years or more; and they result in fixed assets. In addition, this section considers other actions identified by this comprehensive plan which might impact the Town of Stetson's expenditures including annual operating expenses.

Identified Capital Improvement Projects

Capital improvement projects were identified in the inventory and analysis and policy sections of the comprehensive plan. These capital improvements were assigned priority ratings based on the following rating system.

PRIORITY A - Immediate Need. A capital improvement rated priority A would typically remedy a danger to public health and safety.

PRIORITY B - Necessary within 3 years. A capital improvement rated priority B would typically correct deficiencies in an existing facility or service.

PRIORITY C - Future improvement, 4-6 years. A capital improvement rated C would be desirable, but funding would be flexible. There would be no immediate problem.

PRIORITY D - Desirable, but not necessarily feasible within the timeframe of the current plan.

Priority A improvements would typically be made before priority B improvements and priority B improvements would typically be made before priority C improvements and C before D. However, a lower priority item may be funded ahead of schedule if higher priority items have already been funded or are prohibitively expensive or if funding of other resources, such as grants, become available. In order to fund some capital improvement projects, it may be necessary to begin to identify funding sources and set aside funds in advance of the projected time of funding. The following table identifies Capital Improvement Projects.

Table G-1 Identified Capital Improvement Projects

ITEM	COST	PRIORITY	Expected Time of Expenditure					
			1991	1992	1993	1994	1995	1996
Road Improvements	\$30,000/yr	A					
Sand/Salt Storage Bld	\$50,000*	B					
Fire Truck Replacement	\$10,000/ \$125,000	B					
Town Office/ Fire Station/ Library	Unknown	C					

PRIORITY A - Immediate need
PRIORITY B - Necessary within 3 years
PRIORITY C - Future improvement 4-6 years

* Contingent upon funding from the State of Maine

Identified Capital Improvements include:

1. Road Improvements - Stetson's road maintenance and repair expenditures have steadily increased since 1985. The repair and maintenance of roads account for approximately 30% of the total town expenditures. The most recent figures indicate that in excess of \$50,000 is annually spent on road maintenance and improvement. The town has 32 miles of roadway to maintain during the winter, with 18 miles for summer maintenance. The roads in Stetson are in very poor condition and many have reached failure status due to years of "sloppy mix" maintenance. Much of the town maintained road mileage is still unpaved "dirt" roadways. Loading transportation through town on these roads has destroyed much of the existing gravel base. The Comprehensive Plan Committee recommends that the town continue to set aside funds as they have in past years, and further recommends that the Selectmen continue to work with the Road Commissioner in identifying and addressing road maintenance and road construction. According to the established rating system, a rating of priority A would be appropriate.

2. Sand/Salt Storage Building - The Town of Stetson has applied for a permit to locate a Sand/Salt Storage Building on the same site as that of the current sandpile. In accordance with State Law, towns must provide protection to groundwater from the leaching of salt/sand. A building is required that meets the specifications of that legislation. No construction is likely to occur until the matching State monies are received and escrowed for the construction of the building. The State match is expected to be approximately 50% of the total costs. Costs are estimated in excess of \$50,000. This is an immediate need and would be a priority A in accordance with the established rating system.

3. Fire Truck Replacement - The present fire equipment is outmoded and out worn. It may not be economically repairable and will eventually fail. A fire truck suitable to serve the needs of Stetson is estimated to cost in excess of \$125,000. The fire station in all likelihood will not house a standard fire truck. The purchase of a fire truck to replace the current equipment will necessitate the construction of an addition onto the existing fire station. The cost of the fire truck and subsequent addition onto the fire station, discussed below, should be addressed by establishing a reserve account and appropriation of monies to that account on an annual basis until the truck can be purchased.

The Town of Stetson may want to consider the purchase of a used fire truck to address the replacement needs. The cost of a used fire truck could be as little as \$10,000. The Maine Municipal Association publishes a monthly periodical known as The Townsman. This publication consists of a section devoted to used municipal equipment from various towns that is offered for sale. This may prove to be a valuable resource containing the listing of the appropriate truck for Stetson. The replacement of the current fire fighting equipment is considered necessary and would be a priority B in accordance with the rating system of this plan.

4. Town Office/Fire Station/Library - One building currently houses the Town Office, Fire Station and Library of the Town of Stetson. In the past years this situation proved to be adequate. However, the Town of Stetson is growing and changing. The town needs to address the future needs of these entities.

The purchase of a fire truck will require some structural alterations to the existing building or a new building. As the population of Stetson grows, additional fire fighting equipment may be necessary and subsequent storage of that equipment provided for. The Town of Stetson Library is located on top of the Town Office/Fire Station. One of the current concerns is that the library is not handicapped accessible. In addressing this need, the town should consider and weigh the cost of providing accessibility with the overall future needs of the library. The Town Office is located within the same building as the fire station. In future years, as Stetson continues to grow, additional services are going to be needed that will require more office space and potentially more personnel. The town should consider whether the current Town Office can be expanded to meet the future needs within the same building or whether an addition will need to be constructed.

Ability to Fund Capital Improvement Projects

Stetson has traditionally funded capital improvements through set aside reserve funding. This method of funding has worked to provide needed public facilities and services. It is important, in the use of this type of funding to continue to allocate reserve funds at current levels (adjusted for inflation). The major drawback of this type of financing is the practical limitations to the amount of money set aside. Thus, clear priorities may need to be established by the community for the expenditures of limited funds. Most major expenditures are not unexpected and the judicious use of set aside reserve funds can usually fund these expenditures. Although, the comprehensive planning process did identify a number of specific capital improvement needs, it did not identify a large number of capital improvement needs. Careful planning may be necessary to avoid having considerable capital improvement expenditures in a single year.

Capital improvements in the future may require considering additional sources of funding. Grants and low interest loans may need to be considered. Currently, the Town of Stetson has no municipal debt.

II. REGIONAL COORDINATION PLAN

Every municipality has resources which it shares with neighboring communities. These might include natural resources, archaeological and historic resources, recreation resources and transportation facilities. In addition, regional cooperation exists in the form of mutual aid agreements, administrative districts, and service districts. In order to properly manage and protect these shared resources, it is necessary to look toward regional planning and increased cooperation between towns. The State's Growth Management Act requires that municipal comprehensive plans address regional policies as well as State goals.

Penobscot Valley Council of Governments (PVCOG) has developed regional policies for four policy issues identified as most important to municipalities in the PVCOG region, and in Southwest Penobscot County, in particular. These policies are:

- * Establish systems for disposal of waste which minimize costs and environmental impact while maximizing recycling.
- * Protect regional water resources by ensuring compatible efforts by municipalities which share a water resource including lakes, aquifers, great ponds, rivers, streams, and wetlands.
- * Plan for the optimum use, construction, maintenance, and repair of roads.
- * Ensure forest management practices do not have a long lasting negative impact on forest land and other natural resources and ensure no unnecessary loss of forest land occurs.

Shared Resources

The Town of Stetson shares a number of natural resources and transportation systems with neighboring towns. These shared resources are listed below:

Watersheds:

Kennebec River Basin, Penobscot River Basin, Stetson Pond (Pleasant Lake), Etna Pond, Mud Pond, Sebasticook Lake, and Hermon Pond.

Streams:

Stetson Stream, Harvey Stream, Buzzell Stream, and Call Brook

Wetlands:

Wetlands #67 and #190 as identified by the Department of Environmental Protection Fresh-Water Wetlands Map dated 1989.

Roads:

State:

Route 143 and Route 200
East Newport Road
Exeter Road

Town:

Coboro Road
Mt. Pleasant Road
Merrill Road
Brown Road

Policies

Several policies were developed specifically with regard to regional issues. In addition, policies in the area of "Employment and Economy", "Public Facilities and Services", "Natural Resources", "Land Use", and "Transportation", promote regional cooperation.

Implementation Strategies

To date, the Town of Stetson has begun initiating regional cooperation regarding a number of services. Although no formal mutual aid agreements have been signed, informal agreements have been made with neighboring towns for fire protection. Stetson has a written agreement with Carmel for ambulance protection. Stetson belongs to School Administrative District #64, which also includes, Bradford, Corinth, Hudson and Kenduskeag.

The Town of Stetson should continue with regional solid waste and begin to address recycling efforts. It should familiarize itself with the resources of the State Waste Management Authority and the private sector recyclers in the area. It should also be determined what types of recycling programs have the greatest community support. The townspeople will need to be educated on any recycling programs set up in Stetson. Any recycling efforts that could be established would reduce the annual tonnage for which Stetson pays a disposal fee.

Water resources are the primary shared natural resources in Stetson. Stetson shares Etna Pond with Carmel and Etna along with the watersheds of various neighboring waterbodies such as Sebasticook Lake and Hermon Pond. Because of these shared resources, consistent environmental protection through land use regulations is very important. Stetson should participate in regional efforts to protect the applicable shared resources such as wetlands, forestlands, and farmland as well as water resources. Stetson should ensure that their land use regulations do not conflict with neighboring town's shared resources.

Stetson has made informal agreements with area towns for shared fire fighting services. These agreements should be formalized into mutual aid agreements, identifying each town's responsibilities in case of emergencies.

Stetson has a number of roads that are shared with other communities. A number of town roads connect with these State roads. Currently, the roads in Stetson are adequate to handle the traffic demands in the area. As Stetson and

the surrounding town's populations grow, traffic impact studies, and measures which ensure smooth flow of traffic will need to be addressed on a regional basis. These studies and resulting improvements to existing roadways, are of a regional concern. Regional cooperation on these matters may result in shared costs and will be beneficial to all area towns. When the concern for regional road improvements arise, Stetson should participate in this regional concern. Perhaps the establishment of a regional roadway committee would be beneficial in the future.

Another regional concern is forest management practices. If Stetson, in the future, should develop its own Timber Harvesting Ordinance or similar land use regulation, these should be developed with regional cooperation. The regulations of timber activities in one town can significantly impact an adjoining town. If forest management concerns were addressed regionally, similar regulations would result in consistent practices in forest management and will be of less impact on the various towns and region in general.

The Town of Stetson has extensive snowmobile trails that with regional cooperation, could be secured, improved and expanded to include additional areas. Local snowmobile clubs should continue to work together to preserve and expand this recreation resource.

In accordance with State Law, all towns shall hire a certified Code Enforcement Officer to enforce the various land use regulations mandated by the State as well as those adopted locally. Most of the towns in rural Maine cannot afford the services of a full time Code Enforcement Officer. In order for the various land use regulations to be effective, and the concepts of the Comprehensive Plan realized, the towns must depend upon a qualified Code Enforcement Officer. A regional Code Enforcement Officer may be the only alternative because of the financial considerations.

Recommended Schedule

The following list indicates the timeframe for implementing the various strategies discussed above. It should be noted, however, that successful regional cooperation requires an on-going effort. Communication with the various applicable communities is essential.

In order to meet the goals of the Regional Coordination Plan, the following schedule should be used. The Planning Board, Selectmen and various town committees should all be involved in supporting these strategies.

Timeline for Implementation

1. Immediate - Strategies to be initiated in 1-2 years
2. Short-Term - Strategies to be initiated in 2-5 years
3. Long-Term - Strategies to be initiated in 5-10 years

Suggested implementation schedule listed below:

Immediate (Initiate 1-2 years)

1. Develop and promote recycling goals and a recycling plan for the Town of Stetson.
2. Pursue the hiring of a regional Code Enforcement Officer.
3. Develop land use regulations that will protect shared resources, such as Etna Pond, Sebasticook Lake and Hermon Pond.

Short-Term (Initiate 2-5 years)

1. Continue to support snowmobile clubs.
2. Formalize mutual aid agreements with the appropriate towns.

Long-Term (Initiate 5-10 years)

1. Involve area towns in the drafting of forest management regulations if applicable.

I. IMPLEMENTATION TIMELINE

A number of implementation strategies have been identified in the preceding sections. This section is to serve as a summation of these strategies indicating when they will be done and by whom.

The successful implementation of this plan will depend upon the carrying out of the identified implementation strategies. The timing of these strategies may be adjusted from the schedule below in order to accommodate immediate needs and interests.

Ongoing

Continue to provide recreational opportunities for the people of Stetson by offering programs, trips and events. (Recreation Committee)

Encourage the continuation of affordable housing in Stetson. (Planning Board)

Update and create applicable land use regulations to conform to the needs and mandates of the current times. (Planning Board)

Continue to the lake water monitoring program.

Immediate

1992

Consider the establishment of a Town Historical Society if interest exists. (Selectmen)

Establish a reserve fund for the acquisition of public land to be used for the purposes of a swimming instruction program and public access. (Planning Board/Recreation Committee/Selectmen)

Expand the responsibilities of the Recreation Committee. (Selectmen)

Implement the recommendations of the affordable housing plan within a Land Use Ordinance. (Planning Board)

Implement the provisions of the Land Use Plan within a Land Use Ordinance. (Planning Board)

Implement the water quality goals in the Water Quality Protection Plan. (Planning Board)

Implement the provision of the Capital Investment Plan accordingly. (Selectmen)

Develop and implement a recycling plan for the Town of Stetson. (Selectmen)

Promote the snowmobile trail system and other outdoor recreation offerings of the Town of Stetson. (Recreation Committee/Selectmen)

Pursue the hiring of a regional Code Enforcement Officer. (Selectmen)

1993

Encourage citizens to gather information and artifacts on the Town of Stetson and establish an Historical Society (Planning Board/Selectmen)

Explore possible sites for a public landing along Stetson Pond in Stetson. (Planning Board/Recreation Committee/Selectmen)

Utilizing established ordinances, amended ordinance, and regulations, to review development proposals with regard to their impact on the ability of the town to provide municipal services. (Planning Board)

Draft and adopt a Site Plan Review Ordinance. (Planning Board)

Review and amend Stetson's Building Code to include a certificate of occupancy. (Planning Board)

Assess point and non-point pollution sources in Stetson. (Planning Board)

Short-Term

1994

Continue to support the Historical Society and their efforts to preserve the heritage of Stetson. (Selectmen/Planning Board)

Pursue the use of school facilities to expand the recreation offerings in Stetson. (Recreation Committee)

Develop and update various fee requirements so that they accurately reflect the cost of regulations and enforcement. (Selectmen)

If Stetson is in an aquifer area or aquifer recharge area take appropriate actions to protect the aquifer. (Planning Board/Selectmen)

Continue to implement the provisions of the Capital Investment Plan accordingly. (Selectmen)

1995

Amend the subdivision regulations to include provisions for the protection of possible archaeological and historical sites, if necessary. (Planning Board)

Provide funds and appropriate Code Enforcement hours to allow for adequate enforcement time to ensure compliance with the land use regulations. (Selectmen)

Formalize mutual-aid agreements with the applicable towns on the appropriate shared services. (Selectmen)

Long-Term

1996-2001

Conduct an historical and archaeological inventory if warranted. (Historical Society)

Prepare nominations to the National Register of identified sites, if appropriate. (Historical Society)

Establish a public landing and swimming instruction program in Stetson. (Recreation Committee/Selectmen)

Monitor and update the recreation needs of the community. (Recreation Committee)

Explore ways in which to provide tennis courts, soccer field, and cross country ski trails. (Recreation Committee)

Monitor the effectiveness of the performance standards on affordable housing opportunities. (Planning Board)

If necessary, initiate grant applications to provide for elderly housing assistance. (Planning Board/Selectmen)

Create a floating Industrial District if a proposed industrial activity meets the provisions of the Land Use Ordinance. (Planning Board)

Maintain the Town of Stetson Building Code to reflect the concerns within the Town of Stetson. (Planning Board/Code Enforcement Officer)

Consider the adoption of an Impact Fee Ordinance. (Planning Board)

Encourage good long-term woodlot management with incentives such as the Tree Farm Program and the Tree Growth Tax Law. (Selectmen/Planning Board)

Continue to implement the provisions of the Capital Investment Plan. (Selectmen)

Involve area towns in the development of applicable land use regulations. (Planning Board)