

# Revisions to the Town of Brownfield Maine Comprehensive Plan July 26, 2023

and now referred to as:

## Town of Brownfield Maine Comprehensive Plan 2023

This document is a summary of revisions made to the July 26, 2022, version of the Brownfield Comprehensive Plan. These revisions are based on feedback from residents during Informational Meetings held between November 2022 and January 2023. Feedback provided by the several departments from the State of Maine was also considered. Complete revised copies of the plan are available on the town website, at the Town Office, and at the town library."

Changes are reflected by a strikethrough of the deleted text and the new text will be in bold italics.

The changes that have been made are as follows:

- On the Title page: The date of the Town of Brownfield Maine Comprehensive Plan has been changed to reflect the date that the revised plan was completed. On the Cover Page:

Town  
Of  
Brownfield  
Maine  
Comprehensive Plan  
~~July 26, 2022~~  
2023

- Page 3 - The list of Selectmen has been updated to reflect our current 2023 Select Board and two former Selectman that served during the process of the Plan have been acknowledged.:

TOWN SELECTMEN ~~2022~~ **2023**

~~WILLIAM FLYNN, CHAIR~~

RICK EMERY  
RICHARD NORCROSS, *Chair*  
**JOHN HICKS**

**Former Selectmen**

**William Flynn**  
**Erik Walker**

Page 20 the first paragraph has been changed as follows:

Although, at present, there are no observable point or non-point sources of contamination, there are operations that could cause contamination if the owners fail to vigilantly conduct their operations according to DEP regulations. These operations, whether active or inactive, are as follows:

1. a poultry breeding facility ~~on Merrill Corner Road~~
2. a 15-20 acre farm ~~on Denmark Road adjacent to the Saco River~~
3. ~~at least 2~~ gas stations: 1 active and ~~at least 2~~ inactive
4. several (varying in size) auto and small engine repair shops
5. numerous medical and ~~one~~ adult use marijuana cultivation facilities
6. several (varying in size) livestock facilities
7. numerous septic systems around Burnt Meadow and Pequawket Ponds that are situated within 250' of the shoreline.
8. numerous septic systems throughout the Town that are within 100' of a domestic water source.

In Water Resources Strategies page 24 top bullet:

- The Implementation Committee should suggest within the next 12 months to the Select Board to allocate \$10,000/year for the next ten (10) years for the testing of 100 residential wells per year and to establish this as an ongoing practice **a sum of money to help people who cannot afford to test their wells.**

Page 29: Corrections were made to the list of fish in each of the referenced ponds as suggested By the Dept of Inland Fisheries and Wildlife.

- The fourth paragraph down under the heading of Lakes and Ponds the fifth sentence::  
“ There are several aquatic species including ~~bass~~, brown trout, brook trout, **largemouth bass, smallmouth bass, chain pickerel and white perch.**”
- The fifth paragraph down, beginning with Pequawket Pond, the next to the last sentence down has been changed to:  
“The aquatic species in the pond include ~~trout, bass and perch~~ **smallmouth bass, largemouth bass, chain pickerel, and white perch.**”

- The last paragraph beginning with Pleasant Pond, the fourth sentence has been changed and the last sentence deleted:  
“It is considered a warm water fishery and the pond provides excellent fishing for **white** perch, **chain** pickerel, ~~and it also produces some quality sized largemouth bass~~ **and smallmouth bass.**”

Page 34;

- An addition has been made to the the section headed Maine’s Natural Resources Protection Act, in the last sentence of the first paragraph to include consultation with MDIFW and MNAP as well as MDEP:  
“The regional MDEP, **MDIFW and MNAP** offices should be consulted when considering any projects in these areas.”
- The second paragraph right under the heading Analysis added : “( **See Appendix for supplemental details and additional recommendations from MDIFW**)”
- Under Analysis the next to last paragraph on the page, the first sentence has been changed as follows:  
“**Brownfield ranks among one of the most ecologically diverse towns in western Maine.** It is home to numerous rare species and natural communities, including one of the largest concentrations of the globally rare Long’s bulrush (*Scirpus longii*), three globally rare dragonfly species ~~the, globally rare riverwash barrens community,~~ outstanding examples of floodplain forests, and at least ten other plant species that are rare in Maine.”

Page 48; 4th paragraph:

There are several small home businesses that provide services such as haircutting, snow plowing, produce stands and baking. There are numerous small commercial enterprises as well. These include quarries ~~the K & W Quarry,~~ a concrete contractor, towing service, – 2 restaurants, small engine repair, a poultry facility, a landscape/nursery business, several medical marijuana providers, a few site contractors, ~~the Stone Mountain Arts Center~~ the arts center as well as others. There are also dozens of independent builders/woodworkers and tradespeople. ~~It must be noted that the town has not instituted a separate business mill rate. It is common to see this in other municipalities. If Brownfield establishes such a rate, it would provide additional tax revenues.~~

Page 48; 5th paragraph.

There are an unknown number of unregulated Short Term Rentals. ~~The Planning Board is preparing an ordinance that would require a license to operate one and, by doing this, would bring additional revenues to the Town.~~ **The Planning Board is considering how to address this concern.**

Page 49: first paragraph under goals:

**Goals:**

1. Support Brownfield's local businesses, farms and home-based enterprises.
2. Update the Land Use Ordinance as necessary during the next 10 years.
3. Establish a Zoning Ordinance.
4. Enforce existing ordinances such as those for ~~Short Term Rentals~~, commercial licenses and Adult-Use Marijuana cultivators.
5. Improve public utilities.
6. Consider ~~a commercial tax mill rate and an annual fee for liquor licenses~~ **alternative revenue sources.**

Page 50: The top two bullets replaced language:

- Within the next 2-3 years, have the Implementation Committee and the Planning Board ~~discuss the merits of an ordinance that establishes an annual fee for liquor licenses~~ **research other revenue sources to relieve some of the tax burden from homeowners.**
- Within the next 2-3 years, ~~have the Implementation Committee discuss with the Select Board and the Planning Board the merits of establishing a separate mill rate for~~ **should research possible tax breaks to encourage new** businesses.

Page 60: 4th paragraph, The Short Term Rental language has been change and paragraph 5 has been incorporated into paragraph 4.

- ~~The Planning Board is presently drafting a Short Term Rental (STR) Ordinance that will require those rental units to be owner-occupied with a provision to permit the renting of a detached dwelling on the same lot as well as allowing the rental of one dwelling on an abutting lot that is owned by the same person. These owners must apply to the Planning Board for a license that must be renewed annually. Along with providing regulations that will attempt to enhance the safety of short term renters, this ordinance is also an effort to limit the number of properties that could be licensed as STR's. Short Term Rentals have become an issue of growing concern in the Mount Washington Valley area, including Brownfield, since investors are willing, and able, to pay more for a house that is intended to be used as an STR. An article published in Housing Policy Debate noted the following: " In Washington DC as a whole, Air B&B alone could account for an increase in single family home prices of 0.66% to 2.24%. In tourist hot spots, Airbnb was responsible for property price increase of more than 5%. A similar circumstance in Brownfield could eventually lead to a higher median cost for a house. This increase in the median cost of a home may eventually lead to a higher median cost for a house in Brownfield. This increase in the median cost of a home may contribute to the~~

issue of younger folks, and other traditionally lower-paid workers, from being able to afford a house in Town. With a decline of the younger population demographic already underway, there is the possibility that the Town could realize a reduction of permanent residents. The Town should proceed with caution to ensure that the rural, neighborly, residential atmosphere of Brownfield does not transition to one that is more transient, less neighborly and, potentially more annoying. Surrounding towns are currently trying to manage what has become a challenging STR issue for all concerned. **The Brownfield Planning Board drafted an ordinance that was presented to the citizens at the 2022 annual town meeting. The article for this ordinance was defeated by 12 votes. However, the Planning Board is considering whether they should revise their original draft by focusing specifically on the safety and health concerns associated with STR's and reissue it as a referendum article.** Exacerbating this unwanted trend is the fact that as selling prices for houses increase, assessments follow accordingly. As assessments move higher, taxes rise. For residents living on a fixed income, paying more for taxes will reduce the amount of money needed for necessities such as food, home maintenance, healthcare, heating fuel and clothing.

Page 64: The twelfth bullet down, the MDIFW suggested adding Tenmile river to this list.

- Fishing is accessible both in the ponds and rivers in Brownfield and multiple nearby lakes, ponds, rivers and streams. The State of Maine uses our Shepherd River, and Cole Brook **and Tenmile River** as guidelines for what the state considers prime native brook trout habitat with their natural gravel bottoms and pristine water quality.

Page 65: The top sentence was changed to clarify the accessibility of each body of water listed:

- An Inventory of fresh water bodies in the community ~~determined to have inadequate public access:~~ **and their accessibility:**

Page 66: 2'nd bullet has been changed as follows:

- The Recreation Director, annually for the next 10 years, should present a plan to the Select Board that outlines the department's needs for maintenance **and updating** of existing facilities and for expansion, including the acquisition of additional land for recreational activities.

Page 107: Under Strategies, first bullet, last sentence date changed:

- This ordinance should be written by ~~April of 2023~~ **June of 2024.**

Page 109: A sentence was added at the end of the second paragraph:

- **Four informational Meetings were held in 2022 and 2023 and residents offered feedback and suggestions for revisions to the plan.**

TOWN  
*of*  
**BROWNFIELD**

• MAINE •

**COMPREHENSIVE PLAN**

2023



# ACKNOWLEDGEMENTS

## TOWN SELECTMEN 2023

RICK EMERY  
RICHARD NORCROSS, *Chair*

JOHN HICKS

## COMPREHENSIVE PLANNING COMMITTEE 2018-2022

STEPHEN NUTTING, *CHAIR*

TERESA EGAN

JOSEPH EGAN

SUSAN ELAND

DEBORAH MERRILL

LISA THOMPSON

KURT WOOD

## COMPREHENSIVE PLANNING COMMITTEE PAST MEMBERS

JANE ANDERSON

LINDA DRAPER

REBECCA FULLER

CHRISTINE GILLESPIE

BARBARA SMITH

CYNTHIA WILLET

## PLANNING BOARD 2022

SONIA FRYE, *CHAIR*

MITCHELL DONDERO, *ALTERNATE*

JOSEPH EGAN

DOUGLAS HEROUX

DEBORAH MERRILL

PAMELA THOMAS, *SECRETARY*

JUDI TORDO, *ALTERNATE*

KURT WOOD

## TOWN STAFF 2022

WANDA BARTLETT, *TREASURER; TAX COLLECTOR*

CLIFFORD COUSINS, *PUBLIC WORKS DIRECTOR*

MICHELLE DAY, *TOWN CLERK*

CYNTHIA EATON, *ANIMAL CONTROL OFFICER*

ROBERT HEBERT, *PUBLIC WORKS*

THOMAS KELLEY, *PUBLIC WORKS*

DEBORAH MERRILL, *ADMINISTRATIVE ASSISTANT*

RICHARD PERREAULT, *FIRE CHIEF*

MICHAEL VANE, *CODE ENFORCEMENT DIRECTOR*

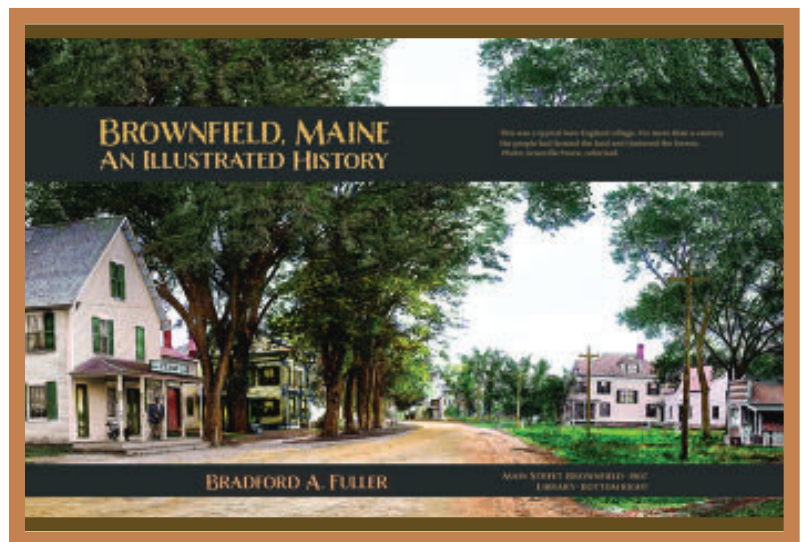
JOSEPH VAUGHAN, *TRANSFER STATION*

RICHARD WELCH, *TRANSFER STATION*

*Former Selectmen*

*William Flynn*

*Erik Walker*



*Special Thanks to Bradford Fuller;  
Author of "Brownfield, Maine  
An Illustrated History"*



**The Comprehensive Plan Steering Committee was created in 2018 by the Town's Selectmen to update the town's Comprehensive Plan from 1991.**

**This major effort involved many people and 4 surveys to understand what the people of the Town envisioned for Brownfield's future and to identify the priorities, challenges and opportunities the town could be facing over the next 10-15 years.**





Photo: Michelle Day

## *What is a Comprehensive Plan?*

A Comprehensive Plan is a planning document intended to be a guide for communities when making policy and land use decisions over a 10 to 15 year period. The whole planning process is an opportunity for the community to come together, look at where they are, and plan for where they would like to be.

It is a time to lay out the groundwork for future growth that would still maintain the rural atmosphere that its citizens and many visitors have come to appreciate and cherish.

## *Why is it Important?*

The Comprehensive Plan is an important planning document because it guides policy decisions, zoning decisions, and municipal investments. The Plan consists of inventory chapters covering topics such as the economy, transportation, recreation, housing, and population.

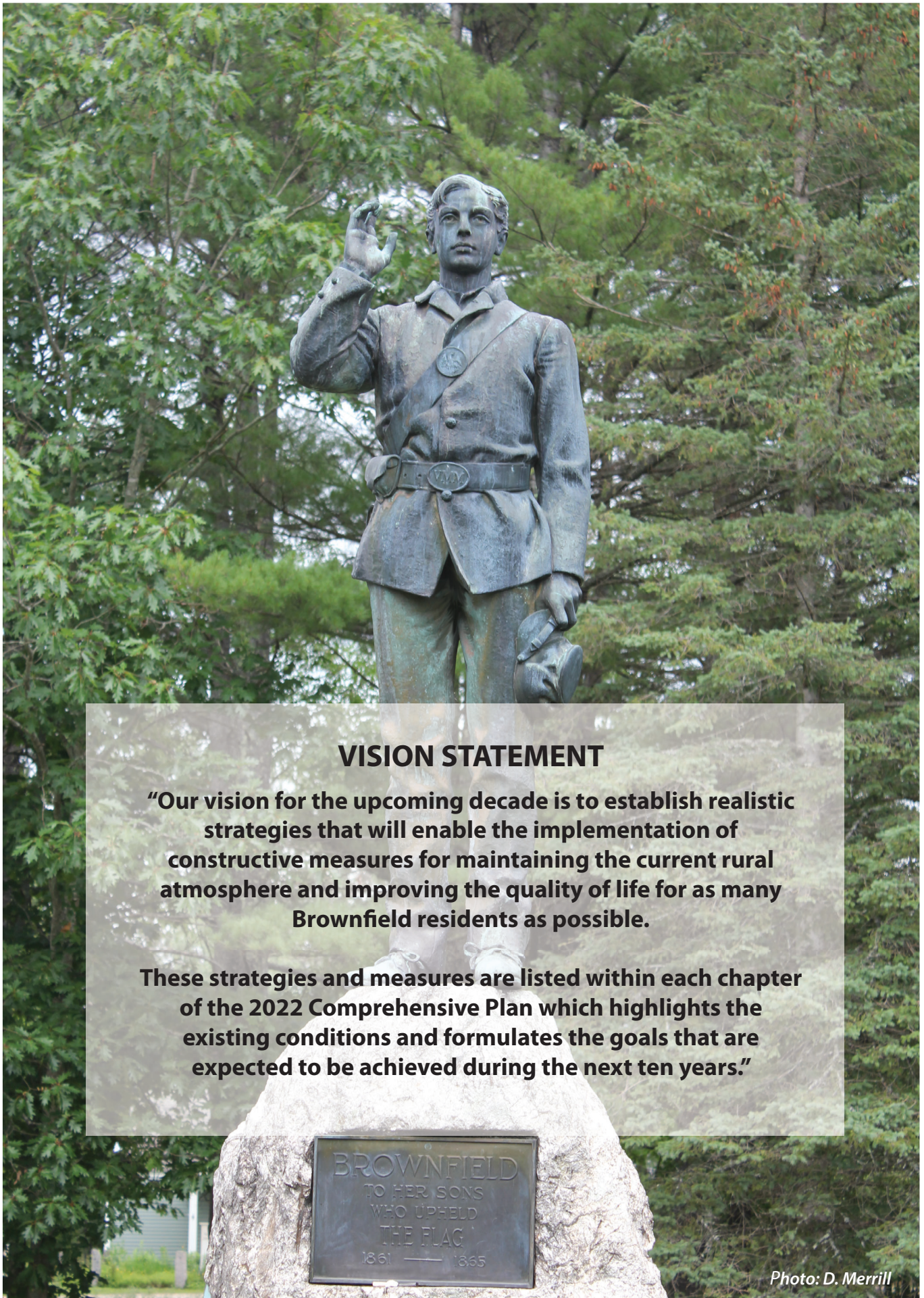
The inventory chapters provide a detailed overview of each topic which is important for long range planning decisions. Each chapter includes associated goals and strategies that will suggest how the plan may be implemented. Taking inventory of the Town today allows for the community to be realistic about planning for the future. And taking a look at the Town's history, explains how the Town evolved to where it now is.

## *Why does the State need to approve the Plan?*

A Comprehensive Plan that is approved by the State makes that municipality eligible for State grants and loans, and allows the municipality to legally impose a zoning, impact fee, rate of growth and shoreland zoning ordinances that can stand up in a court of law.

The top priorities for the Town are represented by groups of individual goals stated within each chapter- some of which are requirements of the State Growth Management Act of 2008.





## **VISION STATEMENT**

**“Our vision for the upcoming decade is to establish realistic strategies that will enable the implementation of constructive measures for maintaining the current rural atmosphere and improving the quality of life for as many Brownfield residents as possible.**

**These strategies and measures are listed within each chapter of the 2022 Comprehensive Plan which highlights the existing conditions and formulates the goals that are expected to be achieved during the next ten years.”**

**BROWNFIELD**  
TO HER SONS  
WHO UPHELD  
THE FLAG  
1861 — 1865

*Photo: D. Merrill*

# Regional Coordination Program

Brownfield is involved in several endeavors with neighboring towns. They are as follows:

SAD 72 consists of seven (7) surrounding towns. They are: Brownfield, Denmark, Sweden, Stoneham, Lovell, Fryeburg and Stow. At the elementary level Brownfield and Denmark share a school that lies adjacent to the border of the two (2) towns. All the towns then send their students to Molly Ockett School in Fryeburg after which they then attend Fryeburg Academy for high school.

Brownfield and Fryeburg share the services of a privately owned rescue squad whose home base is in Fryeburg.

Our town does not have a police force. Criminal law enforcement duties are provided by the Oxford County Sheriff Department.

The Saco River Corridor Commission, of which Brownfield is a member along with all the other towns through which this river flows, oversees development along its entire length.

Lovell, Fryeburg, Denmark and Brownfield are all located above the Wards Brook aquifer. Brownfield has an ordinance that limits the total gallons pumped daily from the aquifer. Fryeburg and Denmark permit Blackrock/Poland Spring (formerly Nestlé's) to extract hundreds of thousands of gallons of water daily from this precious water supply. All the towns must cooperatively monitor this water source to assure that the recharge is capable of replenishing this vital natural resource so it sufficiently satisfies the needs of the people who rely on it for their well being.

The Recreation Department schedules baseball, soccer, softball, basketball, etc. with other nearby municipalities. The Brownfield Public Library is part of the Mount Washington Valley "One Book One Valley" program with numerous town libraries.

As is typical for most towns, Brownfield's Volunteer Fire Department assists neighboring towns with larger fires.

## Strategies for Future Co-operation

**From History:** Work with the local and county historical society and/or the Maine Historic Preservation Commission to access the need for and if necessary plan for a comprehensive community survey of the communities historical and archeological resources.

**From Water:** Collaborate with neighboring towns particularly with Denmark and Fryeburg on aquifer protection and preservation by establishing thru the Select Board a committee to oversee water extraction and share water source concerns and problems.

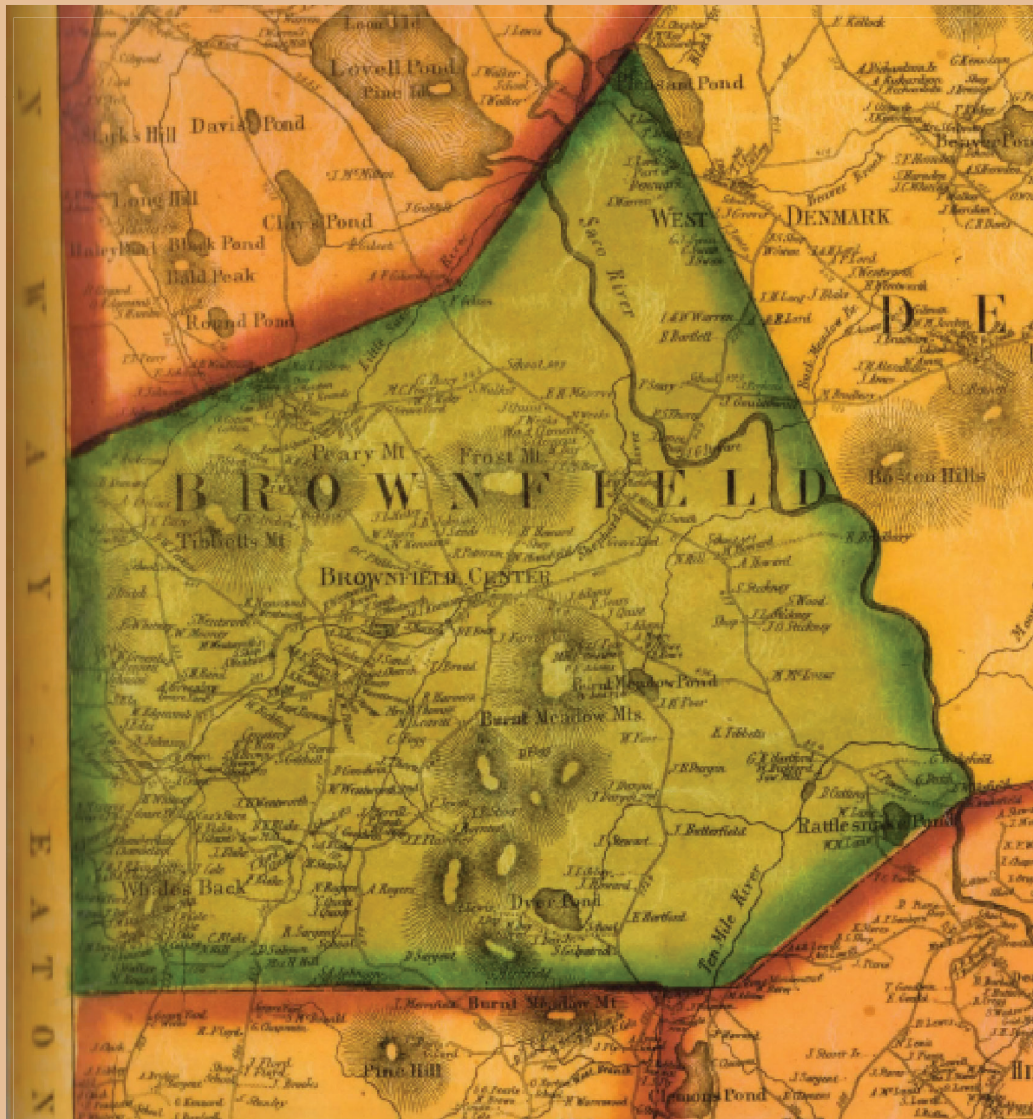
**From Economy:** Work with neighboring towns to investigate available options for broadband service and then share the cost to implement it.

**From Public Services and Facilities:** Explore a partnership with Fryeburg to better police the river.

**From Fiscal Capacity:** Have the Select Board contact neighboring towns to ask whether they would be interested in pooling some resources and establishing a purchasing collective for supplies materials and equipment.

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Map of Oxford County, Maine. From surveys under the direction of H. F. Walling; drawn, engraved, printed, colored & mounted at H.F. Walling's map establishment, New York. Published by Gillette & Huntunton, 1858. Library of Congress, Geography and Map Division.

# Historical and Archaeological

When the last glacier melted about twelve thousand years ago, it eventually drained down to form our present lakes, ponds, bogs, mountains, and kames, and left behind significant glacial gravel. According to "Brownfield, Maine: An Illustrated History " by Bradford A. Fuller, "This action was so dynamic that it created one of the most unusual geological areas anywhere. Within the open tundra emerged moss and lichen which supported larger plants, shrubs and trees. After two thousand years the area grew into mixed woodlands where mammoths, mastodons, bison and caribou roamed. "

This is where the town of Brownfield, Maine is now located. The Town sits in the foothills of the White Mountains with prominent smaller ranges surrounding it, these being the Burnt Meadow Mountains on one side and the mountains of Frost, Peary and Tibbett on the other. The Saco River winds its way through the eastern part of town with the Shepards River and the Little Saco feeding into it before running into the Brownfield Bog, which is a large wetland system in the Saco River watershed. The Bog was sold as a preservation area to the State of Maine in 1950 and is now visited by hikers, bird-watchers, nature lovers and educational groups. The town has three major ponds, Pleasant Pond in the north corner, Burnt Meadow Pond at the foot of the Burnt Meadow Range and Pequawket (Rattlesnake) Pond in the eastern part of the town.

Brownfield is 15 miles from North Conway, NH, 45 miles from Portland and 50 miles from Auburn. It sits just off Routes 5 and 113, now called the Pequawket Trail, between the towns of Fryeburg and Hiram, and adjacent to Denmark.

Before the first settlers arrived in what is now Brownfield, in 1776, the area was inhabited by the indigenous population of the Pequawkets, part of the larger Wabanaki Nation. These peoples had occupied this area for centuries. Most of them perished in the early seventeenth century due to disease and warfare after the English arrived and began to establish settlements. One hundred years later, the native populations and the new settlers were still in conflict. The most well known local conflict occurred in 1725 and is referred to as Lovewell's Fight. It was the last major engagement between the English and the Wabanaki Confederacy.

In 1764, Captain Henry Young Brown, by virtue of his service in the French and Indian War, was granted by the Commonwealth of Massachusetts, six square miles, or approximately 29,540 acres of land in which to establish a township. He was to settle 38 families and a Protestant minister by 1770. The town was organized as Brownfield Plantation in 1779. By 1800, the population was nearly 300 and it steadily increased over the next one hundred years. The Town was incorporated in 1802.

The promotion of agriculture, the mills and clothing manufacturing, the processing of corn and maple syrup offered more opportunities for the local people to make sustainable lives for themselves.

When the Portland and Ogdensburg Railroad laid its track near Portland, the trains began coming to Brownfield. *See Map in appendix.*

This opened up new markets for timber as well as agricultural goods. Many inns and taverns opened in town as well, which catered to travelers and vacationers who wished to escape the noise and pollution in the bigger cities further south. By 1900, the population of the Town was over 1,000.

However, during the next eighty years, the population fluctuated, going down for the first 40 years, then bounding back, and then declining once again. During the first half of the twentieth century, Brownfield was a center of industry and a bustling community. Of course, there were two world wars and the Great Depression which affected the entire country and more locally, the Great Fire of 1947.

The fire was first spotted on Tuesday, October 21, south of Fryeburg. It had been one of the driest years for over thirty years and the wind was fiercely blowing. Despite the great efforts made by all the local volunteer fire departments, there was virtually nothing left of the town 24 hours later. The fire decimated the town's important timber industry. It destroyed 85% of the town including schools, stores, factories, hotels, inns, mills and many of the existing homes. The residents who chose to remain in town worked tirelessly for years to rebuild their homes and businesses, but the town of Brownfield never fully recovered from the devastation. Although the fire decimated the Town and few buildings remained, the Town was rebuilt on the existing streets and the Town center.

Due to the fire of 1947 there are no historical buildings, although a handful of houses did survive the fire. We do have stone walls, Indian mounds and cemeteries. In 1965 the population was down to 534, but began to increase. By 1990 it was 1,034 and was 1,597 in 2010.



***Most of Brownfield disappeared. Portland Press Herald, 1947.***

Brownfield, in 2021, is primarily a residential community with a few small businesses and many home based businesses. The town is a popular destination for vacationers. Children in town attend school in the M.S.A. D. 72 District but there is no school building in town. The character of the town for Brownfield is steadily evolving to reflect the needs of its citizens.



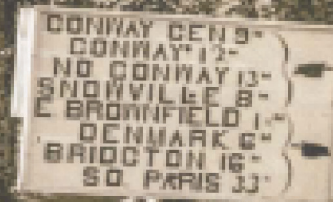
The Town has an active Historical Society and recently “Brownfield, Maine An Illustrated History” by Bradford A Fuller was published, with much help from the Historical Society. “The History of Brownfield” compiled by Dr. William Teg and Dr. Whitman Stickney was published in 1966.

### **Goals:**

1. Although there are currently no State recognized significant historic or archeological resources in Brownfield, the Town should protect to the greatest extent possible any that may be identified.

### **Strategies:**

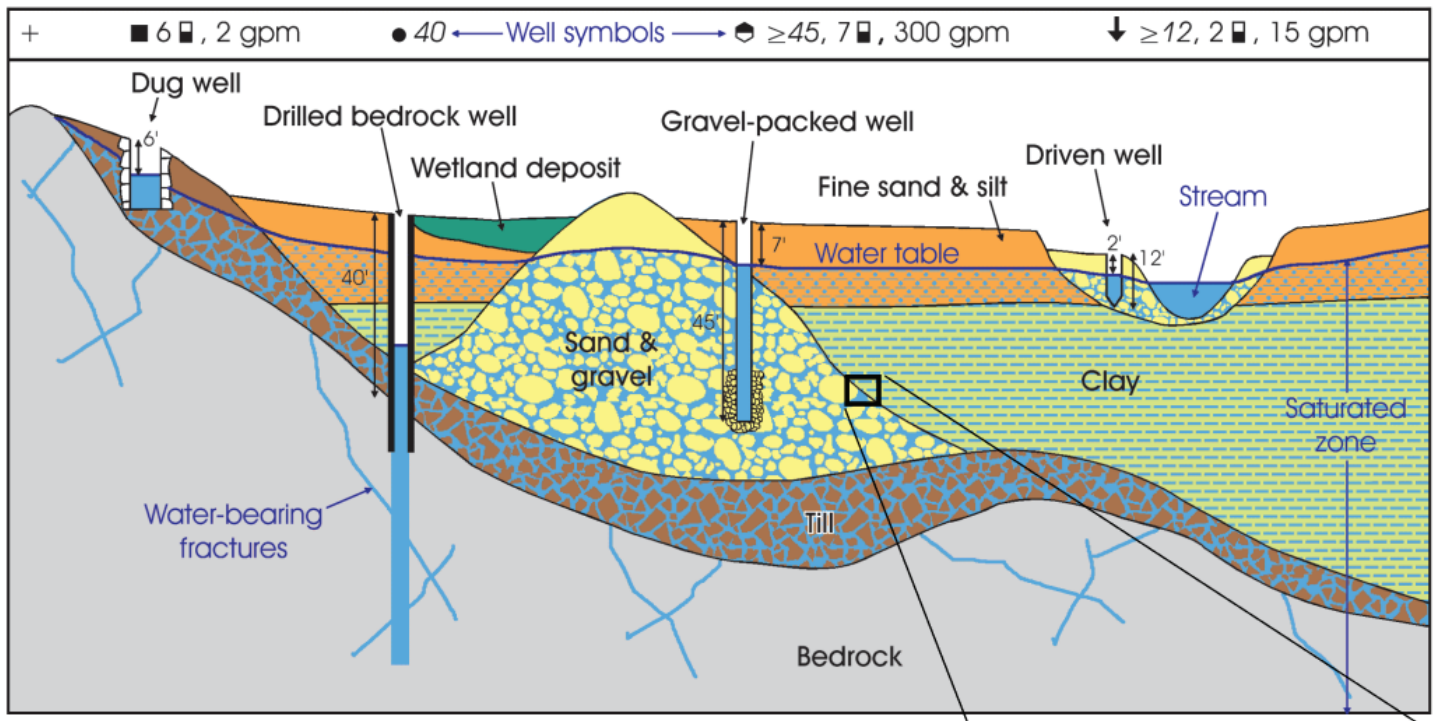
- The Implementation Committee should encourage the Brownfield Historical Society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community’s historic and archeological resources within 2-5 years.
- The Planning Board/CEO should require subdivision or non-residential developers to take appropriate measures to protect historical resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation beginning immediately after the Town’s approval of the Plan.
- The Implementation Committee should collaborate with the Library to begin to establish an archive of significant historical town documents such as Reports of Town Meetings, Annual Audits, and Comprehensive Plans as a resource for future planning needs within 1-2 years of approval of the Plan. This archive should be stored in suitable containers in both the Brownfield Public Library basement and the basement of the Brownfield Town Office.
- The Select Board should continue to budget funds to help support the Brownfield Historical Society.



*Photo: Granville Poore*

# Water Resources

There are no central domestic water or sewer systems in the Town of Brownfield. The Town, residences and businesses must provide and maintain their water source and septic systems. Drilled wells account for the majority of water sources but there are also a limited number of dug wells. The average depth of a drilled well in Maine is 250'. In Brownfield, there are some wells deeper than 400'. The following diagram provides a basic cross-section image of various well configurations.



In the 1970's, the State initiated a voluntary reporting system by well drillers in an attempt to establish a well database. Although this system is now mandatory, the information is incomplete for Brownfield. The site address for this reporting system is:

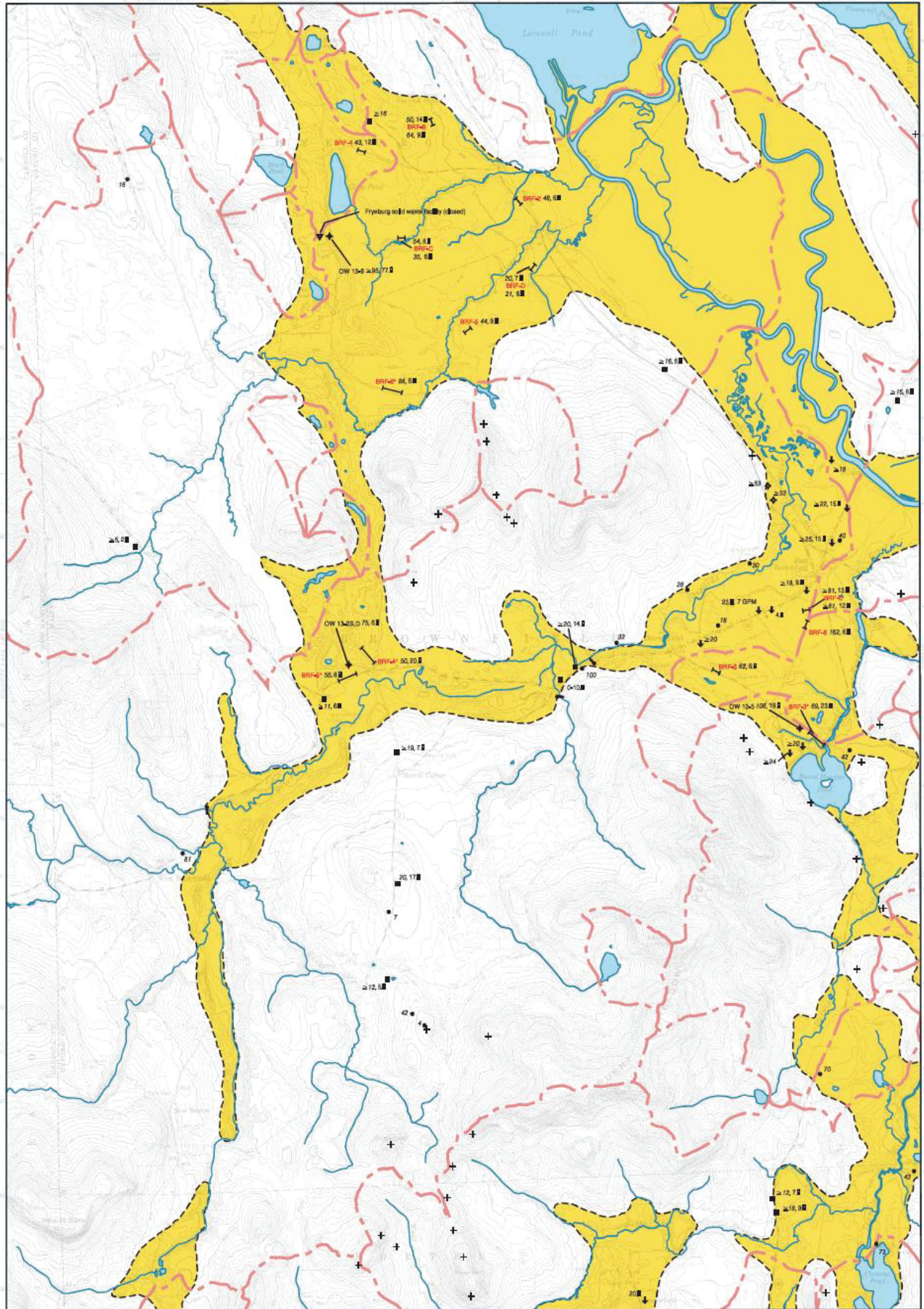
<https://www.maine.gov/dacf/mgs/pubs/digital/well.htm>

## Aquifers

All of the residents of Brownfield use groundwater as their water supply. Maintaining safe, clean drinking water depends upon proper management of the groundwater supply.

The following Significant Sand and Gravel Aquifers map shows the major sand and gravel aquifers in Brownfield. The locations of the sand and gravel aquifers have been derived from maps prepared by the Maine Geological Survey.

# Significant Sand and Gravel Aquifers



For a copy of this map and more details regarding aquifers go to [www.maine.gov](http://www.maine.gov) and follow these steps:

- *At the drop down tab for AGENCIES, click on: Department of Agriculture, Conservation and Forestry.*
- *Do a search for aquifers.*
- *Click on the first search result: Maine Geological Survey: Sand and Gravel Aquifers.*
- *Approximately ¾'s down the page click on: "Significant Sand and Gravel aquifers Online Maps".*
- *In the "Search All Fields" box, type in: 98-195.*

Aquifers are geologic formations containing useful amounts of water. Aquifers may be saturated sand and gravel - called sand and gravel aquifers - or they may be cracks and fractures in bedrock - called bedrock aquifers.

These bedrock aquifers are just as important as sand and gravel aquifers. In fact, it is estimated that in Maine the number of homes using wells in bedrock outnumber those in sand and gravel by 2.4 to 1. And if a bedrock aquifer becomes contaminated it is often impossible to clean up.

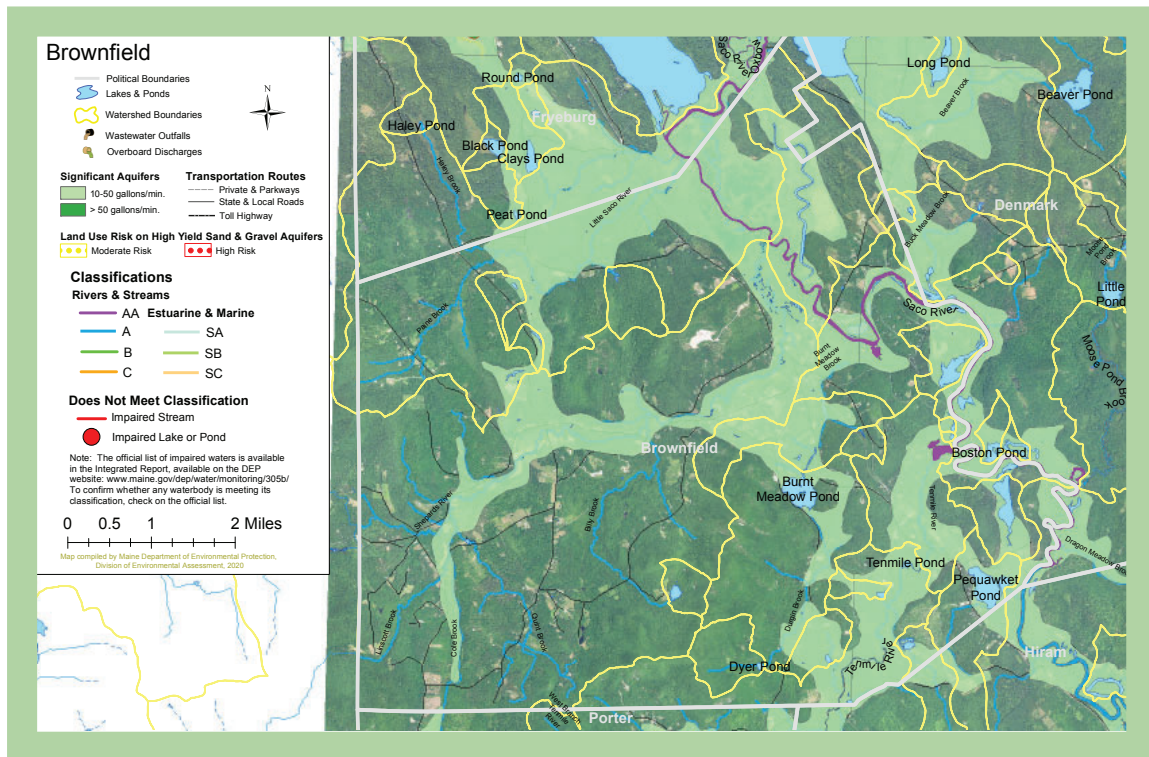
There are two areas of ice-contact sand and gravel around Burnt Meadow Pond and around Pequawket Pond that probably formed as kames or kame terraces next to a stagnant ice block about 13,000 years ago. Although there is no surface evidence, the Maine Geological Survey believes that a deep buried sand and gravel esker may exist in the northeastern section of the town under the large area of swamp (the Brownfield Bog) surrounding the Saco River. The prime recharge areas for the sand and gravel aquifers are the surfaces of the aquifers themselves. The secondary recharge zones are the watersheds of the adjacent surface water bodies. (Eskers are sand and gravel deposits formed by glacial melt water running in massive cracks, or crevasses, in the glacier, or in tunnels under the glacier. Kames are glacially formed features of randomly deposited material on, within, beneath, or adjacent to melting ice. A kame terrace is a kame that was formed between the glacier and a nearby Valley wall, having the upper surface graded by streams, giving it a flatter top.)

The following map which is dated 2020, shows the locations of 2 significant aquifers: the light green shaded areas are expected to produce an estimated 10 – 50 gallons/minute and the dark green shaded areas more than 50 gallons/minute.

## **Surface Water Sources**

There are four (4) major surface water sources in Brownfield. They are:

1. The Saco River – 3.5 miles +/-
2. Shepherds River – 13.9 miles +/-
3. Pequawket Pond – 81 acres
4. Burnt Meadow Pond – 65 acres



The map shown directly above does not indicate any moderate or high-risk land uses over the aquifers.

It is estimated that only a handful of homes use these water systems for their domestic water needs and because of this fact, invasive species, as it pertains to drinking water quality, is not of paramount concern. Invasive species, as related to environmental quality of the local bodies of water, is addressed in the Natural Resources chapter. In an effort to protect the quality of water in these bodies of water, the Town has adopted the State's Shoreland Ordinance that is overseen by the Planning Board and the Code Enforcement Officer (CEO).

The drinking water at the town hall was tested on 06/29/2021 and analyzed by Granite State Analytics Services, LLC. The Certificate of Analysis dated 07/02/2021 indicates that the sample had acceptable limits for Arsenic, Copper, Iron, Lead, Manganese, Chloride, Fluoride, Nitrate, Nitrite, pH, Coliform Bacteria and E. coli Bacteria but failed to meet the State guidelines for Radon.

The Town also utilizes pumping hydrants and storage tanks at 15 locations for fire fighting purposes. The department will either pump directly from a surface water source to fight a fire or refill its tanker truck that is used to supply water at more isolated areas that have no nearby water sources. These water sources are as follows:

- Two (2) pumping hydrants are installed at Burnt Meadow Pond:
  - one (1) at the outflow along Burnt Meadow Road and one (1) at the boat launch site off of Route 160.
- One (1) pumping hydrant is installed along Route 113 over Shepherds River Road.
- Two (2) 10,000 gallon tanks are located on Old County Road.
- Two (2) 10,000 gallon tanks are located on Dugway Road.

- One (1) pumping hydrant is installed at Paine Brook on Haleytown Road.
- One (1) 12,000 gallon tank is located on Lords Hill Road.
- One (1) 10,000 gallon tank is located on Denmark Road.
- One (1) pumping hydrant is installed at a made pond on River Bend Road.
- One (1) 10,000 gallon tank is located on River Bend Road.
- One (1) 10,000 gallon tank is located on Sandy Circle.
- One (1) pumping hydrant is installed at Ten Mile Brook on Caitlin Drive.

The fire department checks twice a year to confirm the tanks are full and that the inlets at the pumping hydrants are clear of debris. The Fire Chief will install additional tanks and hydrants where needed.

The Town is represented on the board of the Saco River Corridor Commission, which was established in 1973. As indicated on their website, "This Commission regulates water uses, protects and conserves the region's unique and exceptional natural resources, and prevents the detrimental impact of incompatible development." By acting to protect this waterway, this commission helps to prevent, even though it may be to a somewhat minor degree, potential contamination of the ground water sources; especially when it limits excessive development. This commission also utilizes the services of Katahdin Analytical Service, Inc. from Scarborough, Maine to test and assess the water at two (2) different locations within the town limits in order to determine whether it is suitable for swimming. The locations are as follows:

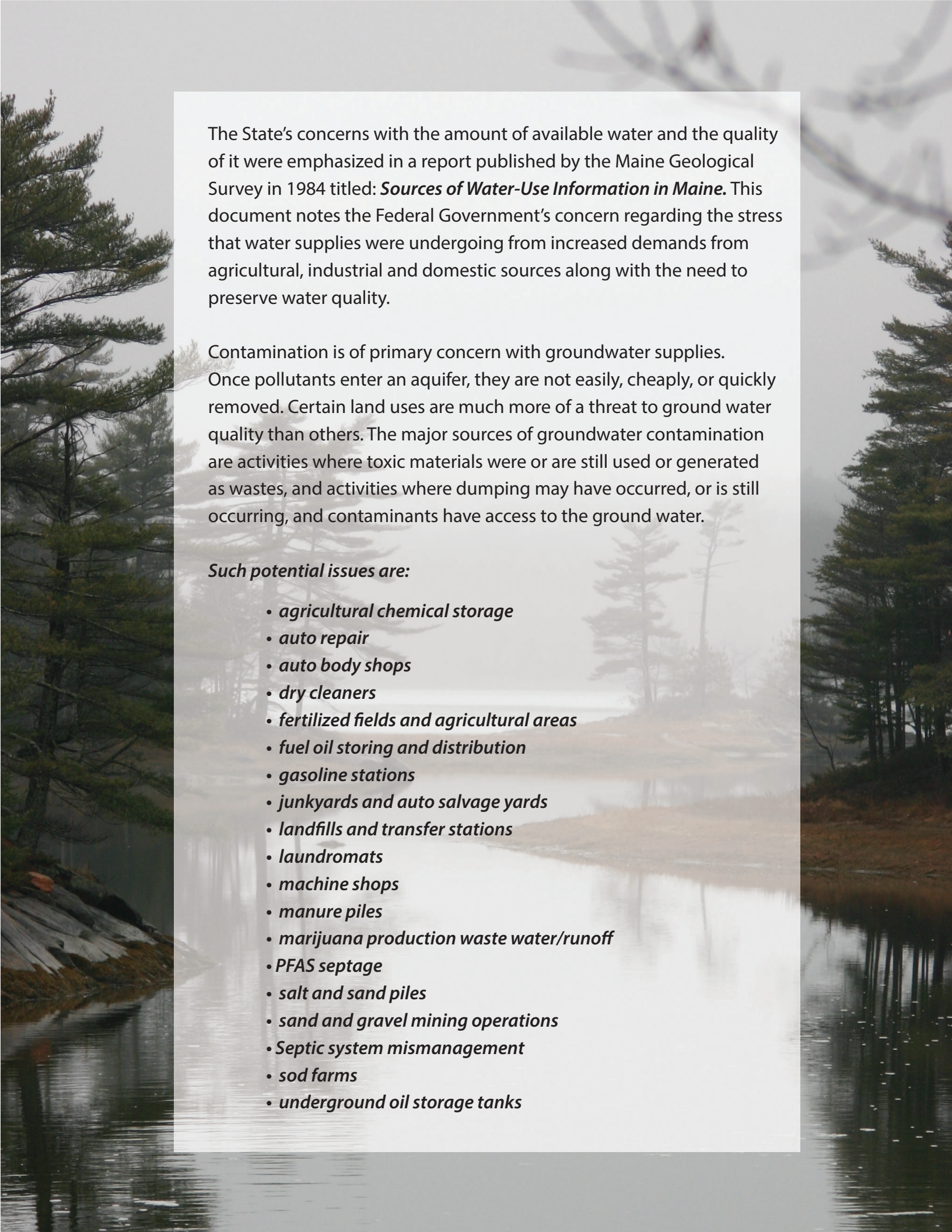
1. Saco River: downriver of the Brownfield Bog along Route 160 at the bridge.
2. Burnt Meadow Pond: near the boat launch area off Route 160.

In the 2022 Comprehensive Plan Survey, 78% of respondents felt that the Town of Brownfield should pay for regular water sampling of the Shepherds River and other tributaries of the Saco River. The last full report in 2020 indicates that the water quality at both locations is very good. There was a concern about the health of the Shepherds River and three samples were taken a week apart at the end of the 2021 season. The reports with unsatisfactory E. coli counts could be from rain events. Consistent monitoring was recommended by the Saco River Corridor Commission with levels of this nature, with an offer to transport samples to their office in Cornish, Maine then on to their lab.

Katahdin ID	Sample ID	CFUs of E. coli per 100 ml	Determination
SO5773-5	BMP	70.6	Satisfactory
SO5773-8	SHP1	290.9	Unsatisfactory
SO5773-9	SHP2	435.2	Unsatisfactory

## Concerns with Groundwater Quality and Quantity

In 1977, the U.S. Geological Survey began a cooperative State-Federal Program in an attempt to get states to address issues of water quality. As a result of this, Maine initiated the Maine Water-Use Data System (MWUDS). This system is trying to confront in-state water issues by utilizing data collected by the Federal Government and Maine Department of Agriculture, Forestry and Conservation.



The State's concerns with the amount of available water and the quality of it were emphasized in a report published by the Maine Geological Survey in 1984 titled: ***Sources of Water-Use Information in Maine***. This document notes the Federal Government's concern regarding the stress that water supplies were undergoing from increased demands from agricultural, industrial and domestic sources along with the need to preserve water quality.

Contamination is of primary concern with groundwater supplies. Once pollutants enter an aquifer, they are not easily, cheaply, or quickly removed. Certain land uses are much more of a threat to ground water quality than others. The major sources of groundwater contamination are activities where toxic materials were or are still used or generated as wastes, and activities where dumping may have occurred, or is still occurring, and contaminants have access to the ground water.

***Such potential issues are:***

- ***agricultural chemical storage***
- ***auto repair***
- ***auto body shops***
- ***dry cleaners***
- ***fertilized fields and agricultural areas***
- ***fuel oil storing and distribution***
- ***gasoline stations***
- ***junkyards and auto salvage yards***
- ***landfills and transfer stations***
- ***laundromats***
- ***machine shops***
- ***manure piles***
- ***marijuana production waste water/runoff***
- ***PFAS septage***
- ***salt and sand piles***
- ***sand and gravel mining operations***
- ***Septic system mismanagement***
- ***sod farms***
- ***underground oil storage tanks***

Although, at present, there are no observable point or non-point sources of contamination, there are operations that could cause contamination if the owners fail to vigilantly conduct their operations according to DEP regulations. These operations, whether active or inactive, are as follows:

1. a poultry breeding facility
2. a 15-20 acre farm
3. gas stations: active and inactive
4. several (varying in size) auto and small engine repair shops
5. numerous medical and adult use marijuana cultivation facilities
6. several (varying in size) livestock facilities
7. numerous septic systems around Burnt Meadow and Pequawket Ponds that are situated within 250' of the shoreline.
8. numerous septic systems throughout the Town that are within 100' of a domestic water source.

There is one situation, (which the committee believes is suitable for this chapter), that has been brought to the attention of the Town that requires some further investigation. During the years 1992-1994, 3,000 cubic yards of septage were dumped at the Town's transfer station. This sludge is believed to contain PFAS (polyfluoroalkyl substance), which breaks down very slowly and is known to accumulate in the human body. The Maine DEP has been contacted by the Comprehensive Plan Committee in an effort to learn what the State intends to do with this and other similar sites throughout the State. Although the DEP has not responded, the committee has learned that Public Law 2021, Chapter 478 was enacted by the Governor of Maine on 10/18/2021 requiring the DEP to investigate, test and monitor sites on which septage has been disposed. Brownfield falls into the tier 3 classification. The Maine DEP website lists the following narrative regarding the Brownfield site:

"BUILDING WAS BUILT IN 1992. UPDATE 12/99. SSP SIZE IS 3,000 CU. YDS. - UNCOVERED. PROBABLE FLOW TO E-NE TO A SWAMPY AREA THEN TO A STREAM 1500 FT. AWAY. HEAVY TREE KILL IN THIS DIRECTION AND HIGH CONDUCTIVITY OF THE SWAMPY WATER. NO HOMES OR WELLS ARE NEARBY!"

The committee will recommend to the Select Board to assign someone to monitor the progress of the DEP's investigation.

Water quality testing is the responsibility of the well owner and this is not mandated by a Town ordinance. Testing is solely at the discretion of the owner.

A recent report published by the Environmental Health Strategy Center documents a serious public health concern caused by the existence of arsenic in Maine's drinking water. The report indicates that up to 9% of the wells in Oxford County, in which Brownfield is located at its southern boundary, exceed the current Federal health standards. Residents are advised to visit the website:

[www.wellwater.maine.gov](http://www.wellwater.maine.gov) for more information related to testing.



Low income well owners should call the Maine Home Repair Program at 207-626-4602 or visit their website at:

[www.mainehousing.org/programs-services/HomelImprovement/homeimprovementdetail/HomeRepair](http://www.mainehousing.org/programs-services/HomelImprovement/homeimprovementdetail/HomeRepair) to learn more about financial help.

The estimated present population of Brownfield is 1,650. There are approximately 1,200 taxable properties. Using these quantities, one could extrapolate that there are likely 800-900 wells in Brownfield. Because each well is a separate source for domestic water usage, it is impossible to establish a prescribed means for protecting each one from contamination. The owners of each well are the stewards charged with safeguarding their water source from obvious pollutants. In the 2021 survey of 194 town residents that was conducted by the Comprehensive Plan Committee, only 40% of respondents stated that they have had their water tested in the last 3 years. 20% of the tested wells failed but the specifics for those failures were not presented.

The winter conditions in Maine require the use of a salt and sand mixture in an effort to reduce slippery road conditions. Its use is minimized as much as possible to avoid excessive runoff into ponds, rivers, streams and minor waterways. This mixture is housed in an open-ended enclosure at the Department of Public Works facility that prevents, to a reasonable degree, the salt from leaching into groundwater and nearby surface water sources. When the DPW is performing work near any surface water source, they initiate erosion control practices and avoid, to the greatest extent possible, intrusion by construction equipment into those waters.

The volume of groundwater in storage is decreasing in many areas of the United States in response to extraction that removes water from the natural hydrogeological cycle at a higher rate. Some of the negative effects of groundwater depletion can cause:

- drying up of wells
- reduction of water in streams and lakes
- deterioration of water quality
- land subsidence or sinkholes

At the date of this writing Fryeburg and Denmark, both bordering Brownfield and sharing the aquifers, have commercial water harvesting operations. There was a 2003 -2005 study of the Ward's Brook Aquifer. In 2018, Fryeburg retained the services of Emery & Garrett Groundwater Investigations (EGGI) of GZA to provide another study of the Ward's Brook Aquifer. However, this report was based on an extrapolation of the results found in the 2003-2005 Ward's Brook Aquifer study with updated climatic and ground water conditions. The results were published in a report labeled: Recalibration and Application of the Numerical Model of the Wards Brook Aquifer. Under the section, "Limitations of the Model", it was stated; "One limitation of the numerical model is the inability to accurately simulate the hydraulic connection between the Aquifer and Wards Pond." Additionally it was stated,

“The numerical model is not designed to provide a determination of the minimum flow required in Wards Brook to protect flora/fauna or the aesthetic value of a particular flow regime in Wards Pond, Wards Brook or Lovewell Pond. Only observations and/or modeling by a qualified Natural Resource Specialist can provide insight into the potential impact of any change in the surface water flow regime.”

In a report dated 4/16/2021 for the Town of Fryeburg, EGGI recommends that the permissible limit for non-public use (formerly Nestle, now Blackrock) be maintained at the current level of 603,000 gallons/day. In 2020, this report notes that the average daily total extracted by Nestle was 358,275 gallons/day. The total amount of extracted water by Nestle in 2020 was 131,128,167 gallons.

The only aquifer study, completed to date in the Town of Denmark, was performed by the extractor. Brownfield needs to take into account all the activities that affect our shared aquifer.

Brownfield has a Water Extraction Ordinance that establishes the parameters and limits for extraction permit requests. A Large Scale Water Extraction Permit has a limit of 10,000 to 20,000 gallons/day whereas a Small Scale Extraction Permit has a limit of 1,999 to 9,999 gallons/day. An extraction less than 1,999 gallons/day is exempt from the permit application process. In addition there is a Shoreland Zoning Ordinance that is a state mandate and the goal of which is as follows:

- Prevent and control water pollution.
- Protect fish spawning grounds, bird and wildlife habitat.
- Safeguard buildings and lands from flooding and accelerated erosion.
- Preserve archeological and historic resources.
- Oversee commercial fishing and maritime industries.
- Protect freshwater and coastal wetlands.
- Control the placement of structures on building sites and land uses.
- Conserve shore cover, vistas, points of access, natural beauty and open space.
- Anticipate and respond to the impacts of development in shoreland areas.

Although this ordinance is seemingly more related to natural resources, its first bullet point clearly emphasizes one of its primary objectives: prevent and control water pollution. This relates to, not only, surface water but also ground water; especially by its strict regulations pertaining to the locations of septic systems and their proximity to the body of water as well as the domestic water source.

One of the other crucial concerns, that should be noted here, is recharge of the aquifers. Maine receives an average of 42" of rain/year across the entire state. That equates to roughly 24 trillion gallons of water.

This water is then dispersed as follows:

- 50%, or 12 trillion gallons, runs off the landscape into rivers and streams.
- 30 – 40%, or 7 – 10 trillion gallons, is lost through evaporation or transpired by vegetation.
- 10 – 20%, or 2-5 trillion gallons, infiltrates the ground to recharge the aquifers.

The data presented above is insufficient to assuage the concerns of Brownfield citizens because of the following unknown variables:

- the estimated volume of water in the aquifers supplying the residents of Brownfield
- the annual amount of water extracted by Brownfield residents
- the typical annual recharge amount

Until those quantities are available and assessed, people will continue to wonder whether their well could run dry because of the water being extracted for non-public use. In the 2021 Town Survey conducted for this Comprehensive Plan, 14% of the 194 respondents indicated that their well had run dry in the past 10 years.

### **Goals:**

1. Attempt to ascertain actual and potential sources of groundwater contamination.
2. Protect aquifers from groundwater contamination.
3. Maintain water quality.
4. Take the appropriate precautions to assure that there is a sufficient supply of water from naturally occurring sources.
5. Cooperate with the Maine DEP to address the PFAS situation at the Town's transfer station.

### **Strategies:**

- Within 18 months after the Implementation Committee is formed, it should propose a plan to determine a baseline starting point for aquifer quality and volume by working with the Maine DEP, Saco River Corridor Commission and possibly neighboring towns if they want to participate.
- The Implementation Committee should recommend to the Select Board annual testing of all wells that supply public facilities, i.e.- schools, town hall, recreation center, etc. The Health Officer should begin this monitoring within the next 12 months.

- The Implementation Committee should suggest within the next 12 months to the Select Board to allocate a sum of money to help people who cannot afford to test their wells.
- The Implementation Committee should recommend to the Select Board and the Health Officer for them to initiate within 12 months a process whereby neighbors are notified when an adjacent well has failed a water quality test. This practice should be initiated within the next 12 months.
- Collaborate with neighboring towns, particularly Denmark and Fryeburg, on aquifer protection and preservation by establishing, through the Select Board, a committee to oversee water extraction and share water source concerns and problems. This committee can be comprised of members from the Implementation Committee and other Brownfield residents. It should be formed within the next three years.
- The Select Board should make water quality “best management practices” information available, within the next year, to farmers, loggers, contractors and other businesses through written information available at the town office and through site visits conducted by the CEO.
- Provide educational materials at appropriate locations (boat launches at the Saco River, Pequawket Pond and Burnt Meadow Pond) regarding aquatic invasive species. This can be accomplished within the next 18 months by the Implementation Committee working with the Town’s DPW and the Saco River Corridor Commission.
- The Department of Public Works should continue to follow environmental guidelines regarding roadwork and to clear culverts on a regularly scheduled basis in order to sustain proper drainage to the appropriate waterways.
- The Town CEO should monitor construction sites on an ongoing basis in order to confirm erosion controls are in place. All construction debris, especially any potentially hazardous materials, must be properly contained and discarded. Proper sanitary facilities must be provided and maintained.
- The Planning Board and the CEO should review all construction documents to determine whether low impact development is designed into the project and discuss with the construction team their means and methods for achieving minimal disturbance of the site.
- Beginning now, the CEO should advise new homebuilders, and those citizens who are drilling a replacement well, to try to maintain 100’ between the well and the septic system as recommended by the Maine Department of Environmental Protection..
- Assign the CEO, the Health Officer and the Implementation Committee the responsibility to track the progress of the Maine DEP’s PFAS investigation and comply with its remediation recommendations. This tracking should occur regularly until the DEP closes its investigation.



*Burnt Meadow Pond, Brownfield, Maine;  
Google Earth with Brownfield Public Works in the  
upper left hand corner*



*Pequawket Pond and portion of the  
Saco River, Brownfield, Maine  
Google Earth*



Brownfield Bog; Google Earth



# Natural Resources

Brownfield's natural resources are one of the community's greatest assets. Between rolling foothills, Burnt Meadow Mountain and the town's several ponds, the wildlife and natural resources of Brownfield are the source of the town's natural beauty. Striking a balance between the environment and growth will be a key priority of Brownfield's Comprehensive Plan. This chapter will outline the town's natural resources and features such as scenic views, recreational trails, water resources and wildlife and plant habitat. Based on these features, the town will be able to make more informed decisions to better preserve and protect Brownfield's natural resources, and direct desired, appropriate growth to suitable areas.

## Topography, Soils and Land Cover

*These topics are covered in more detail in the Agriculture and Forestry Resources Chapter.*

The topography of Brownfield contributes to the many scenic views throughout the town as well as access to forested hiking trails such as Burnt Meadow Mountain, Frost Mountain and Stone Mountain. The Saco River provides access to additional natural beauty on this extensive waterway, and



the Brownfield Bog is a natural area that provides habitat for many rare and endangered species of plants, insects and animals. As these critical natural resources become more popular, the increased usage will require that they be protected through informational signage for users as well as specifically through development of a Future Land Use Plan. Brownfield has an existing land use ordinance: [http://www.brownfieldmaine.org/uploads/2/6/3/1/26314117/land\\_use\\_ordinance.pdf](http://www.brownfieldmaine.org/uploads/2/6/3/1/26314117/land_use_ordinance.pdf) but it needs to be regularly updated to include the protection of these critical resource areas.

Brownfield's location in the foothills of the White Mountains provides dramatic views from many roads and local properties. Many property owners allow access to their land for recreational users such as snowmobilers. ATV trails are also designated throughout the town on specific roadways. Respectful usage of these trails and roadways is encouraged by local clubs through member education, trail maintenance and signage. Fishing in local streams and ponds is also a favorite of local residents as well as visitors. As the town grows, it should consider public/private partnerships to protect these natural resources. Such a partnership is currently being discussed with "Trout Unlimited," an organization that is interested in funding the protection and renewal of local trout streams through properly designed and maintained culverts on Brownfield's public roadways.



The Upper Saco Valley Land Trust has also been actively working with local landowners and have been successful in acquiring easements on Brownfield properties pledged to conserving land for wildlife habitat and ecologically managed forests.

## **Water Based Resources**

The Upper Saco River floodplain has sustained natural water flow regime, high water quality standards and extensive intact floodplain wetlands of great ecological value. The “Water Resources and Riparian Habitat” map in the Appendix is intended to illustrate the natural hydrologic connections between surface water features such as lakes, ponds, streams, wetlands, aquifers and drainage areas. Protecting riparian habitats protects water quality, contributes to flood protection for downstream areas, maintains habitat connections for diverse and abundant wildlife, and safeguards important economic resources including recreational and commercial fisheries.

### **Lakes and Ponds**

There are three major ponds in Brownfield. Pequawket Pond and Burnt Meadow Pond are totally in Brownfield. Pleasant Pond is shared with Fryeburg and Denmark.

According to the Lake Stewards of Maine (LSM), Burnt Meadow Pond covers 45 acres, has an average depth of 17 feet and is 45 feet at its deepest point. The water quality is above average. The transparency/clarity is 4.4 feet. It is located on Route 160 and has a public beach and boat launch. There are several aquatic species including brown trout, brook trout, largemouth bass, smallmouth bass, and chain pickerel. It is becoming highly developed.

Pequawket Pond is Located on Routes 113 and 5 heading south from the town center. It is densely developed. A small portion is divided from the main pond by the railroad tracks. According to LSM, it covers 81 acres, the maximum depth is 20 feet and the average depth is 9 feet. The water transparency/clarity is 4.70 feet and the quality is above average. The aquatic species in the pond include smallmouth bass, largemouth bass, chain pickerel, and white perch. There is no evidence of invasive aquatic species in either pond.

Pleasant Pond lies in the northeast border corner of town and is shared with Fryeburg and Denmark. LSM lists the pond as having a maximum depth of 15 feet, low water quality and transparency/clarity of 2.5 feet. It covers 604 acres and is considered a large backwater of the Saco River, meaning the flow of the river does not reach the Pond, making the water stagnant. According to LSM, there are no public rights of way to the pond and access is only possible from the Saco River. There are no boat landings. It is considered a warm water fishery and the pond provides excellent fishing for white perch, chain pickerel, largemouth bass and smallmouth bass.

## BODIES OF WATER IN BROWNFIELD\*

Ponds	Acres	Perimeter in miles	Mean Depth in Feet	Max Depth in Feet	Elevation Meters	Fishery	Invasive Aquatic Plant Infestation
Dyer Pond --55574	4	0.3	4	5	187m	No	None Known
Brownfield Bog	292	7.2	-	-	0	n/a	None Known
Burnt Meadow Pond -5572	65	1.9	17	45	114	Cold water Warm water	None Known
Pequawket Pond -401	81	.6	9	20	110	Warm water	None Known
Pleasant Pond -252	604	12.1	7	15	110	Warm water	None Known
Quints Bog -1712	183	4.3	-	-	0	n/a	None Known
Round Pond -697	10	1.2	-	-	125	n/a	None Known
Stone Pond - 5573	10	0.6	-	-	290	None	None Known
Ten Mile Pond -152	5	0.8	-	-	115	n/a	None Known

\*<https://www.lakesofmaine.org/>



## LAKE PRODUCTIVITY LEVEL CHART\*

Level of Productivity	Transparency in Meters	Total Phosphorus ppb**	Chlorophyll ppb
Low	>8.0	<4.5	<1.5
Medium	4.0-8.0	4.5-20	1.5-7.0
High	<4.0	>20	>7.0

\* *Trophic State Indicator Chart. Indicators of Biological Productivity and lake ecosystems*

\*\* *ppb - parts per billion*

## TROPIC STATE INDEX FOR BROWNFIELD'S GREAT PONDS

	Burnt Meadow Pond	Pequawket Pond	Pleasant Pond
Transparency*	4.40	4.70	2.50
Phosphorus**	7.0	7.4	6.9
Chlorophyll***	3.0	2.8	5.1

\* *Transparency is the clarity of the water.*

\*\* *Phosphorus in lakes and ponds acts as a fertilizer, increasing the growth of plants -- including algae. A build up of phosphorus alters the quality of the water.*

\*\*\* *Chlorophyll is the pigment that makes plants and algae green. This pigment is what allows plants and algae to photosynthesize or grow.*

Though there are currently no known invasive aquatic plant infestations in Brownfield lakes and ponds, increased use threatens water quality; it is imperative that Brownfield raises awareness of issues such as milfoil that have become a threat to other Maine water resources so that the same does not occur in our local waters. Signage posted at pond access points will raise awareness, and informational brochures can be made available at the Town Hall and local library.

### Rivers and Streams

The Saco River is classified as a Class AA River by Maine DEP beginning 1000 feet below Swan's Falls dam in Fryeburg to the Hiram Dam, south of Brownfield. Class AA rivers involve little risk, since activities such as waste discharge and impoundment are prohibited. The expectation to achieve natural conditions is high and degradation is unlikely.

The Saco River is a valuable natural resource for Brownfield. The river also provides opportunities for boating, fishing, and swimming. The Shoreland Zoning Ordinance adopted and updated by the town in 2019 regulates actions within the shoreland zone and is consistent with Maine State standards. The Ordinance goals are: to prevent and control water pollution, to protect fish spawning grounds, bird and wildlife habitat, to protect buildings and lands from flooding and accelerated erosion, to protect archeological and historic resources, to protect commercial fishing and maritime industries, to protect freshwater and coastal wetlands, to control building sites, placement of structures and land uses, to conserve shore cover, and visual as well as actual points of access to inland and coastal waters, to conserve natural beauty and open space, and to anticipate and respond to the impacts of development in shoreland areas.

The Little Saco River, Shepherds River, Burnt Meadow Brook, and Ten Mile River are all tributaries of the Saco River in Brownfield. Since the Saco River is a shared water resource with several other adjacent towns, it would be worthwhile for Brownfield to become more involved in regional planning with these other concerned communities. The “Wetlands Characterization Map” in the Appendix identifies all rivers in Brownfield.

## **Wetlands**

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season.

In the past, wetlands were often considered useless land and in need of being drained or filled for agricultural purposes or to create land for development. More recently, however, it has been shown that wetlands have much environmental and cultural importance. Wetlands act as ground water recharge areas. Wetlands mediate floodwaters and affect groundwater supplies. They act as storage basins for flood waters during wet periods and as water retainers during dry periods, stabilizing water flow and supply.

They are an important water cleansing mechanism. Aquatic plants commonly found in wetlands change inorganic nutrients into organic materials, trapping phosphorus and suspended solids. Water flow is slowed allowing silt to settle out. Wetlands, therefore, protect downstream water resources from siltation and pollution. They also provide important wildlife habitats. Wetlands are literally teeming with life. They have been identified as among the most productive biological systems in the world. Since wetlands are connections between land and water, they provide essential breeding, nesting, resting, and feeding grounds for a variety of fish and wildlife.

In addition, wetlands provide important visual and open space value. The “Wetlands Characterization Map” in the Appendix identifies all wetlands in Brownfield. This map is intended as a model for planning, intended to help identify likely wetland functions associated with significant wetland resources and adjacent uplands.

Using GIS analysis, this map provides basic information regarding what ecological services various wetlands are likely to provide. These ecological services, each of which has associated economic benefits, include: flood-flow control, sediment retention, finfish habitat, and/or shellfish habitat. There are other important wetland functions and values not depicted in this map.

Refer to [www.maine.gov/dep/water/wetlands/ipwetfv2.html](http://www.maine.gov/dep/water/wetlands/ipwetfv2.html) for additional information regarding wetland functions and values. Forested wetlands and small vernal pools are known to be underrepresented in the National Wetlands Inventory (NWI) data used to create this map. It is important to use local knowledge and other data sources when evaluating wetlands, and each wetland should be considered relative to the whole landscape/watershed when assessing wetland resources at a local level.

The Brownfield Bog is of particular importance as a large wetland associated with the floodplain of the Saco River, and is protected as part of the Gregory Sanborn Wildlife Management Area. The total area of the Game Management Area is 5,841 acres and contains 970 acres of marshland, 1100 acres of floodplain, and 650 acres of wooded upland.



## **Wildlife and Plant Habitats**

Brownfield has a diverse wildlife, insect and plant population. According to Beginning With Habitat data, the Brownfield Bog is home to several endangered or threatened species or species of special concern, such as the Sedge Wren, the Eastern Ribbon Snake, the Great Blue Heron, and three types of dragonflies, as well as numerous species of plants. Since the Brownfield Bog area is managed by the state, the committee recommends consultation before any changes in activities are approved.

Bald Eagles have been spotted in the Billy Brook area. Brownfield is also home to deer, moose, black bears, coyotes, foxes and turkeys, among other wildlife.

As Brownfield develops and climate changes, wildlife areas are in danger of being lost, and natural environments will be increasingly more stressed. These natural areas are important to the quality of life in our town. Seeing deer grazing in the evening, catching fish, hunting, sighting waterfowl, and so forth, contribute to the enhancement of the rural values we all share and cherish. Pollinators are critically important for the survival of our agricultural efforts. Brownfield should look for opportunities to educate residents on the importance of maintaining and protecting critical wildlife and plant habitats, including what each individual and household can do to proactively engage in environmentally sound practices.

## Maine's Natural Resources Protection Act

Maine's Natural Resources Protection Act (NRPA, 1988) is administered by the Maine Department of Environmental Protection (*MDEP*; <http://www.maine.gov/dep/blwq/docstand/nrpapage.html>) and is intended to prevent further degradation and loss of natural resources in the state, including the significant or essential wildlife habitats identified on the "High Value Plant and Animal Habitats" map in the Appendix of this document. This map was drawn by MDIFW, and identifies rare, threatened or endangered wildlife as well as rare or exemplary plants and natural communities that exist in Brownfield. MDEP has regulatory authority over most Significant Wildlife Habitat types. The regional MDEP office, MDFI and MNAP should be consulted when considering any projects in these areas.

## Analysis

In Maine, the upper Saco River floodplain extends from the New Hampshire border to Hiram. This stretch of river supports a complex mosaic of diverse wetland communities and is one of the most bio-diverse areas of Maine. Wetland communities constitute one of the most extensive and best remaining floodplain ecosystems in New Hampshire and Maine. The ecosystem includes floodplain forests, vernal pools, oxbow ponds, backwater sloughs, acidic fens, grassy swales, outwash plain pond shores, several large lakes, and the meandering river itself. Adjacent to the floodplain are upland communities such as mixed hardwood forests, low acidic summits, and globally rare pitch-pine/scrub oak forests. "See Appendix for supplemental details and additional recommendations from MDIFW"

Brownfield ranks among one of the most ecologically diverse towns in western Maine. It is home to numerous rare species and natural communities, including one of the largest concentrations of the globally rare Long's bulrush (*Scirpus longii*), three globally rare dragonfly species, outstanding examples of floodplain forests, and at least ten other plant species that are rare in Maine. Rare animals in the Brownfield area represent diverse taxonomic groups, such as birds, reptiles, odonates (dragonflies), and lepidopterans (butterflies/moths).

Hydrologic alteration may arise from aquifer withdrawals, dams, canal construction, poor forestry practices, development in the watershed, and stream channelization. Historically, for example, canal construction shortened the course of the Saco River and drained several large ponds, causing major changes to the hydrologic regime. These changes altered the natural communities within the floodplain. Brownfield passed a water ordinance to protect the withdrawal from our local aquifer. These withdrawals should be monitored to ensure consistent adherence to requirements intended to protect the natural hydrology. More information regarding aquifers can be found in the Water Resources chapter.

Improperly sized water crossing structures such as culverts can also impede movement of fish and aquatic invertebrates, effectively fragmenting local aquatic ecosystems and ultimately leading to local extinction of some species. Future management activity should avoid any additional negative impacts to the town's hydrology, and an assessment of the condition of existing culverts should be undertaken to ensure suitability.

Poorly planned residential development may lead to irreversible impacts on natural systems. Roads and land conversion cause loss of habitats and diminish the wildlife value of remaining habitat patches. Another consequence of residential development is often the proliferation of invasive plants.

Proper timber management can regenerate some types of natural communities and protect vernal pools. Maintaining hydrology and water quality is essential for the health of wetland systems. Logging, land clearing, soil disturbance, new roads, and development on buffering uplands can result in greater runoff, sedimentation, and other pollution. Preserving natural communities and other sensitive features often can be accomplished most effectively by conserving the larger natural systems in which these features occur. Conserving the larger systems helps ensure that both common and rare natural features will persist. Conservation planning for uplands should include areas set aside from timber harvest to allow for unmanaged forests. It is also important to guide off-road vehicle (ORV) use to areas where it is most appropriate and to limit access in more sensitive areas. These should be considerations in Brownfield's Future Land Use planning.

The map in the Appendix entitled "Undeveloped Habitat Blocks and Connectors and Conserved Lands" highlights undeveloped natural areas as those likely to provide core habitat blocks and habitat connections that facilitate species movements between blocks. Undeveloped habitat blocks provide relatively undisturbed habitat conditions required by many of Maine's species. Habitat connections provide necessary opportunities for wildlife to travel between preferred habitat types in search for food, water, and mates. Roads and development fragment habitat blocks and can be barriers to moving wildlife.

By maintaining a network of interconnected blocks, towns and land trusts can protect a wide variety of Maine's species – both rare and common – to help ensure rich species diversity long into the future. Maintaining a network of these large rural open spaces also protects future opportunities for forestry, agriculture, and outdoor recreation. Landowners should be made aware of the importance of preserving natural habitats through educational programs and informational brochures.

Maintaining these wetlands and habitats, and protecting these natural areas will have both short and long-term benefits to the residents of Brownfield and visitors, such as reducing the effects of climate change, supporting agricultural and forestry health and production, maintaining a healthy environmental balance for humans, plants and wildlife, and in continuing to provide a destination for hunting, fishing, hiking, cross country skiing, snowshoeing, paddling, and snowmobiling.

## **Co-occurrence Modeling to Support Planning**

As an aid for planning purposes, the map in the Appendix entitled “Natural Resource Co-occurrence” provides a representation of the concentration of selected environmental asset data layers overlaid on the landscape in order to highlight a given area’s relative conservation values. The layers on this map include buffer zones around water features, important natural communities, listed plant and animal species, areas of undeveloped land, and conserved properties. Some of these layer attributes have been weighted based on qualitative features, such as rarity or size, as noted in the legend alongside the map. This map draws on data that is depicted on the standard Beginning with Habitat map set ([www.beginningwithhabitat.org](http://www.beginningwithhabitat.org)), but should still be considered as both supplementary and as a work in development.

## **Natural Resource Opportunities and Constraints**

The “Brownfield Development Constraints” Map in the Appendix shows an additional example of a mapped analysis of the other natural resource data maps. This opportunities and constraints analysis shows areas of the town suitable for medium density development, areas where a higher density of development can be accommodated, and areas where a lower density is called for.

These Beginning with Habitat maps serve as a useful resource and should be consulted as part of the review process for the Planning Board when new development is proposed. They also provide guidance for any Future Land Use planning.

### **Goals:**

1. Protect wetlands and natural upland areas from adverse effects of logging, land clearing, soil disturbance, new roads, and development using best management practices.
2. Develop an appropriate plan for growth, fish, wildlife, and plant habitat conservation, and outdoor recreation opportunities.

### **Strategies:**

- Conservation Committee should be re-established within the next 3 years as part of the Implementation Committee.



- Post a link to the Natural Resources Council of Maine ([www.nrcm.org](http://www.nrcm.org)) on the town's website so that residents will have access to information regarding initiatives that support environmental awareness, concerned citizen actions, and programs to support responsible stewardship of our natural resources - including energy efficiency, pollution reduction, and land conservation. The Town Administrative Assistant should post a link ASAP after approval of the Plan.
- Fact sheets developed by Beginning with Habitat for many of the rare animals, plants, and natural communities in Brownfield should be made available by the Town Office and library within one year of plan approval so that residents can become familiar with Brownfield's high value habitats.
- Develop a plan for establishing gardens/landscaping that support pollinators through the incorporation of native plantings on public and private properties. The Conservation Committee should work with Brownfield Public Library staff and volunteers to utilize these public spaces as an educational opportunity through programs and informational signage. The plan should be created and process underway between 1-3 years of Plan approval.
- Partner with adjoining towns such as Fryeburg, Denmark, and Hiram to enable a regional approach to natural resource protection for shared resources such as the Saco River. Continue to support the efforts of the Upper Saco Valley Land Trust to work with local landowners to permanently protect the lands and waters that define our community and enrich our quality of life. The Implementation Committee should explore possibilities for collaboration with adjoining towns within 2-3 years of Plan approval.
- The Conservation Committee should ensure continued representation from Brownfield on the Saco River Corridor Commission. Ongoing upon approval of Plan.
- Support Town efforts such as recycling and composting to reduce negative environmental impacts. The Implementation Committee should explore options and make recommendations within 2-3 years of Plan approval.
- Request that the Planning Board consider Beginning with Habitat maps for review when faced with a development application. If needed, consult with Maine Department of Inland Fisheries and Wildlife MDIFW Regional Biologists and Maine Natural Areas Program MNAP Ecologists and request review of the proposed development plan when projects involve high value habitats. Process should be developed in collaboration with the Implementation Committee and Planning Board within one year of the approval of the Brownfield Comprehensive Plan.
- Review land use ordinances and subdivision regulations to determine if there are any standards for the protection of identified fish, wildlife, and plant habitats. The Implementation Committee should collaborate with the Planning Board to begin review within 2-3 years of Plan approval.
- Work with the Planning Board to explore the development of an inventory of high value habitats, identify gaps in local protections, and develop strategies to improve local protections. The Implementation Committee should begin collaboration with the Planning Board on this inventory within 3-5 years of Plan approval.

- Request that the Planning Board consider local ordinances that encourage landowners or applicants to contact MNAP and MDIFW prior to submission of development applications to determine potential habitat impacts and steer development away from the most sensitive areas. The Implementation Committee should communicate with the Planning Board regarding these ordinances within 2-3 years of Plan approval.
- Educate recreational users about ecological and economic benefits provided by natural resources and how water quality and rare species habitat can be maintained. The Conservation Committee should develop a process for creating educational materials within 2-3 years of Plan approval.
- Establish a process for local monitoring of stream water quality through water sample testing and notification of the Department of Environmental Protection (DEP) where concerns exist. The Town of Brownfield's Health Officer should develop recommendations and process within 1-2 years of Plan approval.
- Work with Tax Assessor and Code Enforcement Officer to develop a database of significant or essential habitats, and investigate local support systems that supply landowners with information on habitat conservation. The Implementation Committee should explore these possibilities within 3-5 years of Plan approval.



Photo: D. Merrill

# Agricultural and Forest Resources

Topographically, Brownfield consists of steep, hilly terrain and flood plains of numerous streams and the Saco River. Elevations range from below 400 feet to above 1600 feet. Brownfield is in the drainage area of the Saco River. This diversity of topography adds to the visual interest and character of the rural landscape of Brownfield. It also contributes certain opportunities for, and constraints to, using the land for agriculture, forestry and developmental purposes.

Forested land is important for soil and water conservation as well as for wildlife habitat and recreation. The character of the town depends on the maintenance of this resource. There are no regulatory steps to protect farming or productive forestry lands beside the Tree Growth Program. Each private landowner is able to choose some of the main tools used to achieve these goals which include land trusts, conservation easements, private reserves and incentives. There are several active land trusts that include Brownfield in their catchment area. The Upper Saco Valley Land Trust includes the communities of Bartlett, Jackson, Conway, Albany, Madison, Eaton, and Chatham in NH and Fryeburg, Brownfield and Denmark in Maine.

According to "Brownfield Maine: An Illustrated History" by Bradford Fuller; "Lumbering and agriculture were the economic basis for Brownfield's early existence. Until the 1940's, there were many water-powered mills of wide variety on the town's numerous streams and rivers."

Much of the town, and thus the land cover, was burned in the fire that burned major areas of southern and western Maine in October of 1947. Most of the forest cover is, therefore, less than 73 years old and consists of eastern white pine, red pine, pitch pine, birch-beech-maple-oak and aspen. The natural land cover has been transformed over the past 300 years into areas of the village, agricultural areas and increasing residential areas.

## Forestry

According to the Maine Bureau of Property Taxation's 2019 State Valuation Analysis\* 156 parcels of land in Brownfield are in Tree Growth consisting of 9,222 acres. Of the total 28,460.8 acres in Brownfield this represents about 32.40% of the town. That doesn't take into account the tax exempt acres the State of Maine owns, plus all the other exempt properties." The State owns the Major Gregory Sanborn Wildlife Area (Map 4, B-2), also known as the Brownfield Bog, which is located in the towns of Brownfield and Fryeburg. This is primarily a wetland habitat, including emergent marshes, shrub wetlands, and bogs and the approximate size is 5,841 acres, Pitch Pine is the dominant tree.

The Oxford County Soil and Water Conservation District oversees the Tenmile River Demonstration Project as an educational resource area to demonstrate wise forestry management objectives. This includes a network of trails, and encompasses about 328 acres bordered by the Tenmile River and Round Pond.

This parcel of land was acquired in the early 1950's through the generous donations of Leon Brooks and Frank Merrifield. 211 acres of this parcel located on the Brownfield /Hiram town line were acquired by the Oxford County SWCD. The land had been burned in the "Great Fire of 1947" that consumed most of the forest land in southwestern Maine. Forty acres of the parcel was replanted with white and red pine and it has been carefully managed according to a forest management plan written in the 1990s. It is bordered by Tenmile River, a pristine free-flowing stream, on one side, and Round Pond, a freshwater marsh/pond, on the other side. The habitat diversity on the property is amazing for such a relatively small forested land tract.

Some of the objectives that are demonstrated at Tenmile River include: sustainable forestry, timber stand improvement, wildlife habitat improvement, special habitat protection, water resources protection and passive outdoor recreation opportunities. The district has provided access to the site for the public in a way that protects this very special natural resource area.

All woodlands, with the exception of the Major Gregory Sanborn Wildlife Area and the Tenmile River Demonstration Project, are under private ownership. This year has seen a marked increase in logging of areas in tree growth creating some concern for sustainable forestry in the town.

All logging and farming is done by landowners on private land. In the last two years, there have been many acres cleared for farming or new house sites.

There are some large tracts of land that could be sold for development. However, it would be strictly up to the landowners to sell. Presently the town has no zoning in place.

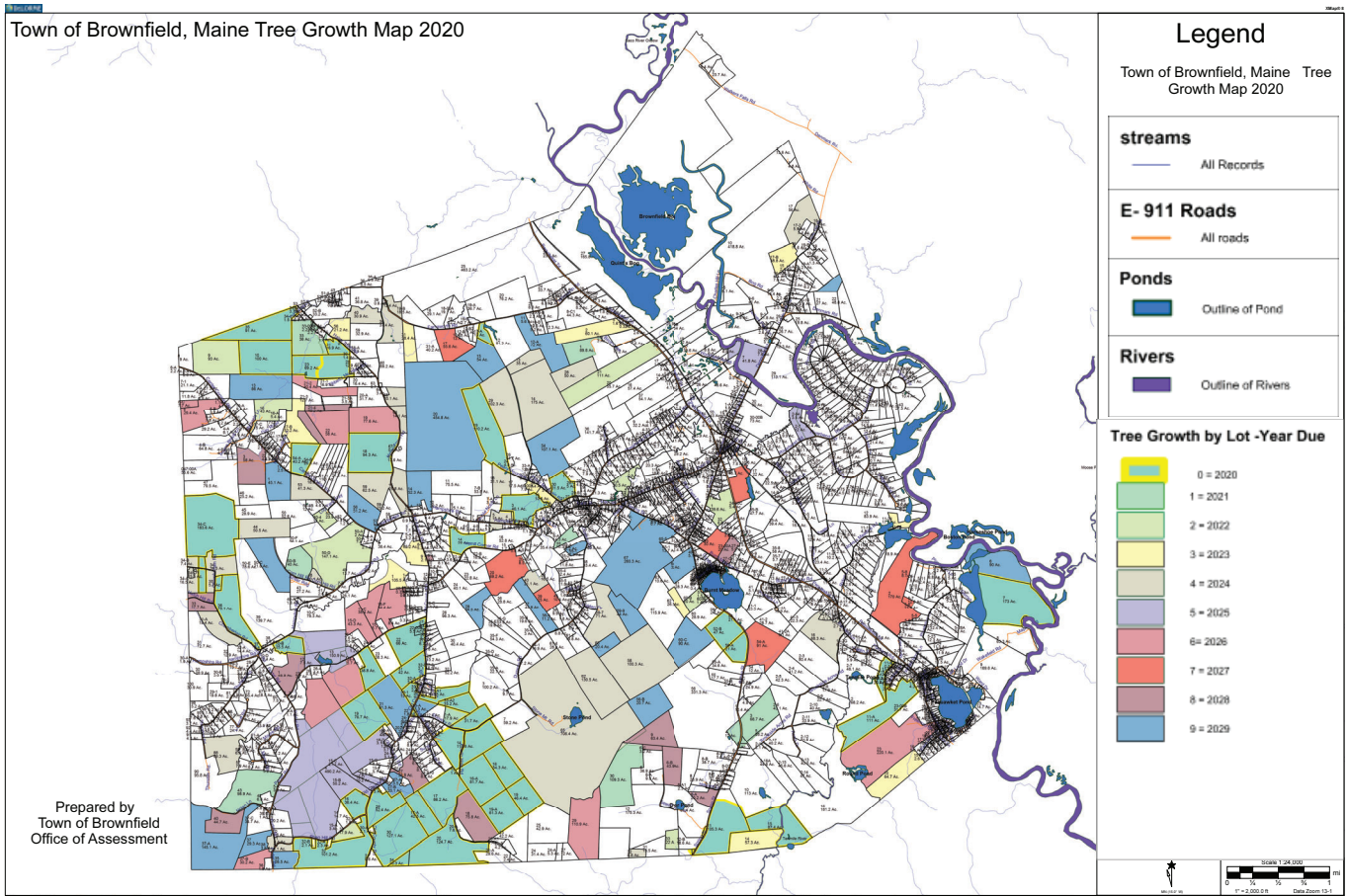
According to the Sustainable Forest Initiative Program which the State of Maine's Department of Agriculture, Conservation and Forestry has adopted, and is defined as being able to meet the needs of the present without compromising the ability of future generations to meet their own needs by practicing a land stewardship ethic that integrates reforestation and the managing, growing, nurturing and harvesting of trees for useful products and ecosystem services such as the conservation of soil, air and water quality, carbon, biological diversity, wildlife and aquatic habitats, recreation and aesthetics.

[\*SFI 2015-2019 STANDARDS AND RULES\*](#)

## **Agricultural**

According to Title 7 of the Maine Statute, "Farm" means "the land, plants, animals, buildings, structures, ponds and machinery used in the commercial production of agricultural products."

The State defines a farm as "any place from which \$2,000 or more of agricultural products were produced and sold, or normally would have been sold during the year " Additionally, the State of Maine stipulates that this can occur in one of two calendar years, or three of five calendar years in order to avoid an owner losing farm status because of a poor production year.



Agriculture has transitioned from diversified family farms which were used for their livelihood, to smaller scale food production including specialized and backyard farming. Local food is sometimes grown to be sold at out-of-town farmer’s markets, vegetable stands and community marketing options.

“Agricultural products” means “those plants and animals and their products that are useful to humans and includes, but is not limited to, forages and sod crops, grains and feed crops, dairy and dairy products, poultry and poultry products, bees and bees’ products, livestock and livestock products, manure and compost and fruits, berries, vegetables, flowers, seeds, grasses and other similar products, or any other plant, animal or plant or animal products that supply humans with food, feed, fiber or fur. ‘Agricultural products’ does not include trees grown and harvested for forest products.”

You can find these and other agricultural definitions from Title 7 here:

<https://legislature.maine.gov/statutes/7/title7sec152.html>

This is a rural community and many families in Brownfield have small vegetable gardens, green houses and hoop houses, and there are numerous families that have chickens, cows, goats, horses, donkeys, sheep, pigs or other livestock. Others produce a variety of agricultural products such as eggs, jams, jellies, honey, maple syrup, fiber and meat. Some of these products are sold locally or through the nearby farmers markets and therefore these properties may qualify as farms. However, we do not have a process for confirming such sales or farm status.

Although it is not classified as an agricultural product, there are many marijuana growers both large and small. Some grow for personal use or for sale as medical marijuana. This is covered in another chapter.

According to the previous survey results the majority of the respondents thought that the town should retain its rural character, support traditional farming but regulate large scale farming.

### **Goals:**

1. Encourage forest landowners to retain and improve their holding of forest lands and promote better forest management practices through the use of the Maine Tree Growth Program, which provides for the valuation of land based on its current use as forest land, rather than its highest and best use.
2. Improve our forests and increase biodiversity.
3. Maintain, increase, and better manage farmland.

### **Strategies:**

- The Brownfield Treasurer and Tax Assessor should ensure that the following is made available at the Town Office within one year of approval of Comprehensive Plan: 1) copies of the updated Maine Tree Growth Tax Law, including application forms, procedures, and benefits to property owners; 2) Maine Best Management Practices; and 3) Maine foresters for certification.
- The Implementation Committee should pursue the American Chestnut Foundation for assistance in planting native chestnut trees in town. This should get underway within 1-3 years of approval of the Plan.
- The Implementation committee and/or Conservation Committee should pursue a partnership with Viles Arboretum in Augusta (formerly Pine Tree State Arboretum) and the American Chestnut Foundation within 5 years.
- Research potential grants through Maine's "Project Canopy" with a goal to inventory tree growth, create a management plan, plant trees in Brownfield's "downtown" area, and to develop a plan to monitor and manage Emerald Ash Borer and Brown Tail Moth infestations. The Implementation Committee should explore options for grants within 1-3 years of approval of the Plan.
- The Implementation Committee should explore creative solutions for maintaining and increasing farmland, and work with resident owners of farmland to encourage Best Management Practices within 2-3 years of approval of the Plan.
- Comprehensive Plan Implementation Committee members should gather and share resources with identified farmland owners within 1-3 years.

# Population and Demographics

Population projections and analyses are basic elements of any comprehensive plan. Knowledge of the present and future population size and characteristics is key to an understanding of the demands which will be placed upon public facilities, public services, roads and the transportation network, and even the natural resource base.

This chapter will attempt to explain what has happened to Brownfield’s population in the past and what may be expected for the future. Data has been taken from the U.S. Census. Brownfield’s population is also compared to that of Oxford County and the State of Maine.

## Population Changes Between 1940-2020

Census Year	Brownfield Population	% Change	Oxford Co. Population	% Change	Maine Population	% Change
1940	741					
1950	612	-17.4%				
1960	538	-12.1%				
1970	478	-11.2%				
1980	767	60.5%	48,968		1,125,043	
1990	1,034	34.8%	52,602	7.5%	1,227,928	9.1%
2000	1,251	21.0%	54,755	4.1%	1,274,923	3.8%
2010	1,597	27.7%	57,833	5.6%	1,328,361	4.1%
2020	1,631	2.1%	57,777	<-1%	1,362,359	2.5%

After a devastating fire in 1947, the Town of Brownfield experienced a dramatic loss of population through 1970, at which time the population began to grow again as the Town rebuilt. The population of the State of Maine, Oxford County, and the Town of Brownfield have all increased consistently since 1980, with the exception of Oxford County (with a minor decrease in population in the last decade). However, the Town of Brownfield has outpaced population growth in all decades except the most recent in comparison to the county and state as a whole.

However, the Maine Department of Administrative and Financial Services projects minimal growth in Brownfield’s population over the next two decades:

Year	2023	2028	2033	2038
Population	1653	1670	1680	1680
Growth	1.2%	1.0%	.6%	.0%

The Town has experienced some “growing pains” as a result of the population increase in recent years, with more development in previously undeveloped land. Less open space has had some impact on traditional outdoor endeavors such as hunting and snowmobiling, which traditionally have enjoyed the use of private properties. Hiking trails and ponds have also experienced increased usage. As development on private land has increased, there has also been a decrease in the hiking trails available to the general public. The increased use of the Saco River and the Burnt Meadow Pond Town Beach has resulted in concerns regarding the overuse and degradation of these natural resources. The Town will need to regularly monitor these natural areas to regulate and/or restrict use as needed.

Municipal services such as planning, fire protection, and solid waste management have had to adjust and expand as necessary to satisfy the growing needs of the town. Town facilities and buildings are aging and will need to be considered as part of future capital spending planning in budgeting efforts.

### **Population Changes by Age Group Between 2000-2010\***

<b>Age Group</b>	<b>2000</b>	<b>2010</b>	<b>Number Change</b>	<b>% Change</b>
Under 5 years	56	87	31	55.3
5 to 9 years	86	92	6	6.9
10 to 14 years	91	95	4	4.3
15 to 19 years	94	100	6	6.3
20 to 29 years	105	143	38	36.1
30 to 39 years	165	174	9	5.4
40 to 49 years	250	268	18	7.2
50 to 59 years	170	303	133	78.2
60 to 69 years	108	192	85	77.7
70 to 79 years	82	100	18	21.9
80 years and over	44	43	-1	-2.2

*Taken from the Municipal Planning and Assistance Program/State of Maine <http://econ.maine.gov/index/comprehensive>*

*\*2020 Census data was not available at the time of this report because of delays related to the pandemic.*

An analysis of population increases by age groups reveals that the most significant increase has been experienced in the adult and senior population, with less change in the school age groups. Since this latest data is from 2010, we can assume that the shift in the subsequent 10 years has continued to increase that adult and senior population even further. As a result, Brownfield has experienced, and will continue to experience, more demand for senior housing and senior services. Currently, there is no senior housing available in Brownfield.



School services are provided on a regional basis through the Maine School Administrative District #72 (MSAD 72), consisting of the towns of Brownfield, Denmark, Fryeburg, Lovell, Stoneham, Stow, and Sweden. With the recent addition to the middle school, the anticipated smaller increase in student population at that level should be able to be accommodated without significant impact on the town. Students at the high school level attend Fryeburg Academy through a contractual agreement between the Town of Brownfield and the Academy.

## **Daytime/Seasonal Populations**

The Town of Brownfield is not home to any major industry or service centers, so there is not any significant increase in population during regular daily hours that needs to be considered. There are a number of seasonal property owners, but the Town generally is not dependent on seasonal residents to support the Town's economy.

Summer recreational facilities such as camping and recreational use of the Saco River have presented some challenges to municipal services such as solid waste disposal and recycling at the Town's Transfer Station. The Town has invested in additional equipment to accommodate this increased demand, which appears to be sufficient for current needs, but will need to monitor the increase in waste disposal related to commercial properties.



## Philo T. Farnsworth

Philo T. Farnsworth, at the age of 14, dreamed of trapping light in an empty jar and transmitting it, one line at a time, on a magnetically deflected beam of electrons. He later worked out the principle of the image dissector, his inspiration for scanning an image as a series of lines came from the back-and-forth motion



Philo Farnsworth traps light with his Image Dissector, composite.

used to plow a field. In the course of a patent interference suit brought by the Radio Corporation of America in 1934 and decided in February 1935, his high school chemistry teacher, Justin Tolman, produced a sketch he had made of a blackboard drawing that Farnsworth had shown him in spring 1922. Farnsworth won the suit; RCA appealed the decision in 1936 and lost. Farnsworth received royalties from RCA, but he never became wealthy even though he had other very notable inventions such as a magnetized car lock, a process to sterilize milk using radio waves, a fog penetrating beam for ships and airplanes, and a small nuclear fusion device. He also developed an enhancement on “circular sweep” radar display which allowed for safe air traffic control from the ground.

He had an independent laboratory at his farm home in Brownfield, where he had a staff of engineers and technicians working on specialized electron tubes.

Unfortunately the fire of 1947 completely destroyed his home and laboratory and he was only able to save his journals and papers. The family then moved to Indiana in 1948. Philo Farnsworth was inducted into the Inventors Hall of Fame Posthumously.



*The old Haley farm, built in 1823 was sold to the Farnsworths in 1938. This site was about 1000 ft. from where a dam was built in 1939. The homestead included two laboratories and a built-in swimming pool. The road was originally called the Cottonboro Road and was renamed the Farnsworth Road.*

# Economy

Brownfield was a commercially thriving community before the fire of 1947 decimated most of the town. Since then, the town has transformed into a predominantly residential community.

The following factors have influenced this trend:

1. citizen preferences
2. town layout
3. highways

The majority of the citizens have expressed their preference (as recorded in the latest town wide opinion surveys) not to have larger businesses in town and this sentiment remains the same today. Because of this, the majority of its financial needs are met primarily through non-business taxes. If this attitude towards larger businesses changes, it could help to alleviate the tax burden presently borne by the residents. Such a change might be affected if zoning is implemented in the town. The Planning Board has been asked by the Select Board to draft a zoning ordinance, including drawings that display the proposed zones, and to present this to them for their review. If the Planning Board determines that certain areas of the town should be designated for commercial and industrial development, and the voters agree, then the economic picture in Brownfield could change.

There are other obstacles that hinder commercial growth. The town does not have central water and sanitary systems. Broadband service is unavailable and cellular service is weak and erratic. Three phase power is located along a limited section of Route 160. The lack of such amenities are detrimental to any business that might consider locating here.

The town does not have a traditional downtown or village center. This absence negatively influences a developer who might consider building a motel, condominiums or apartments. With few options for hospitality services and residential arrangements, a traveler or a potential resident will look elsewhere for them resulting in lost potential revenues.

Although Brownfield is picturesque, it is located in an area that makes it easy to be bypassed. It is surrounded by the larger, more economically attractive communities of Fryeburg, Bridgton, Standish and North Conway, N.H.; all of which have downtowns that are appealing to the traveler and diner. It is also not situated on a major State roadway like the other aforementioned towns which have the convenience of accessibility that routes 302, 25 and 16 affords them. State Route 5/113, that passes through the Town of Brownfield, is mainly a scenic byway between Fryeburg and Standish. Even though this highway is less heavily traveled, it does bring customers to the local restaurants and gas station/convenience store.

Many townspeople work in the surrounding areas partially because of the lack of commercial enterprises in town and because that is where the work is. Generally, local employers attempt to hire local workers, and town positions are filled by local residents.

The Saco River flows through Brownfield. There are several canoe and camping areas around the town that attract many in and out of state visitors. There are also seasonal residents that come throughout the year and an influx of renters who are drawn to the multiple B&B's and the lakes as well as the quiet, rural atmosphere that exists in Brownfield.

Approximately 30 forested acres have been cleared to establish new farmland. There is also a new bakery that furnishes baked goods to smaller stores in some of the neighboring towns. A new country market has been opened. It affords Brownfield residents the opportunity to purchase produce, groceries and other staples without having to travel to more distant towns such as Fryeburg, Bridgton or Conway. Their presence in town benefits the tax base.

There are several small home businesses that provide services such as haircutting, snow plowing, produce stands and baking. There are numerous small commercial enterprises as well. These include a quarry, a concrete contractor, towing service, 2 restaurants, small engine repair, a poultry facility, a landscape/nursery business, several medical marijuana providers, a few site contractors, the arts center as well as others. There are also dozens of independent builders/tradespeople.

There are an unknown number of unregulated Short Term Rentals. The Planning Board is considering how to address this concern.

There is one recently established adult-use marijuana cultivator, and the potential for more. The Town has adopted an ordinance that regulates them and requires a license for all marijuana facilities. These licensing fees will generate additional tax revenue.

Brownfield and the surrounding towns each have their own very independent perspective. This perspective is influenced by the large area of each town, the relatively small populations, the lack of infrastructure and the unique characteristics of each municipality. The town is without any local or regional economic plans and, because of the conditions in Brownfield that were previously outlined in this chapter, it presently does not seem feasible that any will be recommended or created during the foreseeable future. If a business, a developer or a regional planning committee becomes interested in Brownfield, it is very doubtful that the citizens, because of their personal financial situations, would be willing to contribute some or any of their taxes towards such projects. However, this will depend on the plan itself, as well as the specific financial benefits for the town and its citizens.

## Goals:

1. Support Brownfield's local businesses, farms and home-based enterprises.
2. Update the Land Use Ordinance as necessary during the next 10 years.
3. Establish a Zoning Ordinance.
4. Enforce existing ordinances.
5. Improve public utilities.
6. Consider alternative revenue sources.

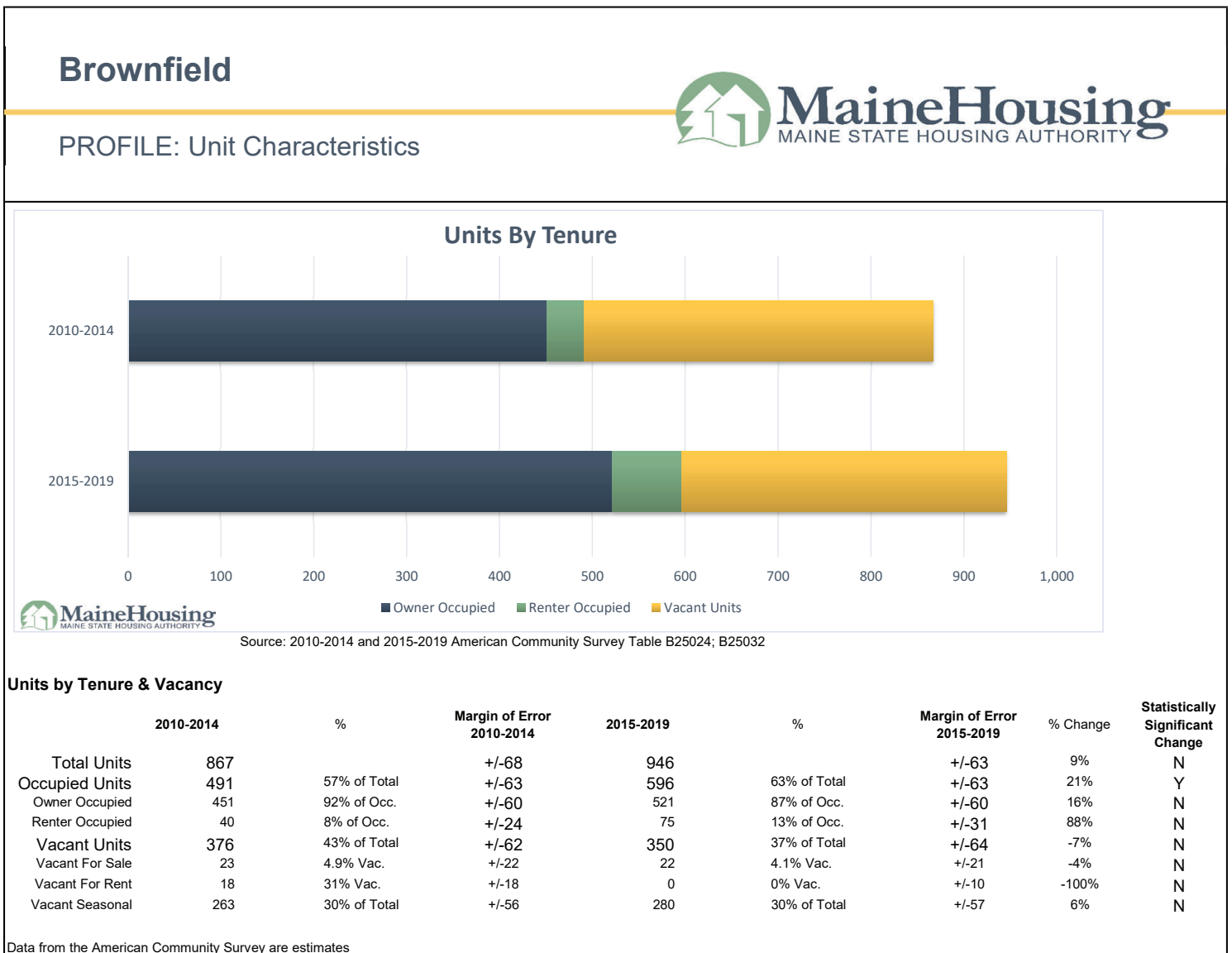
## Strategies:

- On the Town's website, suggest to the owners of local businesses, farms and home-based enterprises to advertise in local publications and to post flyers at the town office, the Community Center, the S-mart convenience store, the Country Market and the Post Office. The Implementation Committee should immediately request permission from the Select Board to post this suggestion.
- During the next 18 months, the Select Board and local business owners should assist the Planning Board with determining which areas of the Town could be zoned specifically for businesses and update the Land Use Ordinance accordingly. As soon as the Implementation Committee is formed, they should participate in this effort.
- Within one year, have the Implementation Committee, the Select Board, the Planning Board and the CEO examine the usefulness of increasing the hours for the Code Enforcement Officer in order to provide additional time to inspect and enforce existing ordinances. This could generate fees and fines for building permits that were never obtained.
- Have the Implementation Committee encourage the existing broadband committee to investigate available options for broadband service and improved cellular service and to then present them to the providers for this region.
- The Select Board should meet with Central Maine Power within the next three years to determine the criteria necessary for expansion of their three phase power to areas zoned for businesses.
- Zoning should be presented to the residents within the next 18 months.



# Housing

This chapter contains data that is current (Affordability Index dated 2021 from Maine Housing) and some that has been obtained from earlier sources (i.e.-housing units).The committee believes that the Affordability Index is the dataset that best indicates the housing condition in Brownfield. The other statistics (although taken from an American Community Survey dated 2015-2019) provide a reliable snapshot for the quantity of dwelling units within the Town.



According to the 2015 – 2019 American Community Survey, there are 946 housing units in Town. Within the 946 housing units, 835 (88.3%) are single-family dwelling units, 35 are multi-family and 76 are mobile homes. Of the 553 that are occupied, 499 are by the owner and 50 by renters. 350 units are vacant but 280 of those are seasonal.

The Affordability Index for Oxford County is 0.97%. This Index is a ratio of a home price that is affordable at the median income when compared to the actual median home price. In Oxford County the median home price in 2020 was \$197,450 and the median income was \$51,501. The resulting calculation indicates that 51.5% of the county households cannot afford to purchase a house. This calculation is based on a monthly mortgage payment (30 year mortgage, taxes and insurance) that uses no more than 28% of a potential buyer's gross income. When rental costs are examined, 62% of the population cannot afford the monthly payment on a 2-bedroom unit.

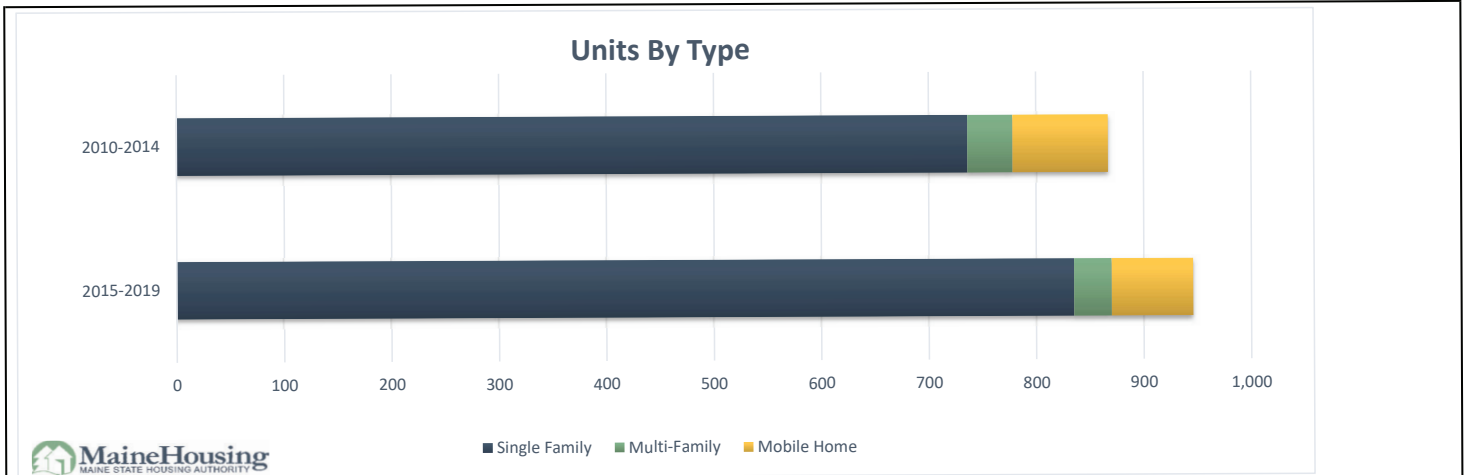
However, there are statistics compiled by the Maine Housing Authority for 2021 that reflect the status of the housing market in Brownfield. The Affordability Index is 0.66%! This is a lower/poorer rating than that of Oxford County. The median home price is \$275,000 and in order to purchase a house at this cost using 28% of gross annual income, a person/family must make \$74,780/year at \$35.96/hour. Unfortunately, the median annual income in Brownfield is \$49,717, which would necessitate a median home cost of \$182,833. There are 496 households unable to afford a home at the current median cost.

The Town favors new housing; especially because it adds to the tax base. In an effort to encourage new home building, the Town requires a lot to be only two (2) acres, which helps to make home purchases less costly, especially for the young, first time home buyer. It is unfortunate that there is nothing Brownfield can do to reduce the median price of houses in order to retain some of its younger residents. Although the state offers incentives for first time buyers, it is typically insufficient to offset the low salaries that are presently offered to the prospective young, new home buyer. In another attempt to offer more housing possibilities, Brownfield's Land Use Ordinance currently allows for an additional dwelling unit on a lot if there is at least 3 acres.

There is ample land for new housing but there were no subdivision applications within the past 5 years. The current largest subdivision has more than 50% of the lots undeveloped.



Housing Characteristics - Brownfield



Source: 2010-2014 and 2015-2019 American Community Survey Table B25024; B25032

**Units by Type**

	2010-2014	% of Total	Margin of Error 2010-2014	2015-2019	% of Total	Margin of Error 2015-2019	% Change	Statistically Significant Change
Total Units	867		+/-68	946		+/-63	9.1%	N
Single Family Units	736	84.9%	+/-73	835	88.3%	+/-73	13.5%	N
SF Owner Occ.	407		+/-62	449		+/-61	10.3%	N
SF Renter Occ.	15		+/-14	50		+/-25	233.3%	Y
Multi-family Units	42	4.8%	+/-35	35	3.7%	+/-31	-16.7%	N
MF Owner Occ.	5		+/-25	20		+/-28	300.0%	N
MF Renter Occ.	14		+/-27	15		+/-30	7.1%	N
Mobile Home & Other	89	10.3%	+/-32	76	8.0%	+/-34	-14.6%	N

Data from the American Community Survey are estimates



*Reproduced from an original postcard published by E. G. Giles of East Brownfield, Maine; 1908*

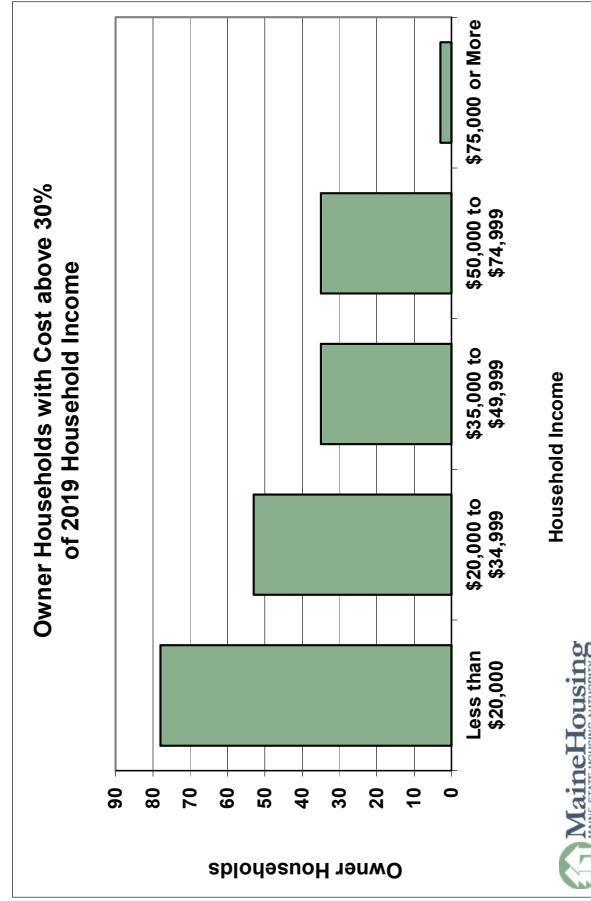
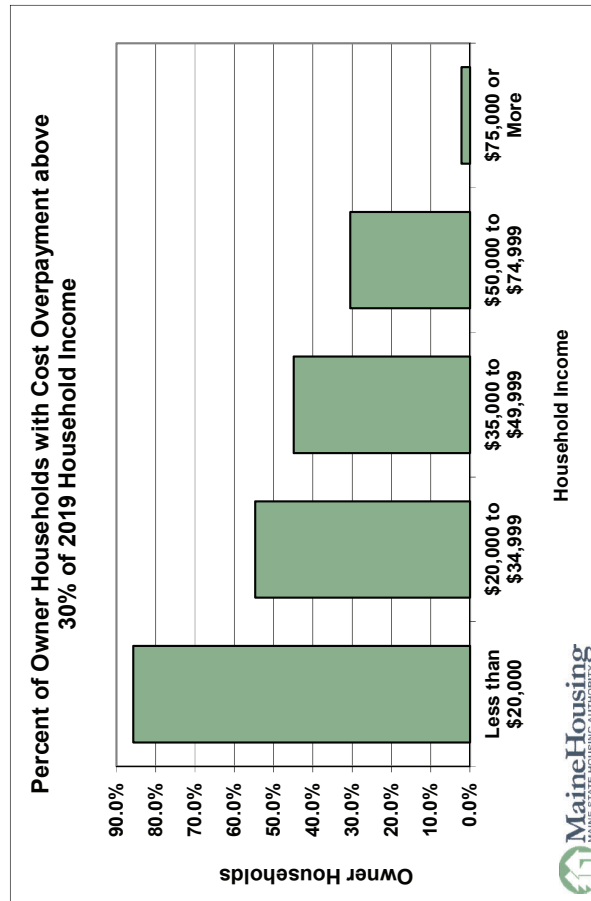
The Affordability Index data for the years 2001 through 2021 that was compiled by Maine Housing is listed below along with the Income Characteristics provided by Maine Housing but sourced from the American Community Survey for the years 2015-2019. Both of these tables support the information presented above.

Year Selected	Location Name	Affordability Index	Median Income	Afford	Income Needed	Median Sale Price	Total Households	Households unable to Afford	% Unable to Afford
2001	Brownfield	0.68	35,370.00	90,115.56	51,986.10	132,450.00	502	428	85.3%
2002	Brownfield	1.25	38,241.00	105,900.47	30,693.77	85,000.00	530	269	50.8%
2003	Brownfield	0.88	36,731.00	105,759.76	41,641.99	119,900.00	544	303	55.7%
2004	Brownfield	0.64	38,565.00	111,090.68	60,594.83	174,550.00	563	419	74.4%
2005	Brownfield	0.68	40,007.00	117,820.47	58,896.51	173,450.00	576	408	70.8%
2007	Brownfield	0.79	41,379.00	131,714.02	52,370.12	166,700.00	619	394	63.7%
2009	Brownfield	1.01	43,008.00	126,569.38	42,474.73	125,000.00	629	305	48.5%
2010	Brownfield	0.85	43,315.00	127,405.63	50,826.58	149,500.00	635	384	60.5%
2011	Brownfield	0.78	41,906.00	141,240.82	53,702.51	181,000.00	642	419	65.3%
2012	Brownfield	1.13	41,841.00	143,654.78	37,121.18	127,450.00	695	301	43.3%
2013	Brownfield	0.93	41,372.00	144,907.04	44,353.54	155,350.00	686	365	53.2%
2014	Brownfield	0.92	43,182.00	151,494.15	47,031.72	165,000.00	692	371	53.6%
2015	Brownfield	1.24	44,505.00	158,537.02	35,792.19	127,500.00	698	290	41.6%
2016	Brownfield	0.85	48,333.00	170,976.15	56,537.71	200,000.00	708	395	55.8%
2017	Brownfield	1.17	56,205.00	197,601.44	48,069.71	169,000.00	717	309	43.1%
2018	Brownfield	0.96	56,019.00	184,245.28	58,376.79	192,000.00	726	378	52.1%
2019	Brownfield	0.91	58,914.00	199,985.70	64,810.03	220,000.00	685	371	54.2%
2020	Brownfield	0.81	57,044.00	206,982.98	70,401.39	255,450.00	693	414	59.7%
2021	Brownfield	0.66	49,717.00	182,832.53	74,779.77	275,000.00	708	496	70.0%

# Brownfield



## PROFILE: Owner Housing Cost Characteristics



Source: 2015-2019 American Community Survey Table B25106  
Data from the American Community Survey are estimates.

Another trend that should be noted, but bears little additional benefit for the Town, is the conversion of seasonal homes to permanent residences. These owners already pay taxes based on the assessed value of their homes and tax revenue would increase only if they expanded or renovated their houses. There are no statistics available to determine just how many seasonal homes have been converted to year-round use, but it appears that the total in the previous five (5) years has been few.

The majority of housing units, 75.7%, were built prior to the year 2000. A little less than half, 44.3%, were built prior to the year 1980. Structures built prior to 1980 raise concerns related to lead paint and asbestos exposure as well as inadequate heating systems and weatherproofing. As one tours the town it is obvious that many homes require exterior maintenance or renovation, but it would be unfair to say that substandard housing is a problem. It is impossible to know, other than by assumption, whether many of the older houses require interior renovations. It must be noted that this maintenance is not likely due to disregard by the owners. As shown previously in the Affordability Index, approximately 70% of the residents are spending more than 28% of their income to purchase a house. In addition to that burden, many of them have more than one job in order to make ends meet. These two factors, whether considered in combination or separately, reduce the amount of money and time that is needed to perform typical maintenance work on their houses.

**Housing Characteristics - Brownfield**

**Units by Number of Bedrooms**

Source: 2010-2014 and 2015-2019 American Community Survey Table B25041

Bedrooms	2010-2014	Margin of Error 2010-2014	% of Total	2015-2019	Margin of Error 2015-2019	% of Total
No Bedrooms	32	+/-23	4%	6	+/-9	1%
1 Bedroom	81	+/-34	9%	110	+/-41	12%
2 Bedrooms	299	+/-61	34%	329	+/-65	35%
3 Bedrooms	360	+/-72	42%	423	+/-57	45%
4+ Bedrooms	95	+/-35	11%	78	+/-29	8%

Data from the American Community Survey are estimates

**Units by Year Built**

Source: 2015-2019 American Community Survey Table B25034

Year Built	Units	% of Total	Margin of Error 2015-2019
2014 or later	11	1.2%	+/-10
2010 through 2013	29	3.1%	+/-21
2000 through 2009	219	23.2%	+/-51
1990 through 1999	116	12.3%	+/-42
1980 through 1989	202	21.4%	+/-44
1970 through 1979	142	15.0%	+/-40
1960 through 1969	32	3.4%	+/-16
1950 through 1959	36	3.8%	+/-22
1940 through 1949	77	8.1%	+/-31
1939 and earlier	82	8.7%	+/-30

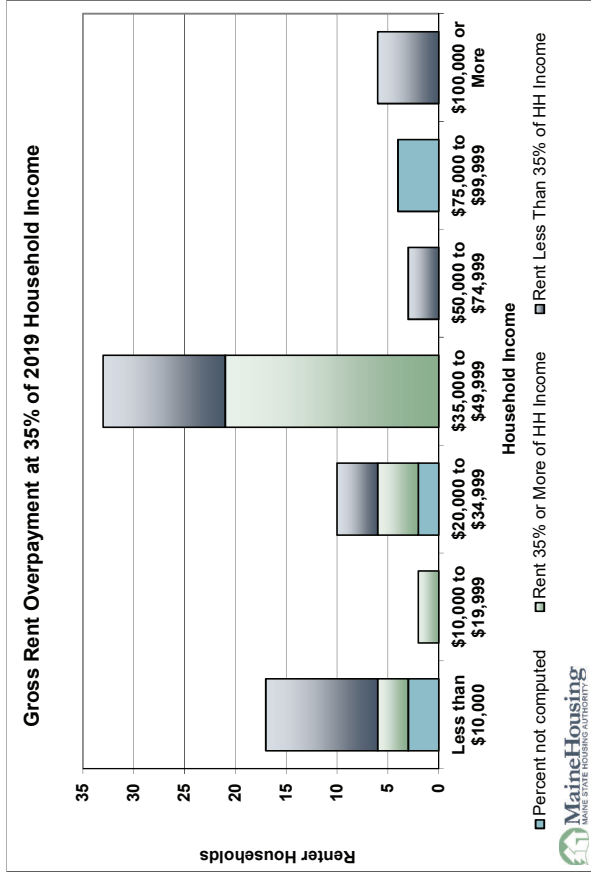
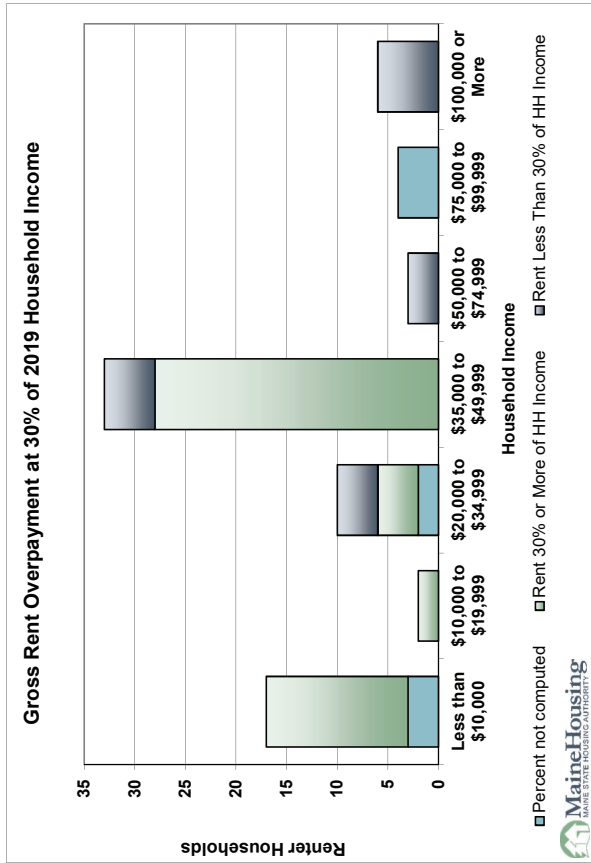
Data from the American Community Survey are estimates

There are 75 rental units in Brownfield according to the “Units by Type” table (2 pages) displayed previously in this chapter. Only 24 renters pay less than 30% of their household income for rent.

# Brownfield



## PROFILE: Rental Housing Cost Characteristics



Source: 2015-2019 American Community Survey Table B25074

Data from the American Community Survey are estimates

Renter Housing Cost Characteristics - Brownfield

Renter Households by Gross Rent as a Percent of 2019 Household Income		By Household Income										By Household Income					
Specified Renter Occ Housing	Margin of Error Renter Occupied Units	Margin of Error Less than \$10,000	Margin of Error \$10,000 to \$19,999	Margin of Error \$20,000 to \$34,999	Margin of Error \$35,000 to \$49,999	Margin of Error \$50,000 to \$74,999	Margin of Error \$75,000 to \$99,999	Margin of Error \$100,000 to \$199,999	Margin of Error \$200,000 to \$299,999	Margin of Error \$300,000 to \$399,999	Margin of Error \$400,000 to \$499,999	Margin of Error \$500,000 to \$599,999	Margin of Error \$600,000 to \$699,999	Margin of Error \$700,000 to \$799,999	Margin of Error \$800,000 to \$899,999	Margin of Error \$900,000 to \$999,999	Margin of Error \$1,000,000 or More
		Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 to \$799,999	\$800,000 to \$899,999	\$900,000 to \$999,999	\$1,000,000 or More
All Renter Households	75	17	+/-19	2	+/-3	10	+/-8	33	+/-20	3	+/-5	4	+/-7	6	+/-9	6	+/-9
Rent Less than 20% of HH Income	6	0	+/-10	0	+/-10	0	+/-10	0	+/-10	0	+/-10	0	+/-10	0	+/-10	0	+/-10
Rent 20% to 24.9% of HH Income	3	0	+/-10	0	+/-10	0	+/-10	0	+/-10	3	+/-5	0	+/-10	0	+/-10	0	+/-10
Rent 25% to 29.9% of HH Income	9	0	+/-10	0	+/-10	4	+/-5	5	+/-7	0	+/-10	0	+/-10	0	+/-10	0	+/-10
Rent Less Than 30% of HH Income	18	0	+/-17	0	+/-17	4	+/-15	5	+/-16	3	+/-15	0	+/-17	6	+/-17	0	+/-17
Rent 30% or More of HH Income	48	14	+/-23	2	+/-18	4	+/-18	28	+/-23	0	+/-20	0	+/-20	0	+/-20	0	+/-20
Rent 30% to 34.9% of HH Income	18	11	+/-18	0	+/-10	0	+/-10	7	+/-11	0	+/-10	0	+/-10	0	+/-10	0	+/-10
Rent Less Than 35% of HH Income	36	11	+/-25	0	+/-20	4	+/-18	12	+/-27	3	+/-18	0	+/-20	6	+/-20	0	+/-20
Rent 35% or More of HH Income	30	3	+/-15	2	+/-14	4	+/-15	21	+/-20	0	+/-17	0	+/-17	0	+/-17	0	+/-17
Rent 50% or More of HH Income	5	3	+/-4	2	+/-3	0	+/-10	0	+/-10	0	+/-10	0	+/-10	0	+/-10	0	+/-10
Percent not computed	9	3	+/-5	0	+/-10	2	+/-4	0	+/-10	0	+/-10	0	+/-10	4	+/-7	0	+/-10
<b>Percent of Households Paying</b>																	
Rent Less Than 30% of HH Income	24.0%	0.0%		0.0%	40.0%	15.2%	100.0%	40.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%
Rent 30% or More of HH Income	64.0%	82.4%		100.0%	40.0%	84.8%	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rent Less Than 35% of HH Income	48.0%	64.7%		0.0%	40.0%	36.4%	100.0%	40.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%
Rent 35% or More of HH Income	40.0%	17.6%		100.0%	40.0%	63.6%	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rent 50% or More of HH Income	6.7%	17.6%		100.0%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Percent not computed	12.0%	17.6%		0.0%	20.0%	0.0%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: 2015-2019 American Community Survey Table B25070; B25074

Data from the American Community Survey are estimates

The Willard Bicket Brownfield Apartments located at 428 Spring Street (Route 160) are the only subsidized dwelling units in the Town. It consists of two, 2-story buildings and a total of 8 rental units. These apartments are available to the disabled, the elderly (55 years of age and older) and lower income families. This complex was built by Community Concepts, Inc, which is an independent, non-profit, quasi-state agency that is a top mortgage and affordable housing lender in the State. They have served the residents of Oxford, Androscoggin and Franklin Counties since 1965. They also provide other economic services including rental assistance and employment opportunities. However, after contacting Community Concepts, the Comprehensive Plan Committee was advised that they are not developing new housing at this time. They are focused on managing what they currently have.

Aside from these apartments, other housing for low-income families and assisted living for the elderly does not exist. However, a majority of respondents to recent town surveys conducted by the Comprehensive Plan Committee, indicated that a need existed for such housing. At the present, funding for this type of housing from the Federal and State governments is insignificant because the available money is directed primarily for Covid-19 related needs. If the Town desires to pursue this issue, it might be worthwhile for the Select Board to investigate the possibility of recruiting a private developer to construct this housing either at their own cost or as a joint venture with the Town.

The Town does not have sufficient provisions for emergency shelter. The Select Board, along with many Brownfield citizens, are contemplating an approach to resolving this need.

In an effort to avoid any citizens from running out of heating fuel, information sheets with contact information regarding heating and housing assistance are posted on the bulletin board at the Town offices as well as on its website.

There are no known homeless individuals or families.

There are two additional population statistics worth noting that will help the reader with understanding the housing market in Maine and thus Oxford County and Brownfield:

1. Maine population growth rate was 0.7% in 2021.
2. The 65 and older age group is increasing the most and is expected to be 30% of Maine's population by 2030.

The first statistic partially demonstrates that presently, and likely in the future, there will be an insufficient number of people of working class age to meet the need for available jobs. This can be attributed, in part, to the unaffordable cost of housing. In addition, there are other surveys that paint a less encouraging picture for population growth. One indicates that Brownfield's population will decline. These projections combined with the number of vacant dwelling units, both owner occupied and rentals (41), suggest that additional dwelling units are unnecessary at this time.

The second statistic suggests that older people from other states are deciding to retire to Maine and are able, and willing, to pay more for a house even if that cost is inflated. This willingness to move here, while paying the higher cost for a house, pushes the median cost for a house higher and, therefore, beyond the reach of many Maine citizens. It is reasonable to assume that this statistic affects, as well, the residents of Brownfield.

Another statistic that might help to illustrate the housing situation in Brownfield is to review the number of building permits issued for new houses. A partial comparison for the last 11 years is as follows:

**2010 – 8 permits**

**2020 – 20 permits**

**2021 – 12 permits**

It shows that growth is relatively slow, but, nevertheless, it is increasing.

The basic conclusion to be found here is that people continue to find Brownfield attractive enough to move here, albeit in small numbers. Since the town does not have a village center or a cluster of shops, it seems obvious that people choose to move here for the rural, residential quality that exists here. Based on the attitudes of the existing residents, as analyzed in surveys conducted during the previous few years, this slight influx of new residents is to their liking. Additionally, new housing means more tax revenue which would help to maintain, or possibly decrease, the current mill rate. Hopefully, this will help to lessen the taxes paid by the existing residents.

Short Term Rentals have become an issue of growing concern in the Mount Washington Valley area, including Brownfield, since investors are willing, and able, to pay more for a house that they intend to use as an STR. An article published in Housing Policy Debate noted the following: "In Washington DC as a whole, Airbnb alone could account for an increase in single family home prices of 0.66% to 2.24%. In tourist hot spots, Airbnb was responsible for property price increases of more than 5%." A similar circumstance in Brownfield could eventually lead to a higher median cost for a house. This increase in the median cost of a home may contribute to younger folks, and other traditionally lower-paid workers, being unable to afford a house in Town. With a decline in the younger population demographic already underway, there is the possibility that the Town could realize a reduction of permanent residents. The Town should proceed with caution to ensure that the rural, neighborly, residential atmosphere of Brownfield does not transition to one that is more transient, less neighborly and, potentially more annoying. Surrounding towns are currently trying to manage what has become a challenging STR issue for all concerned. The Brownfield Planning Board drafted an ordinance that was presented to the citizens at the 2022 annual town meeting. The article for this ordinance was defeated by 12 votes. However, the Planning Board is considering whether they should revise their original draft by focusing specifically on the safety and health concerns associated with STR's and reissue it as a referendum article. Exacerbating this unwanted trend is the fact that as selling prices for houses increase, assessments follow accordingly. As assessments move higher, taxes rise. For residents living on a fixed income, paying more for taxes will reduce the amount of money needed for necessities such as food, home maintenance, healthcare, heating fuel and clothing.



In order to maintain a comfortable level of living, residents may look elsewhere for affordable housing.

As was previously mentioned in this chapter, more than 70% of Brownfield residents cannot afford the current median cost of a house. Unfortunately, this percentage could very well continue to grow as the Covid pandemic lingers. It will enable wealthier prospective buyers, regardless of whether they intend to be investors, seasonal taxpayers or permanent residents, to seize the opportunity to purchase homes at reasonable prices in Brownfield which will drive the Affordability Index higher.

In an effort to prevent landowners from creating potentially unsanitary and unsightly conditions caused by the placement of a mobile home on their property, the Planning Board has also prepared a Camper Ordinance that will limit the total number of days a camper can remain on a lot. It will require an adequate supply of potable water and a connection to a septic system that complies with the State's current building code. This ordinance does not prohibit, although it does regulate, the use of a trailer for year round habitation provided all applicable codes are followed.

### **Goals:**

1. Establish the appropriate facilities to house Brownfield residents who have experienced an unexpected calamity such as a fire, flood, loss of power, etc. that necessitates their temporary relocation from their home.
2. Confirm whether a need exists for low income and elderly housing.
3. Continue to provide current resource information regarding rental and heating assistance, affordable housing, first time buyer programs and home maintenance/ weatherproofing funding to the citizens of Brownfield.

### **Strategies:**

- The Implementation Committee should request the Select Board to estimate the cost for establishing emergency facilities; submit it to the Budget Committee for their approval; and present it to the residents in a warrant that will be voted on at the next Town Meeting.
- Request the Select Board to establish a committee to contact the appropriate County and State agencies, as well as local charitable organizations, that might have the necessary information and demographics that would determine whether a need exists in Brownfield for low income and elderly housing. If such a need exists, it will then be necessary to ascertain when funding will be available through Federal, State, County or private sources for such a project. If the need exists and funding is available, the Select Board should determine whether a suitable Town owned property is available for this project and pursue interested developers. Within the next three years, the Select Board should formulate a plan to address this.

- The Implementation Committee should cooperate with the Select Board, the CEO and the full-time employees at the Town Office in an effort to continue to obtain the most current housing resource information and post it at the Town Office and on the Town's website. This effort should continue on an annual basis throughout the upcoming years.
- Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.



*The connected farm buildings were a dominant style of architecture in Brownfield, ca. 1900. Photo: Granville C. Poore*



# Recreation

Brownfield is a small rural town set in the foothills of southwestern Maine. Recreation is one reason people move here. There is an abundance of outdoor recreation activities available in the area. The Brownfield Recreation Department is charged with providing opportunities for community involvement in outdoor and indoor activities.

## Conditions and Trends:

A description of important public and private active recreation programs, land and water recreation areas (including hunting and fishing areas) and facilities in the community and region are as follows:

- Brownfield Community Center is in the former Brownfield Elementary School. It has available rooms, a small playground, basketball hoops, a ball field, a fitness room, ping pong tables, a meeting room, kitchen and gym. Town meetings are held in the gym. Meeting rooms may be rented out only during the summer currently. The building is aging and may require a substantial amount of funds for the townspeople to continue to be able to use it.
- The Dunn Memorial Park has a ball field, a tennis court which has been turned into a skate park, a Volleyball court, basketball hoops, a community built playground and the potential for an ice skating rink.
- Brownfield has a Recreation Department and a paid Recreation Director, although this is subject to change. They oversee swimming lessons at the town beach, oversee the use of the Community Center and in the past have run a summer recreational program for the local kids. They have some equipment and run programs for the town.
- There are a number of civic organizations in Brownfield and surrounding towns that residents belong to and multiple school district and town youth activities.
- Burnt Meadow Pond Town Beach and Burnt Meadow Pond Boat Launch are open to the public.
- The Gregory Sanborn Wildlife Area formerly known as the Brownfield Bog Game Management Area is a State preserve with 5,841 acres and 4.5 miles of trails
- Burnt Meadow Mountain hiking trail is on private land and is generally open to the public, consists of a 3.6 mile loop trail, however, there is insufficient parking available.

- The Maine Bird Dog Trial Area is just over the town line in Fryeburg
- The Fryeburg Maine Shooting Range is state owned and has a range safety officer on duty when the range is open. It is just over the town line
- The State of Maine has a boat Launch on Lovewell Pond over the Fryeburg town line that has a trailer ramp and a carry in access to the Saco River and the Brownfield Bog
- Hunting is available with owners consent on private land
- Bean Spring Park is used as a memorial for the Armed Services.
- The Mountain Division Trail Bike and Walking Path is also used for cross country skiing. It is in Fryeburg, but there are currently discussions at the state level to expand the trail through Brownfield to ultimately connect to Portland.
- There are numerous lakes and ponds in surrounding towns and Brownfield residents have access to multiple boat launches and beaches.
- We are in close proximity to multiple downhill ski areas and cross country ski trails.
- The White Mountain National Forest is within a 25 minute drive of Brownfield.
- There are numerous hiking trails nearby.
- Many of our residents enjoy mountain and rock climbing, biking, canoeing, and other outdoor activities.
- Fishing is accessible both in the ponds and rivers in Brownfield and multiple nearby lakes, ponds, rivers and streams. The State of Maine uses our Shepherd River, Cole Brook and Tenmile River as guidelines for what the state considers prime native brook trout habitat with their natural gravel bottoms and pristine water quality.
- The Tenmile River Demonstration Forest comprises about 328 acres and is an area managed by the Oxford County Soil and Water Conservation District as an educational resource to demonstrate wise forest management. It has a network of trails near the Hiram Townline and is bordered by Tenmile River on one side and Round Pond on the other.
- There are no formal ATV trail systems in town, however people ride on private property.
- The Burnt Meadow Snowmobile Club maintains 64 miles of trails over privately owned land that they have permission to use, they maintain the trails and have insurance that covers snowmobile and cross country ski use. Maps are available locally.



An Inventory of fresh water bodies in the community and their accessibility:

- Saco River has a carry in site with inadequate parking and no public beach.
- Shepherds River is accessible from several roads.
- Pequawket Pond is an 82 acre pond with no public access.
- Burnt Meadow Pond is a 69 acre pond and has a boat launch and town beach.
- Pleasant Pond is a 604 acre pond with no road access.

The town survey results indicated that the people of Brownfield had a desire to have more access to the Saco River and Pequawket Pond, which only has access through private land.

### **Goals:**

1. The Town should maintain and upgrade existing facilities as necessary.
2. Continue to provide access to land and major bodies of water for recreation.
3. Increase recreation and social activities for all age groups.

### **Strategies:**

- During each of the upcoming years, the Implementation Committee (6 months after it is formed) should work with the Select Board, the Recreation Director and the DPW to assess and maintain the following actions:
  - access to the Saco River
  - access to Pequawket Pond
  - promotion of the Rails to Trails through Brownfield
  - parking at the State's public access to the Saco River and the Burnt Meadow Mountain Trail.
  - testing of local water bodies to prevent invasive species
- Within the next 3 years, the Implementation Committee, in cooperation with the Recreation Director, should issue a survey to the citizens that pinpoints the recreational needs of all age groups and formulate a long term plan to meet these needs.

- The Select Board and the Recreation Director, in cooperation with private landowners, should continue to assist the local snowmobile and ATV clubs with the extension and maintenance of the existing trails including any possible connections with regional trail systems where possible.
- The Recreation Director, annually for the next 10 years, should present a plan to the Select Board that outlines the department's needs for maintenance of existing facilities and for expansion, including the acquisition of additional land for recreational activities.
- During the next 10 years, the Implementation Committee, in conjunction with the Select Board and interested citizens should work with existing local land trusts or other conservation organizations to pursue opportunities to protect important open space or recreational land. The town should make available and post information regarding Land Trusts. Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use. [\*Title 14 M.R.S.A & 159A\*](#)
- The Town, through the Select Board, should continue to support the Friends of Brownfield Rec fundraising efforts by announcing their events during meetings.



Photo: Terry Egan

# Transportation

Brownfield has almost 40 miles of town maintained roads. In addition, Brownfield is served by two state highways: Route 160 running about 7.5 miles from Porter to Denmark and Rt.5/113, which extends from the Hiram line to the Fryeburg line and West Main St. continuing on to Mill St for about 5 miles. All are maintained by the Maine DOT. However, the town does the plowing except for Route 5/113 and has historically received a yearly amount to do so. For the fiscal year 2019-2020, the amount of \$51,692 was paid by the State DOT for the sand/salt and plowing as well as road issues. The roads involved are Main Street, Hampshire Rd, Center Conway Road and Route 160. Route 5/113 is a major two lane road with much truck traffic that has taken over old rail service between Portland and Burlington, Vermont and Canada.

Main Street in Brownfield is approximately one mile long. On Main St. are the Historical Society, Church, Library, Fire Department, Rec Center and Athletic fields, Sheriff’s substation, Town Office, a local restaurant, some small businesses, a gas station/convenience store, and residences. Currently there are no formal sidewalks on Main Street used to connect these services with the residences. However, there had been sidewalks on Main street from the corner of Route 113 all the way to the Brownfield Community Church which were ripped out after the fire of 1947 and never replaced. The Town survey done in 2019 residents do not want sidewalks there, however the most recent survey in 2021 showed some interest in them.

Since Brownfield is a rural town, its citizens rely heavily on personal automotive transportation.

Most residents work outside of Brownfield, and the majority of the town’s workers drive to work. The town is about 47 miles, or an hour drive from Portland which is Maine’s largest city. The most common destinations are Conway, NH, Fryeburg and Bridgton, ME. In the future we may need to develop alternative forms of transportation such as a ride share program, regional bus service, etc.



*School House Hollow, the trail formerly called the Main Road, turned to the east near the East Brownfield primary School building and continued over the hill by the Stickney homestead.*

Brownfield currently has no large businesses or schools that generate traffic. Two problem traffic areas do exist however. The first is at the intersection of Routes 160 and 5 & 113 where the gas station is located, and the second is at the site of the Transfer Station on Route 5 & 113 during operating hours on Wednesdays, Saturdays, and Sundays. The Department of Transportation offered to put a blinking light where the gas station intersection is on 113, but the townspeople did not want to pay for the power to run it.

Brownfield has access to air transportation services at the Eastern Slope Regional Airport which is off Route 5 & 113. This facility is presently used for small private aircraft. Plans have been brought forward with money and grants approved to extend the runway and to build a large jet hangar to facilitate the use of the airport by small corporate size jets. This may create additional noise from above with additional scheduled flights. Also, as a future airspace consideration, there may be a need to address local or programmable drone flight operations.

State and regional public transportation plans do not pertain to the town. There are no public bus lines or local taxi services and no rail at present, although there is an old, unused but maintained railroad line owned by the state that runs through the town and is kept up but not in use at the present time. There are taxi services in North Conway that do service the area.



***Jennie Wentworth Lord delivering the mail in February 1948.***

***Photo: Jerry Cooke ©2016  
Jerry Cooke, Archives, Inc.***

The town of Brownfield has the Burnt Meadow Hiking Trail on Rte 160 which attracts outdoor enthusiasts from all over. There are no identified biking trails, however, Brownfield's rural roads are regularly traveled by biking individuals or groups as well as ATVs. The local ATV club has put signage on approved ATV access roads directing ATV travelers to respect the 15 mph speed limit. There is currently a bill proposed in the Maine State legislature for a study of the feasibility of completing the Mountain Division Rail Trail alongside the state-owned rail line that extends through the Town of Brownfield. The original plan for the Mountain Division Trail was to provide a

recreational trail from Casco Bay through to the NH border near Fryeburg, Maine.

The completion of this trail would provide a much needed recreational resource and would make bike riding along the 113 corridor much safer.



The Local Roads Assistance Fund (LRAF) that the Department of Transportation has given to the town to offset repair costs is also meant for yearly maintenance as well but the town has spent it all on plowing in the past. For fiscal year 2019-2020 the LRAF amount was \$51,692. For fiscal year 2020 the Town received \$53,096 and was included with the state report on the condition of our bridges.

The current operating budget for road maintenance is \$171,575 for the fiscal year 2019-2020. Projected operating cost for fiscal year 2020-2021 is \$266,920 with the increase being due to many roads and bridges that are in very bad shape and no incoming LRAF funding. Activities managed on a larger scale by the State, such as snow & ice control, and work done by contract are not listed. The maintenance accomplishments may extend into neighboring towns but are listed in the first town where the work was reported.



Sometimes other sources of funding have been found for bridge repair work such as the town's work with Trout Unlimited to repair important trout brook bridges. Currently, Trout Unlimited wants to acquire a grant for improvement of Phen Hill which is the last link for the spawning trout on their way to their New Hampshire breeding grounds. The State of Maine uses our Shepherd River and Cole Brook as guidelines for what the state considers prime native brook trout habitat. Trout Unlimited is also interested in replacing the culvert on Billy Brook where it crosses Dugway Road with a natural arch span because when the water is low, the culvert is exposed and there is insufficient water flow for trout to get through.

There are no parking regulations in place that would discourage the development of business in town. Because of the low density of the downtown area, parking is not an issue. However, development of access to public transportation may need to be considered in the future should business increase.

Public safety will need to be maintained at the current recreation areas of the Saco River Access, Burnt Meadow Public Beach and Brownfield Bog. Should town access to other public recreation areas, such as Rails and Trails become available, parking needs will have to be addressed at that time.

## Bridges

There are twelve publicly owned bridges in Brownfield. Nine are owned and operated by Maine DOT. The Maine DOT inspects all bridges and minor spans on public ways every two years in accordance with the Federal Highway Administration (FHWA) and MaineDOT’s Bridge-Management Coding Guides. The inspections result in a Federal Sufficiency Rating (FSR) for each bridge, which is calculated by analyzing the condition of each of the bridge’s components, such as the deck, the substructure, the superstructure, etc.

The Federal Sufficiency Rating is a method of evaluating highway bridge data by calculating four separate factors to obtain a numeric value which is indicative of bridge sufficiency to remain in service. The result of this method is a percentage in which 100 percent would represent an entirely sufficient bridge and zero being a failed structure.

Federal Sufficiency Ratings - If the FSR on a state-owned bridge located on a state or state-aid highway is less than 50, the bridge may qualify for federal funding, depending on the individual condition ratings of the bridge’s various components.

FSR Range	Condition Description	FSR Range	Condition Description
90-100	Excellent	40-49	Poor
80-89	Very Good	30-39	Serious
70-79	Good	20-29	Critical
60-69	Satisfactory	1-19	Imminent Failure
50-59	Fair	0	Failed



As illustrated in the Map “Brownfield Roads and Bridges”, Smith, Hamilton Meadow, and Durgin’s Mill are town owned. Boynton, Merrill’s Corner, Shepard’s River, Billy Brook, Charles E. Hill, Seavey, New Burnt, Ten Mile Brook and New Ten Mile Brook are all Maine DOT owned. Each MaineDOT owned bridge has the following FSR and Annual Average Daily Traffic (AADT).

## Bridge Chart

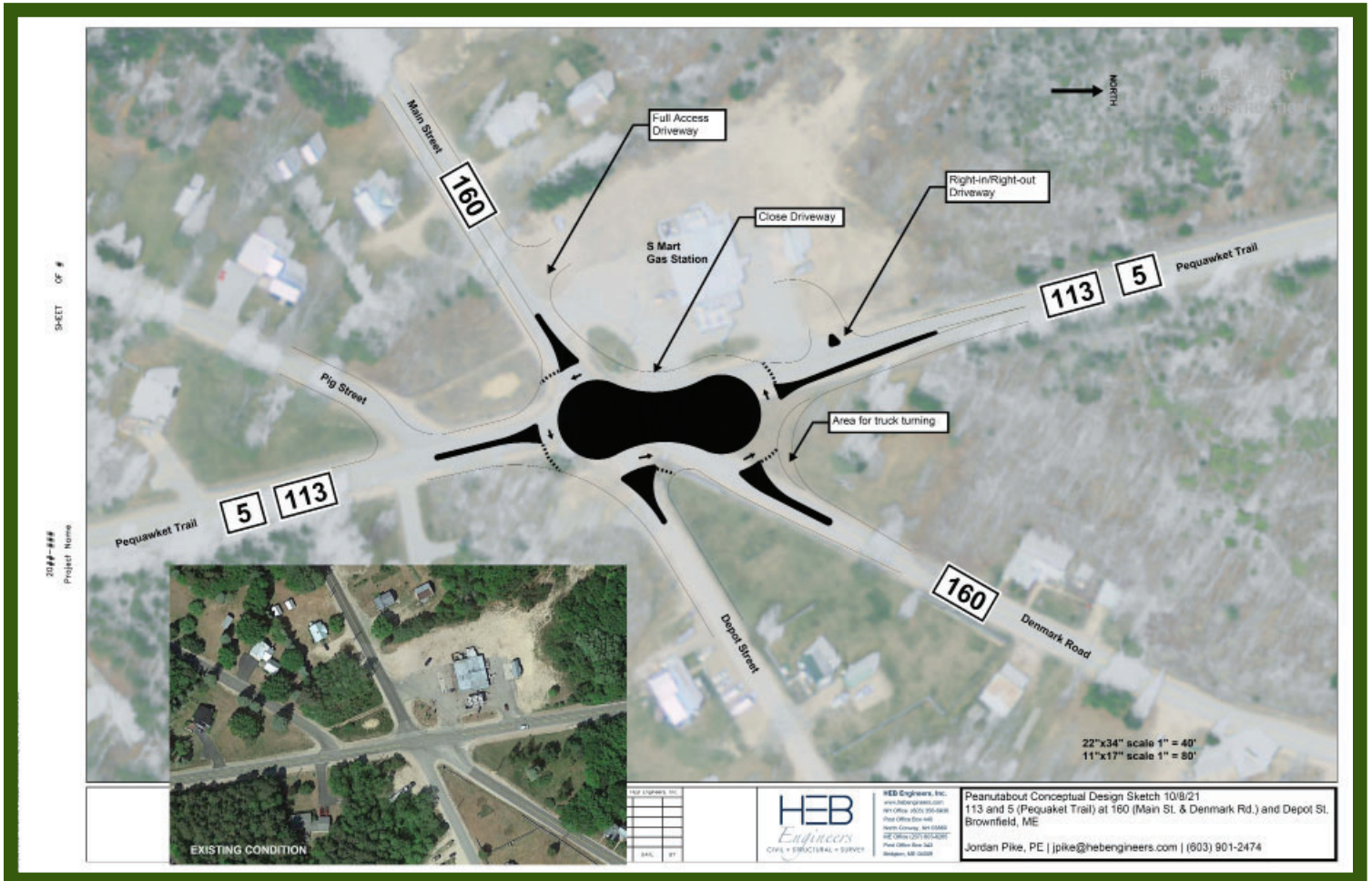
Bridges	Location	Federal Sufficiency	AADT
Boynton 0712	Peary Mtn Rd Shepherds River	79	122
Merrill Corner 0714	Old County Rd Shepherds River	20	278
Shepherds River 2759	Rt 5 & 113 Shepherds River	66	4790
Billy Brook 2821	West Main Billy Brook	50	1427
Charles E Hill 3417	Rt 160 Saco River	40	2220
Seavey 5485	River Rd Shepherds River	58	1098
New Burnt 5859	Rt 5 & 113 Burnt Meadow Brook	93	3560
New Ten Mile 5860	Rt 5 & 113 Ten Mile Brook	93	3302

Locally owned bridges are Smith Bridge on Farnsworth Road, Hamilton Meadow Bridge on Sam Brown Hill that was rebuilt by the Town in 2020, and Durgin’s Mill Bridge on Eaton Center Road that was rebuilt in 2016.

At this point traffic is not a paramount concern to the town but aspects of it are, such as vehicles exceeding the speed limit and safe access onto Route 5/113, especially at the intersections of Denmark Road, Main, Depot and Pig Streets. The State DOT offered to install in 2006, at their cost, a traffic light at this intersection as long as Brownfield paid for the annual power costs. The Town voters opted not to do so. In 2021, a traffic safety assessment was performed by DOT with Town officers and law enforcement attending. The purpose was to once again look at the confluence of those five streets and to come up with potential solutions. A dynamic feedback sign was also granted to the town by DOT to gather more data and a conceptual plan for a traffic “peanut shaped” roundabout was drawn up by HEB engineering as a possible solution to the 5/113/160 Pig Street/Depot Street and Main Street location.

In the 2022 survey, 85% of respondents felt that something needed to be done at that intersection.

# Conceptual Design of “Peanutabout”



The benefits of roundabouts -- which include reduced accidents, slower speeds but reduced delay, and an aesthetically pleasing roadway corridor – can also translate into a healthy business environment.

In an ongoing effort to assess traffic concerns throughout the State, Maine DOT conducts traffic counts every three years on a rotating basis in each of the three predetermined DOT regions. Their website (<https://www.maine.gov/mdot/traffic/counts>) outlines this process and lists the results for each location in their 2019 Count Book; a copy is attached (Transportation: Reference 1) at the end of this chapter.

These counts are generally taken at intersections with major routes and/or other significant roads; at town lines (TL); at bridges; or in conjunction with ongoing projects or special traffic studies for the Department. The counts are then formulated to calculate the Annual Average Daily Traffic (AADT) volume.

The DOT locations for Brownfield are shown on the interactive map on their website at the bottom of the page. A portion of this map showing the Brownfield locations is attached (Transportation: Reference 2) at the end of this chapter.

The latest results of five (5) representational traffic count locations are listed as follows:

SR 5/113 (SE bound) and SR160: 4,233 vehicles in 24 hours on 08/2019  
SR5/113 (NW bound) and SR160:4,671 vehicles in 24 hours on 08/2019  
SR5/113 and Pig St: 1,152 vehicles in 24 hours on 08/2019  
SR160(Main St) + SR5/113(S bound): 1,899 vehicles in 25 hrs- 08/2019  
SR160(Denmark Rd) + SR5/113( N bound): 1,406 vehicles- 25hrs-08/19

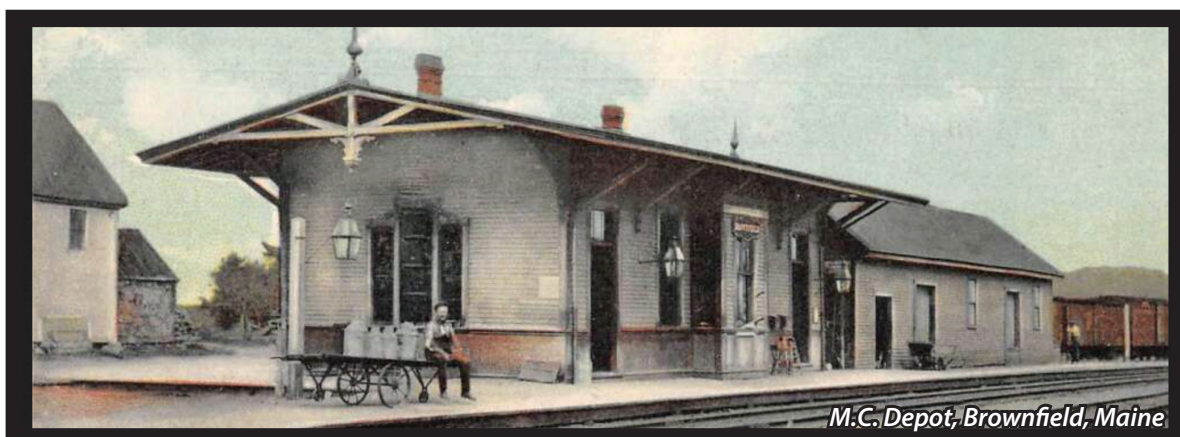
More traffic data can be reviewed at this link: <https://www.maine.gov/mdot/traffic/counts>  
then click on the "Interactive Map" option.

## Goals:

1. Maintain safe roads and bridges.
2. Address parking concerns related to recreation, business and development.
3. Confirm that the State is adequately addressing traffic safety concerns.

## Strategies:

- The Select Board, the DPW and the Implementation Committee should cooperate with the state on an ongoing basis to determine the best way to address traffic safety issues.
- The Implementation Committee, the Select Board and the DPW should investigate throughout each year whether there are any grants available to improve roads and bridges.
- Starting within the next 12 months, the DPW, with guidance from the Select Board, will meet annually with Maine DOT to confirm that they will either repair or replace bridges before they are classified as unsafe.
- The Select Board and the DPW should interface annually with the Maine DOT through our State legislative representatives to ask them to provide more funds to repair State roads within the Town.
- Within the next 6 months, the DPW, in conjunction with the Select Board should request engineering assistance from the Maine DOT for all roadwork, paving and bridge work.



*M.C. Depot, Brownfield, Maine*

# Public Facilities and Services

Brownfield is a rural community. Public utilities and infrastructure are limited and they include electric utilities and telecommunication infrastructure. These services are vital to Brownfield's future and success as a community because they enable residents and businesses in town to maintain their rural lifestyle and character. Despite Brownfield's rural nature, the town is able to provide a variety of services to its residents. These services include fire protection through the Brownfield Fire Department, education at SAD 72, road and infrastructure upkeep by the Public Works Department, recycling and waste management at the town's transfer station, recreation at the town beaches on Burnt Meadow Pond. Other town services are provided at the Town Office located on Main Street. Federally, the U.S. Postal Service operates a Post Office on Main Street and Oxford County Sheriffs also have a Sub Station on Main Street. There are several shared town services with other towns, which are described in more detail throughout this chapter as well as in the Regional Coordination section.

## Water and Sewer systems

The Town of Brownfield does not have either public water or sewer systems. There are no current plans for a public water system. All buildings are on private wells. The Town does not have a water district. The town is small, rural and spread out enough that lack of public water and sewer systems will not affect near future growth.

All buildings are on private septic systems installed according to the State of Maine Department of Human Services regulations. There are no plans on hooking up to public sewer as no systems are nearby. All new building permits require well and septic plans to be approved by the Town CEO. Complete septic design, excavation, construction, and pumping services are available from several companies in our region.

## Solid Waste/Transfer Station

The Department of Public Works maintains the town roads, facilities and transfer station. Public Works employees are trained in current environmental practices and follow state guidelines in maintaining roads, culverts and ditches in all types of weather.

Located east of the village of Brownfield on State Hwy Route 113, the Transfer Station processes all general residential, commercial, and municipal waste for the Town of Brownfield, with a proof of residency required. Because people are relying on products being delivered there has been a substantial increase in general volume of packaging materials causing additional carting fees. A zero sort recycling system is utilized, and though presently optional, is being widely embraced by the citizens. Vegetable food waste is no longer collected by a compost-to-soil company, however, there has been some discussion regarding encouraging home composting or composting at the transfer station.

Construction debris, appliances, electronics, metal tanks, and tires are received on a per fee basis, with two tires per registered vehicle in town per year allowed with no fee. A listing of fees is available at the town office or at the transfer station.

The facility consists of an attendant building, a trash compactor with hopper, a second trash hopper, a recycling compactor with hopper, and a construction debris hopper, all of which are under roof cover. The town owns both compactors. A stand alone hopper is available for metal recycling.

The transfer station has two attendants with a third to be added for the summer months. It is open Wednesdays, Saturdays, and Sundays from 9 to 4 with a budget of \$136,500 as per the 2020-2021 Annual Report.

Our recycling process has been checked and approved by the carting company. We have had no issues for the past two years.

### **Power and Communications:**

Three phase power is supplied from Bridgton and is available along SR 160 including Main St and the first quarter mile of Spring Street. Like many rural towns with small populations in the state of Maine, Brownfield has very limited access to internet options and no broadband capacity. Telecommunications such as cellphone services are also quite limited. There are citizen groups organized in collaboration with neighboring towns to advance these services to our area, but to date there are no established plans to extend these critical offerings to Brownfield. Preliminary data shows Brownfield is under served.



### **Emergency Response System**

#### **Fire Department**

Our fire department currently has a full time fire chief and 11 volunteers. In 2020, the department answered 143 calls. The department building and the land it is on is owned by the fire dept. The facility is somewhat outdated and not up to code.

## CAPITAL EQUIPMENT INVENTORY

Item	Year	Condition	Type	Replacement Date
Engine 1	1988	Fair	Pumper	2020
Engine 2	2010	Excellent	Pumper	2035
Tank 2	2015	Excellent	Tanker	2040
Car 1	2005	Good	Command	*
Squad 1	1997	Good	Support	*
Utility 1	1994	Good	Support	*
Forestry 1	1989	Fair	Forestry	*
Forestry 2	1971	Fair	Forestry	*
Trailer	2006	Excellent	Support	

\* Vehicles will be replaced when no longer serviceable.

Other equipment includes extrication equipment, hoses, portable pumps, forestry equipment, turn-gear, traffic signs and cones, and firefighting equipment. The Town employs a full time employee who currently serves as Fire Chief, Town Warden, Emergency Management Agency Director, Health Officer and E911 Coordinator.



*Brownfield, Maine Fire Station*



## Emergency Medical Services

Emergency medical services in Brownfield are provided by Fryeburg Rescue, a non-profit organization located in Fryeburg, Maine. They operate three ambulances and a rescue unit. They also have a boat for river and lake water rescues and a UTV equipped for wilderness rescues. Personnel include First Responders, EMTs, advanced EMTs, and paramedics. The service is available 24 hours a day. In 2020, they responded to 139 calls in Brownfield. Their rescue station is staffed from 6:00AM through 6:00PM 7 days a week, with 2-3 staff on call at night after those hours. In order to improve response time, they hope to position a staff person in Brownfield in the future. The town of Brownfield's share of their 2020 budget was \$27,928.



*The state's Life Flight is also available for trauma cases. The Town contributes annually to their expenses.*



## Law Enforcement

The Oxford County Sheriff's Department and the Oxford County Jail, are located in South Paris, Maine and is responsible for promoting public safety in Oxford County through public policing and the management of county jails and inmates, as well as enforcing legal judgments such as foreclosures, repossessions, and tax delinquencies. Since Brownfield does not have its own police force, they are responsible for patrolling our Town.



The Oxford County Sheriff's Office Patrol Division employs full-time deputies who cover over 2,100 square miles, which is divided into three zones; South, Central and North, each having a deputy assigned, a patrol supervisor who oversees daily operations, as well as deputies contracted in the towns of Dixfield and Bethel. There is a substation in Brownfield which serves the town and 13 additional towns in Southern Oxford County. The substation is utilized by two deputies and a supervisor during the day time hours, although they are frequently responding to calls and are sent to the far ends of the county, and at times are enlisted to assist in the Border Patrol in northern Oxford county. The county extends from Hiram to the Canadian border. As a result they are often far from the substation.

Recreation on the Saco River has long been an environmental and legal concern in Brownfield and Fryeburg. In 2018, Town Selectmen met with representatives of the Oxford County Sheriff's office, the Saco River Council, State Police, Maine Warden Service, local business owners and landowners to discuss ways to increase police presence along the Saco. It was determined that during the summer, the Sheriff's department would provide two deputies for four hours every Saturday and Sunday near the river. State Police and warden service would provide additional personnel. The \$3000 cost is funded by Brownfield, the Saco River Council and a private landowner.

The State Police are also responsible for responding to certain calls in Brownfield. Troop B serves the citizens and visitors of Androscoggin, Cumberland, and Oxford Counties. Portland, Lewiston, Bethel, Fryeburg and The Sebago Lake Region are some of the areas within the Troop B territory.

Troop B consists of one Lieutenant, three Sergeants and 22 Troopers who provide law enforcement services in towns that do not have their own police department. When at full-complement Troop B has 27 Troopers. Troop B is supported by an administrative assistant.

In all three counties that Troop B covers, they work closely with local and county law enforcement throughout the area, and there are agreements with the Sheriff's Departments to ensure that services are delivered in the most efficient manner possible. This allows both agencies to be more effective and fosters strong working relationships.

Enforcing the various state and local ordinances, disorderly and illegal activities are an increasing problem as the population of our town has grown. There are ongoing issues that include increased population, use of short term rentals, fireworks, code enforcement issues, illicit drugs, marijuana and high usage of the Saco River that make it harder for the limited Law Enforcement to address these concerns in a reasonable amount of time.



## Education and Schools

Brownfield is part of MSAD 72 serving a 7 town school district which includes Fryeburg, Brownfield, Denmark, Sweden, Lovell, Stoneham, and Stow in Maine, and Chatham, NH. There is no school in Brownfield. Representation on the School Board is determined by each town's population.

Brownfield is represented by two voting members and one alternate. The district encompasses approximately 700 Square miles.

There are two K-4 elementary schools within the MSAD 72 district: Brownfield-Denmark, located in Denmark, and New Suncook, located in Lovell. The Molly-Ockett school is a K-8 school and is located in Fryeburg. Students then transition to Fryeburg Academy for high school.

Fryeburg Academy is an independent boarding and day school, serving district students, as well as boarding students from the US, and international students. It serves students in grades 9-12 and post-graduates. The district contracts with the academy to serve the district students. The contract sets the per student cost that the district pays Fryeburg Academy.

This is determined by negotiation of the contract and is higher than most other schools within the state that have this public- private partnership. Fryeburg Academy sends students to Lake Region Vocational School in MSAD 61 for vocational education at no cost to the district.

All district schools offer special education services which are determined according to the Individual Education Plans (IEPs) developed for each child. The district attempts to educate Special Education students in the district schools whenever possible as required by law. However, some students require out of district placement and the school district is obligated to transport these students to the appropriate placements. Because of the laws regarding special education, these costs are unpredictable when formulating the district budget, and have increased greatly over the years.

In addition there is a Maine Environmental Science Academy (MESA) that offers a unique opportunity to students in grades 6-8 to complete their middle school years in an experiential setting. Through a rigorous, ecology-based curriculum, students are offered the opportunity to develop 21st century skills. The objective of the program is to give students the opportunity to learn about their surrounding environment; to be introduced to the state curriculum standards through authentic experiences that bring standards to life; and to provide personal growth opportunities creating a culture of leadership and teamwork. Students design, organize, and implement activities and programs intended to enhance district schools and our surrounding towns.

### **MSAD 72 Total District Student Enrollment**

	<b>MSAD 72 District Students</b>	<b>Brownfield Students</b>	<b>Brownfield Students</b>	<b>Brownfield Students</b>	<b>Brownfield Students</b>	<b>Brownfield Students</b>	<b>% of Enrollment</b>
Year	Total Enrollment	Total all Schools	Brownfield Denmark Elementary	Other Elementary Schools	Molly Ockett	Fryeburg Academy	
FY2011	1217	206	59	33	49	65	16.90%
FY2012	1194.5	216	59	37	47	73	18.08%
FY2013	1196	210	58	41	43	68	17.56%
FY2014	1166.5	206	58	39	45	64	17.66%
FY2015	1126	211	57	43	48	63	18.74%
FY2016	1095	208	60	47	43	58	19%
FY2017	1090.5	205	54	35	51	65	18.80%
FY2018	1095.5	205	46	3	89	67	18.71%
FY2019	1124	225	50	4	102	69	20.01%
FY2020	1160	231	50	4	103	74	19.91%

*Notes: When there is a decimal in the Total K – 12 number that indicates that a homeschooler attended school for one or two classes ~Fall of 2017 – 2018 CA Snow School was closed and the K – 4 students moved to the Molly Ockett School new addition ~Fall of 2017 – 2018 all 5th grade students were moved to Molly Ockett, New Suncook and Brownfield-Denmark became K-4 schools*

There are also students being homeschooled who have opportunities to engage in specific classes or activities affiliated with the district schools. Additionally, there are several Christian Schools in the area and a private Mennonite school. A Montessori School that serves children 18 months to 6 years old is within easy driving distance of Brownfield. Northeast Woodland Chartered Public School is a NH public charter school guided by the core principles of public Waldorf education and is available to out-of-state students on a paid tuition basis.

## MSAD 72 School Budget Analysis

Year	Brownfield's % of Enrollment	Total Budget	Local Tax Impact	Brownfield's Portion	Brownfield's %
FY2011	16.90%	15,126,772	10,777,076	1,534,143	10.12%
FY2012	18.08%	15,416,689	10,981,763	1,622,694	10.53%
FY2013	17.56%	15,800,621	11,296,551	1,682,117	10.65%
FY2014	17.66%	15,870,863	11,370,144	1,751,997	11.04%
FY2015	18.74%	16,211,892	11,471,172	1,750,952	10.80%
FY2016	19%	16,425,555	11,391,700	1,754,075	10.68%
FY2017	18.80%	17,199,140	11,980,619	1,845,656	10.73%
FY2018	18.71%	18,851,510	12,570,753	1,926,110	10.28%
FY2019	20.01%	19,936,236	12,891,255	2,067,564	10.37%
FY2020	19.91%	20,763,263	13,321,089	2,084,394	10.04%

## Health Care

### Hospitals

The closest healthcare facilities to Brownfield are Memorial Hospital in North Conway, NH, which is affiliated with Maine Medical Center and Bridgton Hospital in Bridgton, ME, which is affiliated with Central Maine Medical Center (also transports to Maine Medical Center in Portland, Maine). Memorial Hospital is 15 miles away and Bridgton Hospital is 17 miles away. Both hospitals can provide helicopter service to Maine Medical Center which is 45 miles away.

Fryeburg Rescue is a non-profit organization providing Emergency Medical Services to the Maine towns of Fryeburg, Brownfield, Stow, Lovell, and Chatham, New Hampshire. Fryeburg rescue operate three ambulances and a rescue unit, providing support and equipment for wilderness and waterway extrication and maintain a boat for river and lake water rescues and a side-by-side UTV outfitted with wheels or tracks depending on the season and equipped to safely carry and allow for patient care during wilderness rescue situations.



All members are licensed by the State of Maine at levels including First Responder, EMT (Emergency Medical Technician), Advanced EMT (AEMT) and Paramedic (EMTP). Some of our members are also Nationally Registered (NR) and some are State of New Hampshire licensed as well. They have a minimum of two personnel on call 24 hours a day with at least one person at the station in Fryeburg from 8:00 am to 5:00 pm, seven days a week.

There were 139 calls from Brownfield in 2020.

### **Other health care providers:**

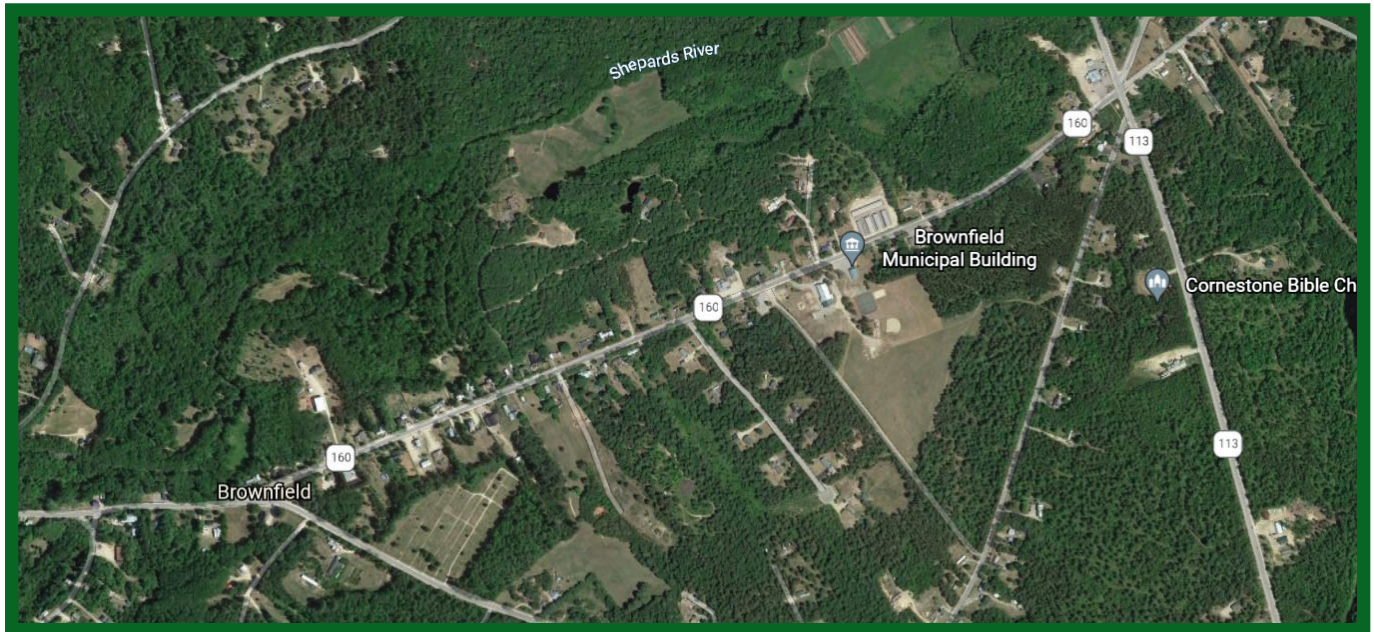
Brownfield residents can access an assortment of medical and mental health providers and dentists in Fryeburg, Bridgton, and the Conway area, as well as Sacopee Health Center in Kezar Falls. Brownfield supports a number of social service providers.

## **Municipal Government Facilities and Services**

Brownfield is operated as a Selectman - Town Meeting form of government. The three member Board of Selectmen are elected in staggered three year terms. The town also elects a Town Clerk, Treasurer/Tax Collector, and a Planning Board, Board of Appeals, Budget Committee, and two School Board Members and an alternate. The Town has no charter.

The town's annual meeting is held in June when the town's measures and initiatives are voted on by the residents of Brownfield. Town Meeting also serves as an election for local officers and Select Board members.

The Brownfield town government is all housed in a building on Main St., next to the Recreation Center and near the Post Office, Fire station and Library. At this time, the building easily meets the needs of the town. Town Meetings are held in the Recreation Center, in the old school gymnasium, which is big enough to meet current and near future projected growth. However the Town buildings are aging and considerations should be made for upgrading or replacement.



*Brownfield, Maine; Main Street Area; Google Earth*



*Brownfield, Maine Town Office*



There are several cemeteries in Brownfield. Pine Grove Cemetery, located on the east side of Rt 160, about 0.2 miles southeast of its intersection with Main St. and Burnt Meadow Cemetery (AKA East Brownfield Cemetery) located on Misty Lane. Both cemeteries have associations and are still selling lots. Neither cemetery is owned by the town; however, they do receive some money from the town for maintenance. The town owns a lot at Pine Grove for paupers.

Blake Cemetery has an association, is well-maintained, and is still selling lots. Marston Cemetery and Cole City Cemetery had associations but all of the members are deceased now. Many towns choose to take over maintenance when associations go defunct but Brownfield has not yet done so.

All remaining cemeteries are private. Some are listed as exceptions from deeds when they were sold out of the family and some are not. Legally, however, that doesn't matter because according to Maine law a cemetery can not be bought or sold. Therefore the plot of land with burials always belongs to the original owners. Most of the original families are long gone, so a lot of the small family cemeteries have fallen into disrepair. The few family cemeteries that are maintained are because a neighbor or descendant volunteers to do so.

According to Maine law, cemeteries that contain veteran graves receive special attention. They have to be maintained from Memorial Day to Veterans Day. Brownfield Public Works spends several days in May cleaning up outlying cemeteries, basically picking up downed tree branches. They do not repair gravestones. The Masons put flags up on the veteran graves in every cemetery before Memorial Day.

For a list of other cemeteries go to: [www.brownfieldcemeteries.com](http://www.brownfieldcemeteries.com) - a site created by Jess Davis, a Brownfield citizen, who has taken an interest in restoration and preservation of Town cemeteries. The town has provided some funding to clean headstones and she has enlisted volunteers to assist in the effort.

Ms Davis' goal is to first document all of the area cemeteries, then work to recruit people who will "adopt" each abandoned cemetery for maintenance. An additional goal is to start restoring the gravestones.



She started that process with the Thomas Cotton Cemetery and the Quint-Rogers Cemetery, and successfully appealed to the Town Selectmen to provide money for supplies for the Quint-Rogers project. Her plan is to choose two small Brownfield cemeteries a year to restore using community volunteers as the labor and town money for the supplies, with Merrill Cemetery next on the list.

Some more affluent towns set aside a thousand dollars a year just for stone repair (not including mowing) and hire her to do the work. Her services for the town of Brownfield have so far been strictly volunteer. However, the Town of Brownfield helps pay for materials.



*Photo: Jess Davis*

## Churches

Over the years, there have been numerous churches in Brownfield, but the fire of 1947 destroyed almost all of them. One church that remains, Christ Church in West Brownfield, was at one time cited by The Guinness Book of World Records as the smallest church in the world.

Thanks to volunteer labor and generous contributions, the Brownfield Community Church was opened in 1950. However, the future of the church is uncertain. This church and the Shepherds River Mennonite Church at 215 Old County Rd. have both provided Sunday services.

Presently, and in the past, there have been other congregations that have met in town.



Photo: D Merrill

## **Brownfield Civic Organizations**

Brownfield Civic Organizations include Mt. Moriah Masonic Lodge located at 41-57 Denmark Rd, the Brownfield Lions Club located on Route 113, Friends of Brownfield Rec, a community 501(c)3 organization, Brownfield Volunteer Fire Department Auxiliary, and The Girls Scouts of the USA.

The Brownfield Public Library, the Food Pantry and the Historical Society are not owned by the Town, but are important to our community.

### **The Brownfield Public Library**

The library was first introduced in 1897 by The Ladies of Center Village and continued as a free public library until the building burned in the Fire of '47. It was rebuilt by the Quakers and added onto in the late 1950s. That building was moved to its present location, adjacent to the Civil War Monument, in 2009 with a new addition including a bathroom.



Brownfield Public Library

The present Brownfield Public Library serves more than 450 members and has over 7,000 items to lend, including books and materials on audio and CD, and an online catalog. There is a website, free wifi, three public computers, copy and fax services, a seed library, inter-library loans, story time for children and a weekly Tea Time for adults. The library is partially funded through the annual Town budget, and partially through grants and an annual appeal. There is one part time employee, several volunteers, and a Board of Trustees. The library is now a 501(c)3 organization. The library should plan for future projected growth.

### **The Brownfield Historical Society and Museum**

The Brownfield Historical Society (BHS), a 501(c)3 organization, has been collecting donated items to be held in public trust since 1987. The society collects and protects historical records, photographs and documents and is tasked with preserving the collective memory of the community.

The society is located on Main Street in what was once the Town Hall, formerly the Cram School. The Town gifted the building to the BHS for \$1.00 in the late 1980s. There are presently about 220 members and the collection is maintained by a committee of volunteers who comprise a board of directors. A monthly newsletter is sent out to members from April to October. The building is only open during the warmer months of the year for a few hours each week. The BHS is always encouraging new membership and participation to help keep the history of the town intact and well organized.

## The Brownfield Food Pantry

The Brownfield Food Pantry is run by the Southwest Oxford County Nutrition, Inc., a non-profit 501(c)3 organization. It serves Brownfield, Hiram, Porter, Denmark, Fryeburg, Stoneham, Stowe, Sweden and Albany Township as well as Chatham in New Hampshire. The food pantry will serve anyone in need and is open the 3rd Thursday of each month from 1-5pm. The Lion's Club building at 701 Pequawket Trail is the local pick up station in Brownfield. The Town contributes approximately \$6700 in its annual budget each year to help sustain this public service to our citizens.

## Heating and Cooling

Brownfield has available several oil delivery companies that provide a variety of heating fuels that serve Brownfield and the surrounding towns. GeoThermal and Solar design and construction services are also available. There is heating fuel assistance available through multiple sources.



< The Brownfield Historical Society

Christ Church, West Brownfield, Maine >  
At one time the smallest church in the world



## **Goals:**

1. Maintain the Transfer Station on a continuing basis as cost effectively as possible.
2. Maintain fire department equipment on a continuing basis
3. Recruit and train additional volunteer firefighters
4. To improve the response time for medical emergencies in Town
5. To efficiently meet the needs of public facilities and services
6. To provide public facilities and services in a manner that promotes and supports growth and to develop services in identified growth area
7. Increase the law enforcement presence to reduce response time.
8. Explore ways to enforce local ordinances.
9. To provide a good education to the students in our Town as cost efficiently as possible.

## **Strategies:**

- As an ongoing practice, the Planning Board and the DPW should stay current on all environmental laws.
- Within the next three years, the Town should work with neighboring towns to investigate cost saving measures for recycling and for trash disposal.
- The Implementation Committee, within the next 12 months, should request permission from the Select Board to contact Mark King at Maine DEP (207-592-0455) in order to consult with him on the logistics of constructing a composting program at the transfer station.
- The Implementation Committee should explore grant opportunities for individual home composting systems within the next three years.
- During the next 12 months, the Selectboard should consider stricter enforcement of disposal fees.
- The Fire Chief and the Select Board should encourage an ongoing effort to establish more community involvement with the Fire Department.
- During the next 12 months, the Select Board should consider whether the position of the Fire Department should be included within the umbrella of the Town Government.
- During the next 12 months, the Fire Chief should investigate possible grants for improving and updating the fire department facilities.
- Within the next 24 months, the Select Board and the Fire Chief should create and implement a long term fire safety program that would include residential fire inspections for those who want it.

- The Town should provide ongoing support of regional emergency services in order to meet the needs of the townspeople.
- During the next 24 months, the Select Board and the Fire Chief should develop a near term plan for Fryeburg Rescue that would establish a full-time EMT presence in Brownfield.
- Within 1-3 years, the Fire Chief should institute a long term EMT/CPR training program for residents.
- Continue to work with the Saco River Corridor Commission on Saco River issues.
- The Select Board should explore, within the next 3 years, options to increase law enforcement for the town including:
  - Hiring an off duty officer for 8 hours a week.
  - Encouraging the Oxford County Sheriff's Office and the State Police to increase staffing in southern Oxford County.
  - Researching the feasibility in the near term of a town constable for local code enforcement.
  - Exploring a partnership with Fryeburg to better police the river.
- Within the next 3 years, the Select Board, with the assistance of the Implementation Committee, should consider regional coordination of public services with abutting towns for the long term.
- As an ongoing effort, the Town's school board representatives should encourage the SAD 72 School Board to work towards lowering the Fryeburg Academy tuition rate to one more in line with other Public/Private School partnerships.
- As an ongoing effort, the Select Board and the Town's school board representatives should encourage more taxpayer participation in the school budget process through workshop programs.
- As an ongoing effort to ensure worker accountability, the Select Board should establish job descriptions, institute performance evaluations and provide training as needed for all Town positions.
- Within the next 24 months and as a continuing effort, the Select Board should consider providing cross training for all Town Office staff in order for them to be able to fill-in for each other as needed so someone is available at all times to address Town and Townspeople's needs.
- Within the next 24 months, the Select Board should consider hiring a Town Manager.
- The Planning Board and the Tax Assessor should begin to monitor within one year of approval of this plan current growth trends prior to making long term decisions. Recently there has been an increase in new residents and the construction of new homes.
- The Select Board should continue to budget funds for cemetery maintenance which would also include the refurbishing or replacing of headstones. As part of this effort and within the next 24 months, they should consider creating a paid summer youth program to perform the maintenance duties.

# Fiscal Capacity and Capital Investment Plan

The Town of Brownfield is an incorporated, small, rural town. Financially, it depends almost exclusively on its tax revenues; with approximately 90% of those revenues coming from home and property owners. Taxes are based on a single mill rate that is used to calculate taxes for both residences and businesses.

The last Independent Auditor's Report (I.A.R.) audit that was prepared for the Town is dated June 30, 2020. We have assessed the Town's financial status by examining that report, the 2022 Maine Municipal Valuation Statistics and information offered by the Town Office. The Select Board has informed the Committee that the accounting firm of RHR Smith & Company will prepare a post audit for Fiscal Year 2021. RHR prepared and issued the previous post audits.

The following Statements 'C' and 'E' from the Fiscal Year 2020 I.A.R. provide a snapshot of the Town's financial viability. Statement 'C' indicates that The General Fund (typically referred to as "surplus funds") has an Unassigned Balance of \$1,989,799. Statement 'E' shows the Excess of Revenues Over Expenditures as \$210,507. These amounts indicate that the Town, especially for one having this population, is operating effectively with an overly sufficient surplus of funds.



Photo: D Merrill

## TOWN OF BROWNFIELD, MAINE

BALANCE SHEET - GOVERNMENTAL FUNDS  
JUNE 30, 2020

	General Fund	Other Governmental Funds	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 2,205,183	\$ 30,242	\$ 2,235,425
Investments	-	4,569	4,569
Accounts receivable (net of allowance for uncollectible accounts):			
Taxes	385,655	-	385,655
Liens	149,434	-	149,434
Other	4,411	-	4,411
Due from other governments	3,600	-	3,600
Due from other funds	706	374,938	375,644
<b>TOTAL ASSETS</b>	<b>\$ 2,748,989</b>	<b>\$ 409,749</b>	<b>\$ 3,158,738</b>
<b>LIABILITIES</b>			
Accounts payable	\$ 41,271	\$ -	\$ 41,271
Accrued expenses	852	-	852
Due to other funds	374,938	706	375,644
<b>TOTAL LIABILITIES</b>	<b>417,061</b>	<b>706</b>	<b>417,767</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax	325,898	-	325,898
Prepaid taxes	12,825	-	12,825
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>338,723</b>	<b>-</b>	<b>338,723</b>
<b>FUND BALANCES</b>			
Nonspendable	-	-	-
Restricted	-	123,582	123,582
Committed	3,406	224,206	227,612
Assigned	-	61,579	61,579
Unassigned	1,989,799	(324)	1,989,475
<b>TOTAL FUND BALANCES</b>	<b>1,993,205</b>	<b>409,043</b>	<b>2,402,248</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 2,748,989</b>	<b>\$ 409,749</b>	<b>\$ 3,158,738</b>

See accompanying independent auditors' report and notes to financial statements.



## TOWN OF BROWNFIELD, MAINE

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2020

	General Fund	Other Governmental Funds	Total Governmental Funds
REVENUES			
Taxes:			
Property taxes	\$ 3,204,922	\$ -	\$ 3,204,922
Excise taxes	282,757	1,086	283,843
Intergovernmental income	310,568	-	310,568
Interest income	42,710	129	42,839
Charges for services	25,320	-	25,320
Other revenue	6,424	36,882	43,306
TOTAL REVENUE	<u>3,872,701</u>	<u>38,097</u>	<u>3,910,798</u>
EXPENDITURES			
Current:			
General government	687,679	-	687,679
Public safety	47,044	-	47,044
Public works	185,730	-	185,730
Health and sanitation	120,243	-	120,243
Recreation	21,820	-	21,820
Agency requests	40,925	-	40,925
Education	2,084,394	-	2,084,394
County tax	197,805	-	197,805
Unclassified	-	7,916	7,916
Capital outlay	276,554	-	276,554
TOTAL EXPENDITURES	<u>3,662,194</u>	<u>7,916</u>	<u>3,670,110</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>210,507</u>	<u>30,181</u>	<u>240,688</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	-	60,000	60,000
Transfers (out)	(60,000)	-	(60,000)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(60,000)</u>	<u>60,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	150,507	90,181	240,688
FUND BALANCES - JULY 1	<u>1,842,698</u>	<u>318,862</u>	<u>2,161,560</u>
FUND BALANCES - JUNE 30	<u>\$ 1,993,205</u>	<u>\$ 409,043</u>	<u>\$ 2,402,248</u>

See accompanying independent auditors' report and notes to financial statements.

**Presently, the only debt that the Town has are three annual lease payments of roughly \$57,600 for a new fire truck.**

A review of Statements `C` and `E` for the previous five (5) years are as follows:

<b>Year</b>	<b>Statement C</b>	<b>Statement E</b>
2019	\$3,088,311	\$2,161,560
2018	\$2,637,463	\$1,839,135
2017	\$2,607,967	\$1,728,432
2016	\$1,987,358	\$1,158,884
2015	\$1,783,632	\$ 922,646

Based on these figures for revenues, expenditures and surplus funds, Brownfield’s finances are sound and stable.

The Maine Bureau of Revenue’s Annual Municipal Evaluations and the Town’s mill rates offer statistical testimony to Brownfield’s financial status. Some of the statistical sheets for the 2022 Summary are attached here:

<b>Brownfield</b>							
<b>Tree Growth</b>		<b>2020</b>					
Owner	Map	Lot	SW	MW	HW	Value	Locally Assessed Value
<i>Current State Rates</i>			258	304	314		
<b>Total Acres</b>		9,459.92					
<i>Current Town Rates</i>			<b>258</b>	<b>304</b>	<b>314</b>		
<b>Summary</b>			2237.96	3729.61	3492.35	\$2,807,797	\$2,807,793



2022 STATE VALUATION LEAD SHEET

Municipal Tax Year	2020
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Standards Ratio:

County	Oxford	Municipality	Brownfield	Standards Ratio	94.81%
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Municipal Tax Year	2018	2019	2020	Difference	% Change
Certified Ratio	100%	100%	100%	0	0.00%

*(See Cell G75 (Forms) for override to the Certified Ratio)*

	2018	2019	2020	Difference	% Change
<b>REAL ESTATE</b>					
Land	79,055,558	79,554,308	79,800,615	246,307	0.31%
Buildings	106,602,886	112,499,344	111,700,625	-798,719	-0.71%
Total Real Estate	185,658,444	192,053,652	191,501,240	-552,412	-0.29%

	2018	2019	2020	Difference	% Change
<b>PERSONAL PROPERTY</b>					
M&E				0	#DIV/0!
F&F				0	#DIV/0!
Other	423,732	487,148	458,418	-28,730	-5.90%
Total Personal Property	423,732	487,148	458,418	-28,730	-5.90%

Total Taxable	186,082,176	192,540,800	191,959,658	-581,142	-0.30%
Tax Rate	0.01735	0.01645	0.01335	-0.00310	-18.84%
Tax Levy	\$3,228,526	\$3,167,296	\$2,562,661	-604,635	-19.09%
			<b>Tax Levy Calc Check</b>	<b>\$2,562,661</b>	

	2018	2019	2020	Difference	% Change
<b>HOMESTEAD</b>					
# Granted [MVR Page 1, Line 14e]	406	412	424	12	2.91%
Exempt Valuation [MVR Page 1, Line 14f & 4a TRCF]	8,120,000	8,240,000	10,600,000	2,360,000	28.64%
Reimbursement [TRCF(s), Line 21]	\$88,051	\$84,718	\$99,057	14,340	16.93%
			<b>Homestead Calc Check</b>	<b>\$99,057</b>	<b>Ave. Value Per Exemption</b>

	2018	2019	2020	Difference	% Change
<b>BETE - Business Equipment Tax Exemption</b>					
# of Approved/Granted [MVR Page 2, Line 15b]	1	1	1	0	0.00%
Total BETE Exempt Valuation (MVR Page 2, Line 15 (c). should sync with Line 5 (a) Standard TRCF or Line 5 (a) Enhanced BETE TRCF)	627	1,515	786	-729	-48.12%
Statutory or Enhanced Reimbursable Value (Line 5(b) Standard TRCF or Line 5(b) Enhanced TRCF should sync w/ Line 22 of TRCF form)	314	758	393	-365	-48.15%
Reimbursement (Line 22 on either TRCF)	\$5	\$12	\$5	-7	-57.87%
			<b>BETE Calc Check</b>	<b>\$5</b>	<b>50.00%</b>
					<b>Enhanced BETE</b>

Total Revenues	\$3,316,582	\$3,252,026	\$2,661,724	-590,302	-18.15%
			<b>Revenue Calc Check</b>	<b>\$2,661,724</b>	

	2018	2019	2020	Difference	% Change
<b>TAX INCREMENT FINANCING</b>					
Captured Value (MVR Page 2, Line 16b.)				0	#DIV/0!
% used	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Tax Revenue Req. (MVR Page 2, Sum of Line 16c.+ 16d. & TRCF(s), Line 9 should sync)				0	#DIV/0!

	LAND	BUILDINGS	PERSONAL
TRANS & DIST	2,665,521		
Central Maine Power	Throughout Town	2,665,521	assessed as Bldgs. reallocated to land for SV purpo:

STATE OF MAINE Sales Ratio Analysis - 2022 State Valuation

Municipality:

**Brownfield**

County:

**Oxford**

1 Year - **COMBINED STUDY**

Weighted Avg. =	89%	=	6,469,469	/	7,308,745
Average Ratio =	88%	=	18.51	/	21
Avg. Deviation =	10	=	305	/	31
Quality Rating =	11	=	10	/	88%

Average Selling Price = \$235,766 2020

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	11 2019	5492	345	R06	4-29		312,000	222,304	0.71	17
2	R	9 2019	5481	601	R12	6-B		480,000	361,625	0.75	13
3	R	5 2020	5521	298	U07	27A		191,950	145,911	0.76	12
4	W	8 2019	683	933	R02	2-18		325,000	248,063	0.76	12
5	R	8 2019	684	313	R10	22A		237,500	179,869	0.76	12
6	R	6 2020	5525	970	R02	2-73		180,000	139,257	0.77	11
7	R	6 2020	5528	869	U09	3		199,900	157,492	0.79	9
8	R	9 2019	5478	262	R14	24.A5		265,000	209,832	0.79	9
9	R	6 2020	5530	507	R02	2-53		270,000	215,744	0.80	8
10	R	9 2019	5479	970	R14	18		245,000	196,752	0.80	8
11	R	7 2019	683	265	U11	4		125,000	102,330	0.82	6
12	R	11 2019	5494	113	U02	50		173,000	144,823	0.84	4
13	R	11 2019	5490	627	R02	14-B		240,000	201,876	0.84	4
14	R	11 2019	5491	589	R14	94		149,000	126,304	0.85	3
15	R	5 2020	5519	128	U05	1		175,000	154,429	0.88	
16	R	1 2020	5503	734	R06	4-6		200,750	179,057	0.89	1
17	W	6 2020	5529	449	U06	51		353,545	313,857	0.89	1
18	R	10 2019	5485	781	U13	11&12		239,000	215,330	0.90	2
19	R	8 2019	683	762	R2	2-15A		312,500	288,021	0.92	4
20	R	7 2019	683	397	R01	11.A6		215,000	199,541	0.93	5
21	R	4 2020	5518	128	U03	49		165,000	155,822	0.94	6
22	R	10 2019	5490	332	R06	4-11		230,000	216,804	0.94	6
23	R	8 2019	684	196	R01	11.A1		248,000	235,349	0.95	7
24	R	12 2019	5497	336	R06	4-15		325,000	316,002	0.97	9
25	W	12 2019	5501	456	U2	24		199,900	196,387	0.98	10
26	R	1 2020	5504	400	R07	47-A		149,900	153,157	1.02	14
27	W	9 2019	5493	788	U01	2		235,000	244,303	1.04	16
28	R	6 2020	5524	696	R07	55-A		360,000	382,560	1.06	18
29	R	11 2019	5491	568	R10	59-4		159,900	169,453	1.06	18
30	R	4 2020	5518	820	R02	10		256,900	285,009	1.11	23
31	R	8 2019	684	224	R14	98		90,000	112,206	1.25	37

**REPORT OF ASSESSMENT REVIEW**



Municipality	<b>Brownfield</b>		County	<b>Oxford</b>
	2020	2021	2022	
1. State Valuation	199,450,000	208,050,000	218,950,000	
2. Amount of Change	10,150,000	8,600,000	10,900,000	
3. Percent of Change	5.36%	4.31%	5.24%	
4. Eff. Full Value Rate (line 6d/1)	0.01663	0.01563	0.01216	
5. Local Mill Rate 18-19-20	0.01735	0.01645	0.01335	
6a. Commitment 2018-19-20	3,228,526	3,167,296	2,562,661	
6b. Homestead Reimbursement	88,051	84,718	99,057	
6c. BETE Reimbursement	5	12	5	
6d. Total (6a, 6b & 6c)	3,316,582	3,252,026	2,661,724	
6e. % change from prior year (6d.)	6.46%	-1.95%	-18.15%	
	2019	2020		
A. Municipal Valuation	192,540,800	191,959,658		
Net Supplements / Abatements	(179,750)		Amount of Change	Percent of Change
Homestead (Exempt Valuation)	5,150,000	7,420,000		
BETE (Exempt Valuation)	758	393		
Adjusted Municipal Valuation	197,511,808	199,380,051	1,868,243	0.95%
B. Sales Information				
Sales Period Used	07/18 - 06/19	07/19 - 06/20		
State Valuation	<b>2021</b>	<b>2022</b>	Combined Sales Ratio	88%
# of Sales	23	31		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	92%	89%		
Average Ratio	92%	88%	-4.35%	
Assessment Rating	11	11		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	100%	100%		

## STATE VALUATION ANALYSIS

Municipality	<b>Brownfield</b>				County	<b>Oxford</b>
Municipal Valuation - 2020	100%	Declared Certified Ratio		2022 State Valuation		
LAND			Ratio	Source		
Electrical Utilities (Trans & Dist)			2,665,521	100%	Declaration Value	2,665,521
Classified Tree Growth	9,460	ac	2,807,790	100%	State Rates	2,807,797
Classified Farm Land		ac				
Classified Farm Woodland		ac				
Classified Open Space		ac				
Classified Working Waterfront		ac				
Commercial Lots			2,594,817	100%	Cert Ratio	2,594,817
Industrial Lots						
Residential Lots			46,432,968	88%	Combined Study	52,764,736
Waterfront & Water Influenced Lots			10,730,469	88%	Combined Study	12,193,715
Condominium Lots						
Working Forest Roads		ac				
Waste Acres	2,770	ac	554,050	200/ Mun Avg	110/ac SR	304,730
# Undeveloped Acres	11,877	ac	14,015,000	1180/ Mun Avg	885/ac SR	10,511,260
			79,800,615		<b>TOTAL LAND</b>	83,842,576
BUILDINGS		# accts				
Commercial		28	5,086,941	100%	Cert Ratio	5,086,941
Industrial						
Residential			96,024,354	88%	Combined Study	109,118,584
Waterfront & Water Influenced		147	10,589,330	88%	Combined Study	12,033,330
Condominiums						
			111,700,625		<b>TOTAL BUILDINGS</b>	126,238,855
PERSONAL PROPERTY		# accts				
Commercial			458,418	100%	Cert Ratio	458,418
Industrial						
Other						
			458,418		<b>TOTAL PERSONAL</b>	458,418
TOTALS			191,959,658			210,539,849
Adjustments (Net Abates/Supp)						
Adjustments (Comm., Ind. & Pers.)						
<b>Homestead (Exempt Valuation)</b>			7,420,000	88%	Combined Study	8,431,818
<b>BETE (Exempt Valuation)</b>			393	100%	Cert Ratio	393
ADJUSTED TOTAL			199,380,051			218,972,060
TIF ADJUSTMENTS			<i>TIF Development Program Fund</i>			
NET w/ ADJUSTMENTS & TIF						218,972,060
STATE VALUATION						<b>218,950,000</b>

PTF303.4 (Rev 11/13)

## Maine's valuations for Brownfield are as follows:

2021	--	\$208,050,000	4.14% increase
2020	--	\$199,450,000	5.09% increase
2019	--	\$189,300,000	1.62% increase
2018	--	\$186,250,000	0.78% increase
2017	--	\$184,800,000	3.85% increase
2016	--	\$177,700,000	4.84% increase
2015	--	\$169,100,000	

It is important to understand, to some degree, the purpose of this valuation and the data used to calculate these statistics. The Maine Bureau of Revenue website states the following:

"Maine law requires the State Tax Assessor to establish annually the equalized just value of taxable property in each municipality. Several state agencies use these values for various purposes, including allocation of money appropriated for State General Purpose Aid for Education, State Revenue Sharing to municipalities and county tax apportionment.

The state valuation process includes the preparation of a statistical summary of certain municipal information that municipal assessing officials must report to Maine Revenue Services. The bureau compiles information detailing valuations and exemptions by selected categories, assessment ratios and tax rates, broken down by municipality.

Our division is responsible for the determination of the annual equalized full value (state valuation) for the 484 incorporated municipalities as well as for the unorganized territory. The state valuation is a basis for the allocation of money appropriated for state general-purpose aid for education, state revenue sharing, and for county assessments.

We administer the real estate transfer tax, commercial forestry excise tax, controlling interest transfer tax, and telecommunications business equipment tax and we determine annually the amount of tax reimbursement to each town for veteran, homestead, and animal waste facility exemptions, and tree growth tax loss reimbursement.

Each year, prior to February 1st, Maine Revenue Services must certify to the Secretary of State the full equalized value of all real and personal property which is subject to taxation under the laws of Maine. The State Valuation process, which takes about 18 months to complete, begins with the compilation of a sales ratio study, which measures the assessed value of residential and certain commercial properties relative to their actual selling price.

Ratio studies are primarily formulated from information reported on the “declaration of value” that must accompany most deeds that convey fee ownership of real estate and must be filed with the registry of deeds when the required Real Estate Transfer Tax is paid.

The State Valuation lags actual market values and municipal assessments by nearly two years by the time it is final and certified. Accordingly, for the 2005 State Valuation, work on the sales ratio analysis commenced in the fall of 2003 and utilized actual sales data from July 2002 to June 2003. In other words, the 2005 SV represents the full equalized value of all taxable property as of April 1, 2003; the uniform assessment date for property with 2003 tax status in Maine.

The staff produces a preliminary SV, which is discussed individually with municipal officials during our annual municipal field audit visit and may be further reviewed at informal regional meetings offered in mid-summer. After considering information and comment regarding the preliminary SV, the Bureau must, by October 1st each year, prepare and send its formal notice of Proposed State Valuation to municipal officials. Municipalities may formally challenge Proposed Valuations by appealing to the State Board of Property Tax Review within 45 days after receipt of Proposed State Valuation. The SBPTR must issue its findings on appeals by January 15th and the Bureau incorporates any changes in the Final State Valuation to be filed with the Secretary of State.”

For more information concerning the State valuation go to the following link:

[https://www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/2021\\_state\\_valuation.pdf](https://www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/2021_state_valuation.pdf)

It is important to note here that these valuations use data furnished by each of the 484 Maine municipalities. When calculating the real value of property, the State will survey real estate sales for a period of time that will enable them to present a more accurate summation of those values. For instance, the Bureau may look at real estate sales in Portland for 12 months, but it may review sales in Brownfield for 18 months because there are far fewer sales in that small municipality.

The statistics for the years 2015 through 2021 show an increase each year by varying degrees. The lower percentages for the years 2018 and 2019 reflect the overall housing market downturn during that period. Still, values were on the rise for all the years shown. This is a good sign for home/property owners in Town as it shows their investments or holdings are gaining value.

**The Town’s mill rates/ \$1,000 of assessed value are as follows:**

**2021 -- \$15.25**  
**2020 -- \$13.35**  
**2019 -- \$16.45**  
**2018 -- \$17.35**  
**2017 -- \$16.35**  
**2016 -- \$16.00**  
**2015 -- \$14.10**



These mill rates show a steady increase from 2015 through 2018. There is a slight drop in 2019 and a more substantial decrease in 2020. To understand the reason for this, refer to page 11 of the 6/30/2019 I.A.R. where it states the following: “ The Town has maintained a sufficient unassigned fund balance to sustain government operations for a period of five months while also maintaining significant reserves for future operations, capital and program needs.” It is the unwritten policy of the Town that if these funds are exceeded by \$300,000, then the Select Board may opt to reduce the mill rate the following year to benefit the taxpayers. Keep in mind that the cost of operating the Town is approximately more than 85% dependent on the taxes paid by residential homeowners. It is a welcome gesture when taxes can be reduced without diminishing services to the Town. It is also a contributory sign that the town is in good fiscal shape.

***The current Capital Investment Plan is included here:***

## **Brownfield Capital Investment Plan**

<b>ITEM</b>	<b>TIME FRAME</b>	<b>ESTIMATED COST</b>	<b>FINANCING</b>
Fire Station	1-5 Years	\$5 Mil	Grants and Loans
Renovate Community Center	1-3 Years	\$300,000	General Fund
Bridge Replacement	1-10 Years	\$400,000	Taxes and Grants
Fire Truck	5-7 Years	\$280,000	Taxes and General Fund
DPW Truck	3-5 Years	\$280,000	Taxes and General Fund
Affordable/Senior Housing	5-7 Years	\$1 Mil	Grants/Loans/Private Developer
Enclose Dumpsters at Transfer Station	1-3 Years	\$150,000	Taxes and General Fund
Major Paving and Culvert Projects	1-10 Years	\$200,000	Taxes, General Fund and Grants
Compost Program	1-3 Years	\$40,000	Taxes and Grants
Renovate Town Offices	2-3 Years	\$60,000	Taxes and General Fund

This plan will be updated as the Town progresses through the next decade. The implementation of some items may become more urgent and the timeframe for some may be extended depending on the availability of financing. It is presently perceived that all are needed.

The Implementation Committee and the Select Board will investigate and determine which type of funding is available, necessary and most beneficial for the taxpayers. Based on the Town's current fiscal status, the absence of debt and the surplus in unassigned general funds, the consensus is that funding from a private (outside) source should not be difficult to obtain.

The treasurer has informed this committee that lending services were asked to furnish the Town's current credit rating, but neither has responded. As shown in this chapter, Brownfield does not borrow on a consistent basis which prevents a financing source from being able to determine the Town's payment performance. Any capital investment project, that the Select Board decides is a necessity, will require a cost estimate before presenting it to a funding agency; at which time (but hopefully prior to this) the Town will be informed of its borrowing capacity and interest rate.

At this time, there are no plans to participate in a joint project with any neighboring towns. However, Brownfield is not opposed to joining a joint effort with neighboring towns. The keys to such a venture are whether it is financially and operationally advantageous for Brownfield to participate. It is difficult to imagine what such a project might be.

Some possibilities could be the following:

1. Share a part-time accountant to assist the treasurer.
2. Combine the departments of public works.
3. Purchase and share a roll-off truck to haul household refuse from their transfer stations to the dump or recycling facility.
4. Jointly contract annual road paving. This could also require the participating towns to have the same road standards/specifications which could advantageously enhance joint bidding thus reducing costs.
5. Purchase and share specialized equipment such as a bucket truck, fire department tanker truck, road grader, wood chipper, pothole patcher, vibratory roller/compactor, etc.
6. Purchase supplies in bulk such as culvert piping, road sand/salt, construction materials, asphalt etc.

**Goals:**

1. Maintain the fiscal well being of the Town.
2. Ascertain whether some costs can be reduced by collaborating with neighboring towns to purchase supplies, materials and equipment.

3. Determine whether there are areas in the town that the majority of citizens might agree are suitable for a larger commercial enterprise without diminishing the rural, residential atmosphere that currently exists.
4. Stay within LD 1 spending limitations.

### Strategies:

- The Implementation Committee should work jointly with the Select Board on an annual basis to review and update the Capital Investment Plan. They should also develop cost estimates for each item in the Capital Investment Plan and decide how soon the money will be needed to pay for them. Together, they should then determine the best source of funding for all items included in the Capital Investment Plan, including the availability of any grants from both governmental and private sources.
- After approval by the Select Board, the Implementation committee should contact neighboring towns to ask whether they would be interested in pooling some resources and establishing a purchasing collective for supplies, materials and equipment. This should be addressed on an ongoing basis.
- The Planning Board will be preparing a zoning ordinance this year. During that preparation, they should solicit input from the Select Board and some of the citizens as to which areas of the town would be best suited for commercial zoning. This should be accomplished by the end of 2023.
- The Implementation Committee will collaborate with the Select Board, the Treasurer, the Tax assessor and the citizens of Brownfield on an ongoing basis to limit spending as required by the State.



# Existing and Future Land Use

The geography and topography of Brownfield can be described as a typical small rural town in the western mountains of Maine. When reading this simple description, most Mainers should be able to picture an image of our town.

According to data from the 2022 State Valuation (SV) that is prepared each year by the Bureau of Revenue, Brownfield has 29,069 acres of land and 2,770 acres of bog/swamp. Within the 29,069 acres there are 23,510 taxable acres consisting of 1,581 parcels; within these 1,581 parcels there are 28 commercial properties and 147 parcels listed as Waterfront and Water Influenced. 9,460 acres are registered in Tree Growth consisting of 3,492 acres of hardwoods, 2,238 acres of softwoods and 3,730 acres of mixed growth. There are 11,877 acres of undeveloped land and 2,770 acres that are listed as Waste Acreage that can be defined as land that cannot be developed or commercialized. There are 118 acres of farmland. The Town owns 21 parcels consisting of 179.96 acres.

At this time, there is no formal organization of neighboring towns that convenes to review any regulatory or non-regulatory strategies. One Select Board member is assigned to the Oxford County Budget Committee. During those meetings, the Committee discusses how funds will be allocated for projects that can affect multiple municipalities. Brownfield is a member of the Saco River Corridor Commission which regulates development along the river. The manner in which any development is regulated affects all the municipalities along the river.

Based on this data, Brownfield is a non-commercial, residential community. The residents use their property as they see fit. They have small-scale home occupations, vegetable gardens, flower gardens, chickens, horses, cows, steers, ponds, etc. and they want to be able to maintain this. The majority of the people do not want large commercial or industrial businesses. They are also skeptical, to some degree, of smaller enterprises. All recent development occurs on a lot-to-lot basis. It is expected that this will be the case for the foreseeable future. All development, regardless of scope, is overseen by the Planning Board and the CEO. They presently are handling all applications in a timely manner. The CEO works 1 day/week. If development increases, the CEO will need to spend more time reviewing permit applications and performing inspections.

There is no zoning ordinance, per se. However, there are ordinances for the following:

- ***Land Use***
- ***Local Foods***
- ***Marijuana***
- ***Shore Land Zoning***
- ***Subdivisions***
- ***Telecommunications Towers, antennas and Associated Facilities***
- ***Water Extraction***
- ***Cable TV***
- ***Disorderly Buildings***

- *Dogs*
- *E911 Addressing*
- *Flood Plain*
- *Moratorium for Subdivisions*
- *Property Assessed Clean energy*
- *Solid Waste*
- *Transfer Station*
- *Vehicle Weights*

The present Comprehensive Plan Committee was originally established by the Select Board to address zoning. However, it was ultimately decided that the Town should pursue the creation of an updated Comprehensive Plan since the last one was adopted in 1991. The Planning Board has now been assigned the duties of establishing a zoning ordinance.

The attached Shorelands Zoning Map dated May, 2013 shows all floodplain, setback and shoreland zones. The attached tax map indicates the block numbers. Because there is no zoning ordinance, there are no lots designated as commercial. Commercial properties can be determined by referring to the tax listings. The Town does not have dimensional standards for lots nor a map identifying the locations of lots and structures built within the previous 10 years. There is no estimate for the projected amount of land needed for development in the next 10 years but, suffice it to say, there is enough land for new houses and small to medium-sized businesses.

In the next ten (10) years, it is anticipated that land use will be very similar to what it is today. This pattern reflects the trends and residents' attitudes towards development. If these change, development will likely follow a path that complies with those trends and attitudes. When considering estimated population growth by the State Economist and the Housing Authority, along with the number of building permits issued in 2021 (12), the Town should anticipate an average of 10 new residences or less each year for the next decade. The vast majority of properties around the larger bodies of water already have houses on them, and the Shorelands Zoning Ordinance (SZO) limits expansion of these buildings. Any further development will be limited to the restrictions imposed by the SZO. During this next decade, farmland may double in size, there may be more acres in Tree Growth and residents will harvest timber from their properties when they choose to do so, but it presently appears that not much will change. The Town does not have plans to develop any property, although there are ongoing discussions about a possible upgrade of municipal buildings in the future and the construction of a new fire station.

If any development happens (other than single family houses), it would likely consist of affordable/senior housing, apartments, and possibly some condominiums or townhouses; although these last two (2) options seem unlikely to be approved by the voters. Interest in the first two (2) choices has been expressed in responses to town surveys. Although this type of development could occur, especially the affordable/senior housing, it is more likely that someone who wants to move here will buy a house or a property on which they will build a home rather than move into a condo or townhouse.



The residents of Brownfield like their town as it is, and although it is unlikely that land use will change significantly within the next decade, the residents will be ready to establish the guidelines and regulations that are necessary to safeguard the attractiveness of Brownfield.

## **Goals**

1. Complete the Zoning Ordinance.
2. Maintain the requirements of the Shorelands Zoning Ordinance.
3. Address any development that might affect the existing rural, residential quality of life.
4. Be willing to accept small businesses that will serve the needs of Brownfield residents and visitors.
5. Remain open to the development of a 'Village Concept'.

## **Strategies:**

- The Planning Board has decided to hire a private agency to write a zoning ordinance. It will work cooperatively with the Select Board to assure the ordinance will establish commercial, and possibly light industrial, areas that will avoid infringing, as little as possible, on the quality of life for neighboring residents. This ordinance should be written by June of 2024.
- The CEO and the Planning Board will continue to work together to review any new construction in shoreland areas in order to confirm that it adheres to the requirements of the Shorelands Zoning Ordinance and any other State requirements. This will remain an ongoing effort.
- The Planning board should discuss whether there is a need to write an ordinance that will regulate quarry, mining and ridgeline development. Prior to doing this, it should consider instituting a moratorium on issuing any new licenses for these operations. This should be decided by January, 2024.
- The Town does not have a police department. The Oxford County Sheriff's Department, which serves Brownfield, is not obligated to enforce Town ordinances. The Select Board and the townspeople should consider the means by which such enforcement will occur. Two possibilities are to either establish a constable position or join with other neighboring towns to initiate a combined law enforcement department. This discussion should begin immediately and continue until a final course of action is determined within the next 24 months.
- As an ongoing practice, Quality of Life concerns and the health of the Town's natural resources are primary considerations when the Planning Board and the CEO review site plan and building permit applications. Both the Board and the CEO are committed to maintaining this obligation.

- The Select Board and the Planning Board should periodically include in their agendas the opportunity for residents to express their opinions regarding small businesses in Brownfield while reminding residents that the “right” businesses can help to relieve some of their tax burden. Although several surveys have reflected the hesitancy of Brownfield residents to embrace new businesses in Town, it is important for the Select Board to pursue this possibility on an annual basis in case the ‘right’ business comes along.
- Developing a “Village Concept” would certainly alter the physical characteristics of the Town. It presently is beyond the financial and logistical capabilities of the Town. If a developer is so inclined to pursue this concept, the Town should consider its merits at a special town meeting.
- Within the next 12 months, the Implementation Committee, the Select Board and local business owners should assist the Planning Board with determining which areas of the Town could be zoned specifically for businesses.
- Within the next 12 months, the Planning Board should reassess and update the subdivision ordinance.
- The Select Board should continue to budget funds annually for ongoing education and certifications for the CEO, the Planning Board and the Select Board.





# Public Participation Summary

The Brownfield Comprehensive Planning Committee was started in 2018, and has had some turnover in committee membership over the past several years. As part of the planning process during that time, the committee solicited public input through several surveys. In 2018, committee members, using a short number of questions and allowing open-ended comments, conducted the initial survey effort outside voting booths. A total of 202 residents responded to this first data collection. In 2019, another survey with more extensive questions was offered to residents by means of a direct mailing of a paper survey. A total of 131 residents completed the paper survey.

In 2021, an electronic version of a Comprehensive Plan survey was created using Survey Monkey, and was posted on the town website. Notices about the survey were advertised in the local paper for two weeks, and notices were posted on the Town Office marquee to alert residents to the survey. Paper copies were also made available at the Town Office, with an option to drop completed surveys there. A total of 197 residents responded to this survey. And finally, an online survey (along with the paper survey option) was created and posted in January of 2022 on the town website. This also was advertised in the local paper and on the Town Office marquee. A total of 74 residents responded to this survey. The public was also invited to attend committee meetings through Zoom, with a link to each meeting posted on the town website. Generally, no members of the public opted to participate by Zoom. Four informational meetings were held in 2022 and 2023, and residents offered feedback and suggestions for revisions to the plan.

Having multiple surveys over the course of a few years has enabled the committee to understand how and whether resident opinions had changed over that timeframe. By asking some similar questions over this course of time, trends in resident responses could be tracked and analyzed for plan input.

The 2019, 2021 and 2022 surveys asked questions about demographics of the respondents. The number of year-round residents who responded to the 2019 and 2021 surveys was rather consistent – approximately 90%; however, year-round residents who responded to the 2022 survey jumped to 99%. This could be due to the fact that the 2022 survey was conducted in January, when there are fewer part-time/seasonal residents in town.

The percentage of respondents qualifying as long term residents (more than 10 years) versus short term (less than 10 years) also changed over this time period. For the 2019 survey, 73% of the respondents had been residents of Brownfield for more than 10 years, with approximately 27% of the respondents living in Brownfield for less than 10 years. For the 2021 survey, 55% of respondents had been residents of Brownfield for more than 10 years, and 41% residents for less than 10 years – a somewhat significant rise in newer residents completing the 2021 survey. This remained consistent with the 2022 survey – 54% residents for more than 10 years, and 45% for less than 10 years.

The most significant and consistent feedback across all surveys was the desire of residents to keep the rural nature of the town, protect natural resources, promote outdoor recreation, and limit or control development. Many respondents named these characteristics and “quality of life” as their main reason for living in Brownfield. The impact of development near local lakes and streams is a consistent concern regarding water quality, and 78% of respondents to the 2022 survey felt that the town should pay for regular water sampling of tributaries that flow through Brownfield and feed the Saco River.

Across all four surveys, respondents also were in favor of zoning in town as a means to better define commercial and residential areas. Responses in regard to zoning were as follows:

	2018	2019	2021	2022
Yes	70%	73%	52%	73%
No	28%	22%	45%	27%

In the 2022 survey, 57% of respondents felt that differing lot size requirements should be considered for Brownfield’s “village” area along Main St. A significant number of respondents added comments in the 2021 survey that this area of town should be the focus of a major cleanup and “sprucing up” efforts to make this downtown area more aesthetically pleasing and attractive. However, 69% of respondents to the 2019 survey expressed opposition to sidewalks on Main Street.

Another consistent response was concern about the lack of affordable housing, and in particular, options for senior housing. In the 2022 survey, 62% of respondents felt that the town should explore funding for senior housing such as a housing complex/congregate setting or standalone/cluster housing.

	2018	2019	2021	2022
Need for Senior Housing Options	87%	61%	--	63%
Need for more Affordable Housing	--	53%	--	76%

In regards to agriculture and business expansion, survey respondents also were consistent in expressing a desire for small, home-based retail businesses as well as small-scale agricultural enterprises. Large-scale farms, commercial forestry, heavy industry, large retail chains, fast food chains, and mineral extraction/quarry activity were not supported by survey respondents. Respondents also felt that marijuana retail sales should be discouraged. For existing large-scale commercial farms, 71% of respondents to the 2022 survey felt that the town should regulate these sites to monitor their impact on the environment and surrounding properties.

An emerging issue regarding Short Term Rentals (STRs) was addressed in three of the town surveys. In the 2018 survey, 60% of respondents felt there was a need for specific regulation of STRs, while 53% of the 2021 survey respondents expressed the need for regulation. 67% of the 2022 survey respondents felt that STRs should be discouraged in the Town of Brownfield.

A question regarding the need for a noise ordinance was posed in the 2018 survey, with 69% of respondents in favor of one. The question was posed again in the 2022 survey, with 79% of respondents in favor of a noise ordinance.



Some concerns were expressed in the comments section regarding town management, particularly accountability, transparency and stability. In the 2021 survey, 54% of respondents felt a Town Manager should be hired. 66% of respondents felt there was no need for the town to consider hiring a Constable. Over 88% of respondents to the 2022 survey felt that the Select Board should establish a Building Committee to explore all options for capital improvements to aging town structures, and 69% felt that an architect should be hired by the town to produce plans and provide cost estimates for such an endeavor.

Two other aspects of town life that garnered a high number of comments were the lack of high speed internet as a problem for residents, and the need for additional financial resources and moral support for the Recreation Department along with establishing more recreational activities.

Overall, respondents to the Comprehensive Plan surveys were happy to be living in the Town of Brownfield, and were cognizant of the need for some changes since the town has grown. Though cautious about introducing too many rules and regulations that could change the character of the rural experience that they so greatly value, the respondents expressed a need for a commitment to making changes that are considered most necessary to ensure the town remains an attractive place to live.

# Questions and Responses from Brownfield's 2019 Comprehensive Plan Survey

## 1. Which describes your Brownfield residency?

123 Year round    4 part time (5-10 mos)    1 seasonal(4mos or less),  
3 non-resident property owner    0 non-resident business owner

## 2. Do you own waterfront property?    23 Yes    7 full time    1 seasonal

## 3. Where are you employed? (check all that apply)

39 Self-Employed    40 Employed by other    57 Retired    6 Not employed  
9 Home    6 Town business    23 30 min from town    12 31 - 60 miles  
9 greater than 60 miles

## 4. How long have you been a resident?    6 0 -2 years    19 2-5    10 5-10 32 10-20    63 20+

## 5. Number of people who live in your home: (list number in each age category)

Age: 0-5 18    6-18 27    19-50 64    51-64 46    65+ 89

## 6. Household income (optional);    12 \$0 - \$25,000    31 \$25,000 - \$50,000 17 \$50,000 - \$75,000    15 over \$75,000

## 7. What are the reasons you live in or own property in Brownfield: (check all that apply)

100 Rural character of town    15 Proximity to employment  
30 Proximity to family    20 School District  
80 Quality of life    12 tax rate  
31 Sense of community    47 Proximity to outdoor recreation

## 8. Do you agree with the following statements?

- Y 105 N 23 Important open spaces and natural areas may be lost to development.
- Y 77 N 49 Character of town would be threatened by development
- Y 60 N 49 The town will not be able to pay for increase of needed services and capital improvements in the next 5-10 years.
- Y 77 N 45 Growth and development are having negative impact on Water quality of the lakes, streams and aquifers.
- Y 37 N 68 There is adequate year round rental housing available in Brownfield.
- Y 68 N 31 There are adequate seasonal rental opportunities available.
- Y 39 N 69 There is adequate affordable housing.
- Y 19 N 88 There is adequate affordable retirement housing
- Y 80 N 34 The town should promote development of elderly housing,
- Y 70 N 4 The town should promote development of affordable housing,
- Y 89 N 30 The town should institute system of impact fees on new development to help pay for needed public infrastructure.
- Y 31 N 94 The town should promote continued growth through encouragement of subdivisions and clustered housing.
- Y 116 N 12 The town should a make strong effort to insure that important open spaces and environmentally important areas remain undeveloped.
- Y 76 N 41 The town is doing an adequate job of protecting its wetlands, water bodies, aquifers, wildlife habitat and other environmentally important resources.
- Y 116 N 16 The Town should update town policies to protect the quality of our water.
- Y 102 N 20 The town should update the Land Use Ordinances to improve protection of natural resources.

- Y 123 N 1 The Town should do more to protect its waterways from invasive species.
- Y 114 N 10 The town should make a strong effort to insure that open space remains available for traditional outdoor recreation uses.
- Y 89 N 30 The town adequately offers access to each of our waterways.
- Y 87 N 40 The town should develop a system of walking paths and trails.
- Y 87 N 31 The town should improve Brownfield's recreational facilities.
- Y 115 N 9 The town should encourage small home based businesses and home occupations in Brownfield.
- Y 75 N 51 The town should encourage commercial growth.
- Y 96 N 29 The town should create zoning that limits commercial businesses.
- Y 104 N 21 The town should promote outdoor recreation based businesses
- Y 123 N 6 The town should support traditional farming.
- Y 30 N 93 The town should support large scale commercial farming.
- Y 105 N 7 The town should remain primarily rural in character
- Y 40 N 90 The town should build sidewalks in the village

**9. Please rate adequacy of the Town's services and facilities on a scale of 1-5-5 being good**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Fire protection	1	4	19	43	52
Emergency med	5	8	20	32	42
Road maintenance	10	17	36	34	23
Snowplowing	10	17	22	37	30
Public schools	4	10	17	26	32
Code/plumbing	6	10	24	30	29
Public access shore	9	11	28	2	20
Transfer station	2	2	10	35	71
Town office	6	10	22	24	49

Town rec	10	16	37	31	10
Town govt	12	16	35	25	22

**10. The following topics will be considered in preparing a revised Comprehensive Plan:**

- |  |                              |
|--|------------------------------|
| Land use, growth and development                               | Scenic Roadways              |
| Limited Shoreland development                                  | Undisturbed Wildlife Habitat |
| Agriculture and forestry resources                             | Economic development         |
| Public Facilities, services and land needs                     | Recreational facilities      |
| Historical sites and building preservation                     | Transportation               |
| Demographics   | Housing                      |
| Natural resource protection (of lakes, ponds, woodlands, etc.) |                              |

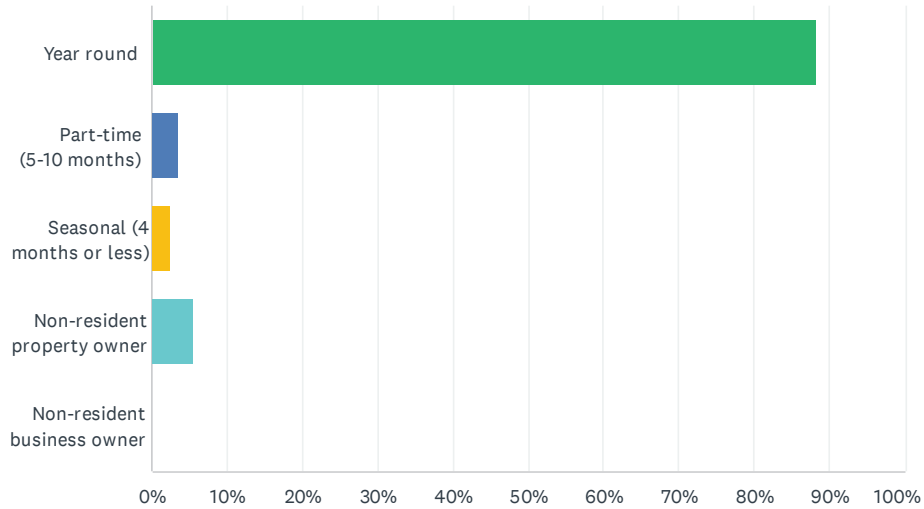
### June 12, 2018 Survey

This survey was taken on 6/12/2018 outside the Town Office Voting Booths by the Comprehensive Plan Committee. There were 7 questions with yes and no as answer options. 202 residents responded.

Should Brownfield consider addressing large scale farming	<u>123</u> Yes	<u>71</u> No
Should Brownfield consider addressing odor issues related to businesses?	<u>147</u> Yes	<u>52</u> No
Should Brownfield consider regulating Short-term Rentals?	<u>120</u> Yes	<u>74</u> No
Should Brownfield consider protecting recreational waterways?	<u>185</u> Yes	<u>14</u> No
Should Brownfield consider the possibility of senior housing?	<u>175</u> Yes	<u>23</u> No
Should the Town encourage a zoned commercial district for non-home based businesses?	<u>141</u> Yes	<u>57</u> No
Should the Town consider a noise ordinance?	<u>139</u> Yes	<u>56</u> No

## Q1 Which option best describes your residency status in Brownfield?

Answered: 197 Skipped: 0



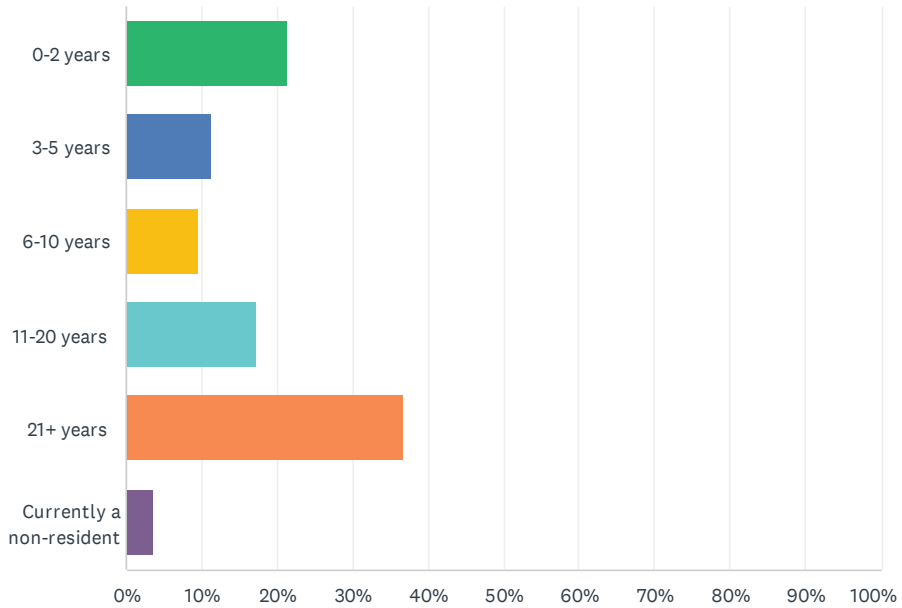
ANSWER CHOICES	RESPONSES	
Year round	88.32%	174
Part-time (5-10 months)	3.55%	7
Seasonal (4 months or less)	2.54%	5
Non-resident property owner	5.58%	11
Non-resident business owner	0.00%	0
<b>TOTAL</b>		<b>197</b>





## Q2 How long have you been a resident of Brownfield?

Answered: 196 Skipped: 1



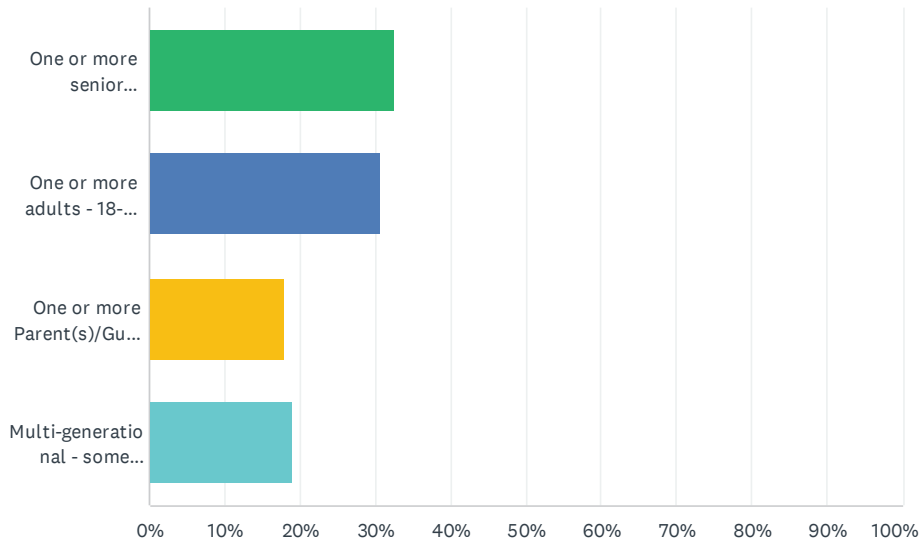
ANSWER CHOICES	RESPONSES
0-2 years	21.43% 42
3-5 years	11.22% 22
6-10 years	9.69% 19
11-20 years	17.35% 34
21+ years	36.73% 72
Currently a non-resident	3.57% 7
<b>TOTAL</b>	<b>196</b>



Photo: Terry Egan

### Q3 Which option best describes the members of your household?

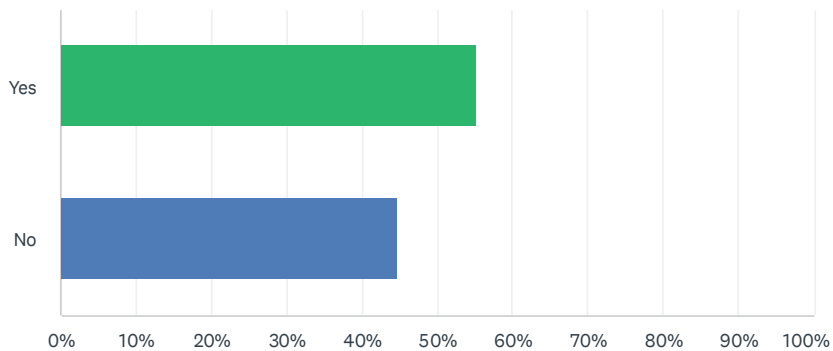
Answered: 196 Skipped: 1



ANSWER CHOICES	RESPONSES	
One or more senior citizen(s) - age 65 and above	32.65%	64
One or more adults - 18-64 years of age, no children	30.61%	60
One or more Parent(s)/Guardian(s) and children - under age 18	17.86%	35
Multi-generational - some combination of the above options	18.88%	37
<b>TOTAL</b>		<b>196</b>

### Q4 Should the town establish specific zoning districts such as commercial, residential, agricultural, etc.?

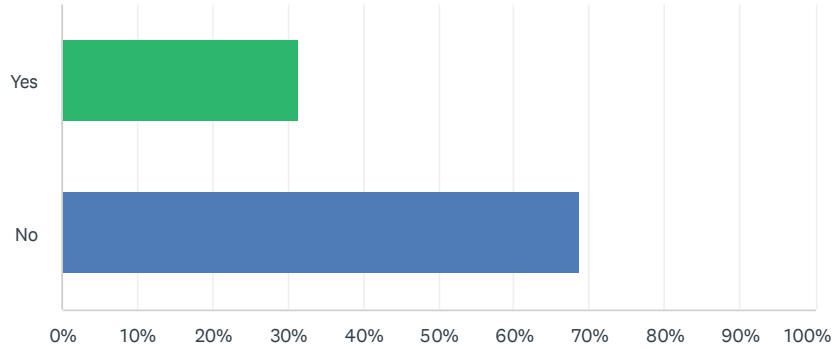
Answered: 192 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	55.21%	106
No	44.79%	86
<b>TOTAL</b>		<b>192</b>

### Q5 Should the town consider hiring a Constable?

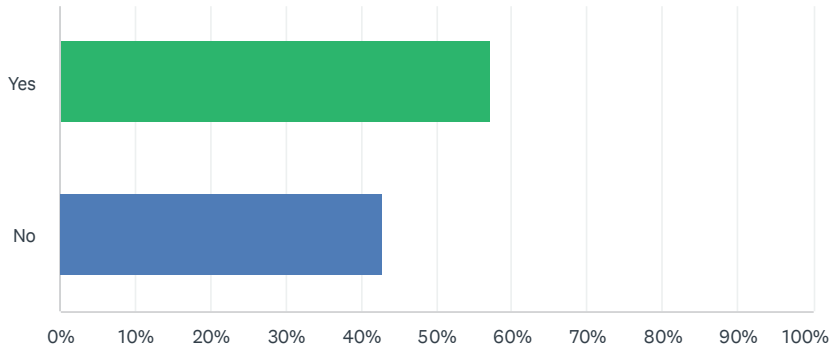
Answered: 192 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	31.25%	60
No	68.75%	132
TOTAL		192

### Q6 Should the town consider hiring a Town Manager?

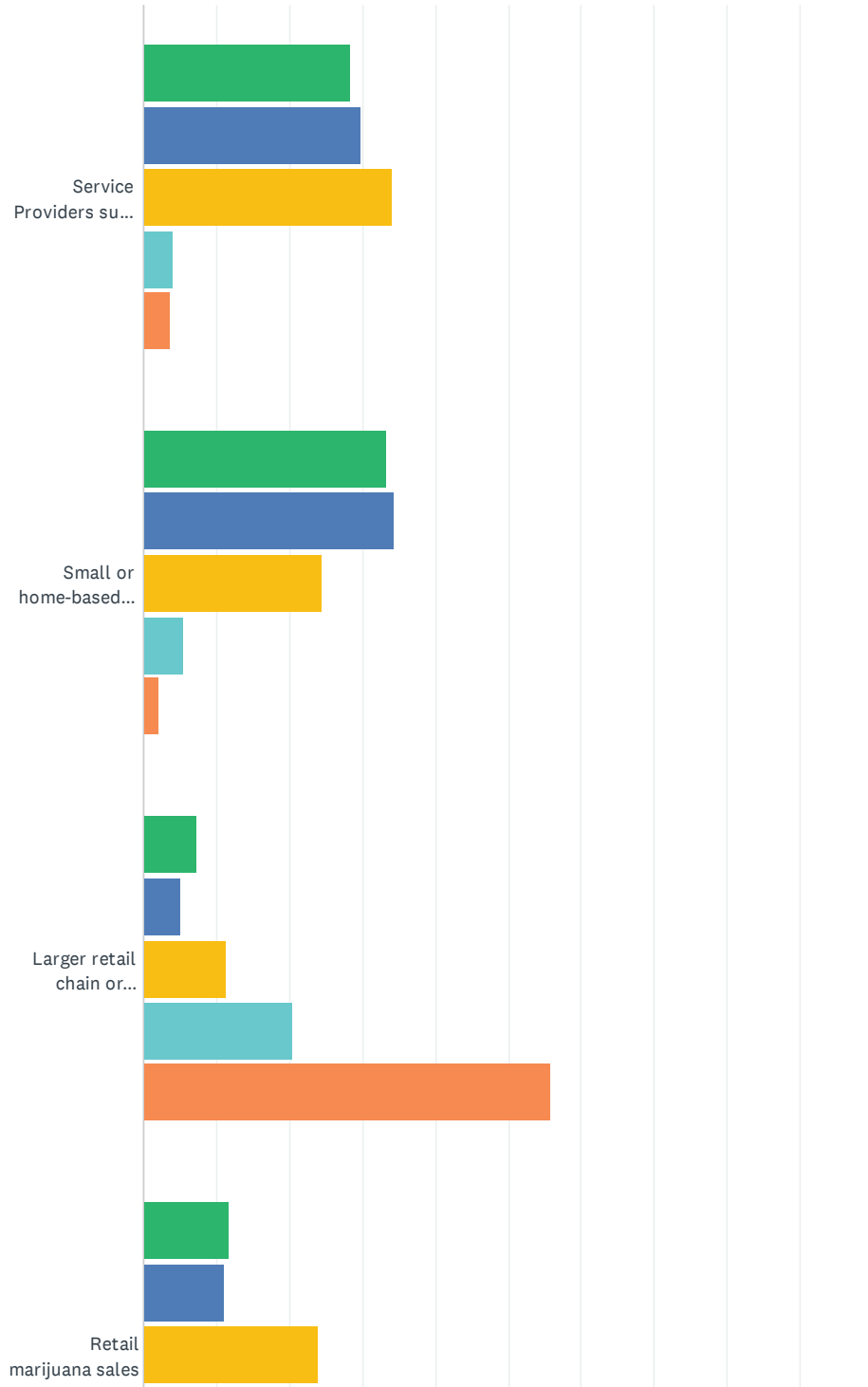
Answered: 189 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	57.14%	108
No	42.86%	81
TOTAL		189

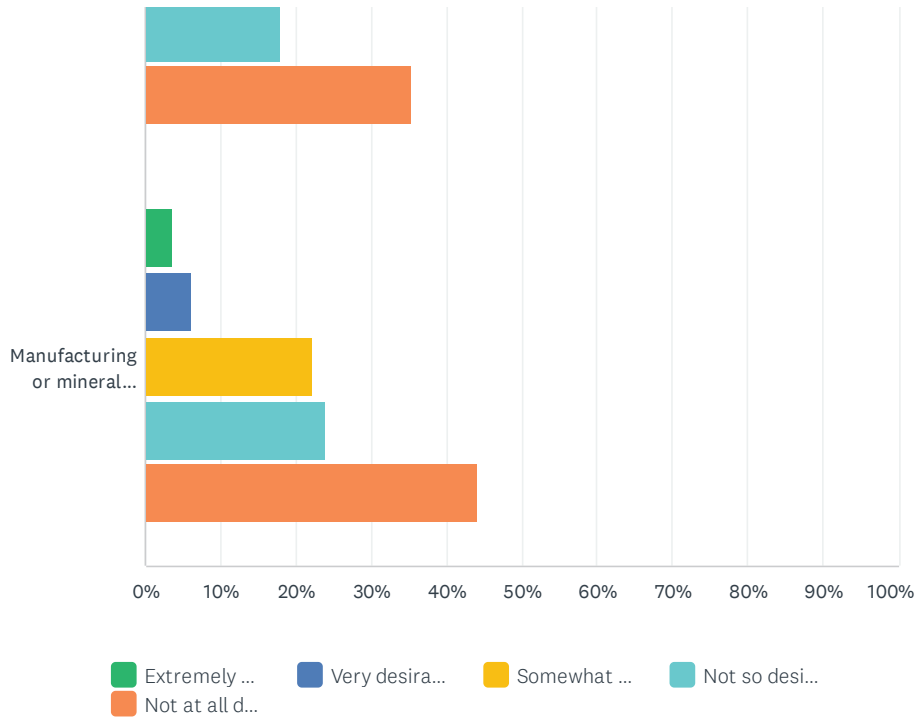
### Q7 Are you in favor of bringing more businesses to Brownfield? If so, which type?

Answered: 197 Skipped: 0



## Q 7 Continued:

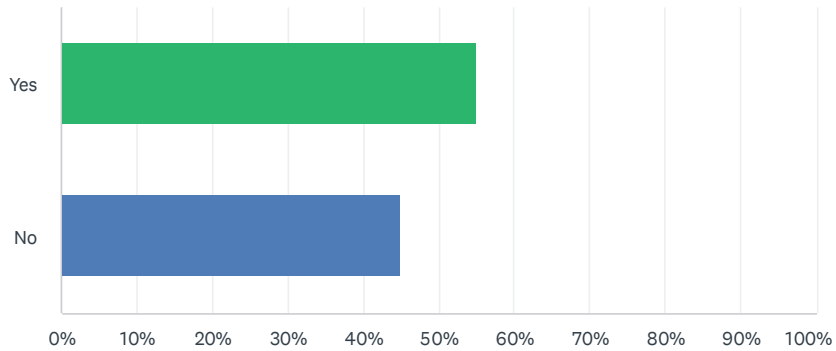
Town of Brownfield Comprehensive Plan Survey April 2021



	EXTREMELY DESIRABLE	VERY DESIRABLE	SOMEWHAT DESIRABLE	NOT SO DESIRABLE	NOT AT ALL DESIRABLE	TOTAL
Service Providers such as restaurants, hair salons, car repair	28.35% 55	29.90% 58	34.02% 66	4.12% 8	3.61% 7	194
Small or home-based retail	33.33% 65	34.36% 67	24.62% 48	5.64% 11	2.05% 4	195
Larger retail chain or discount store	7.18% 14	5.13% 10	11.28% 22	20.51% 40	55.90% 109	195
Retail marijuana sales	11.64% 22	11.11% 21	23.81% 45	17.99% 34	35.45% 67	189
Manufacturing or mineral extraction	3.63% 7	6.22% 12	22.28% 43	23.83% 46	44.04% 85	193

### Q8 Should the town regulate/license short-term rentals such as AirBnB?

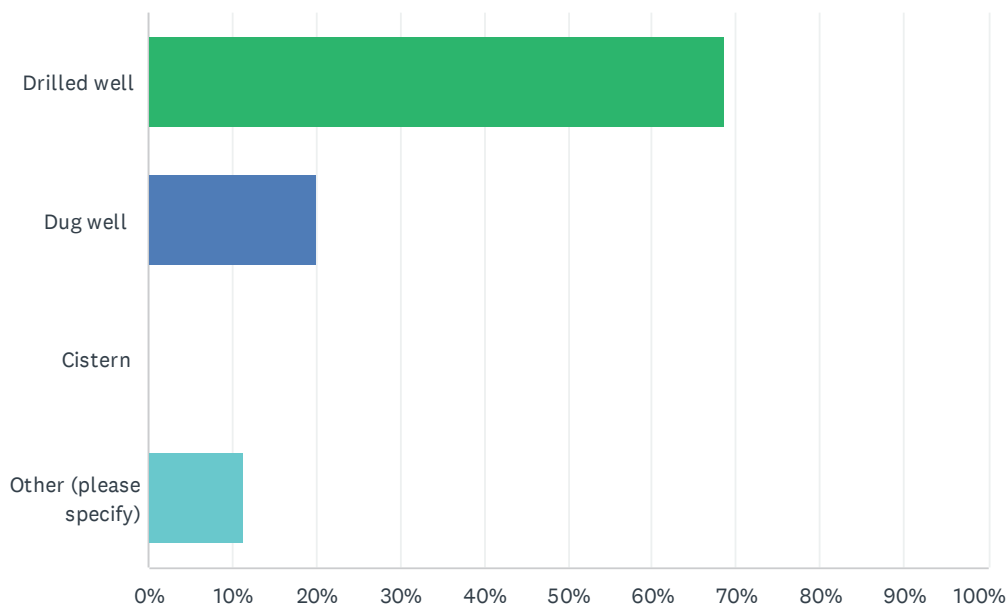
Answered: 193 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	54.92%	106
No	45.08%	87
TOTAL		193

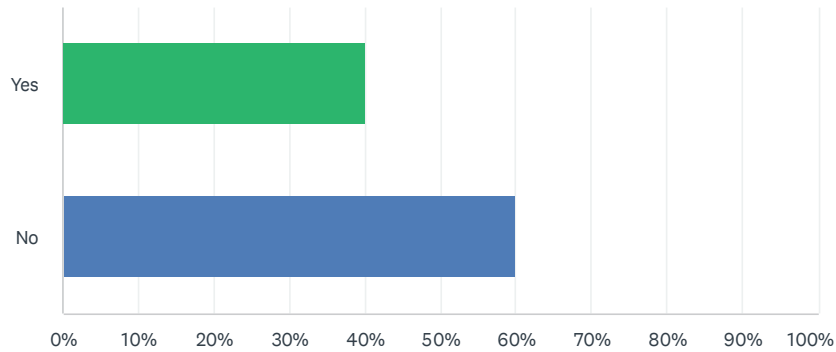
### Q9 What is your primary source for drinking water?

Answered: 195 Skipped: 2



### Q10 In the last 3 years have you had your drinking water tested?

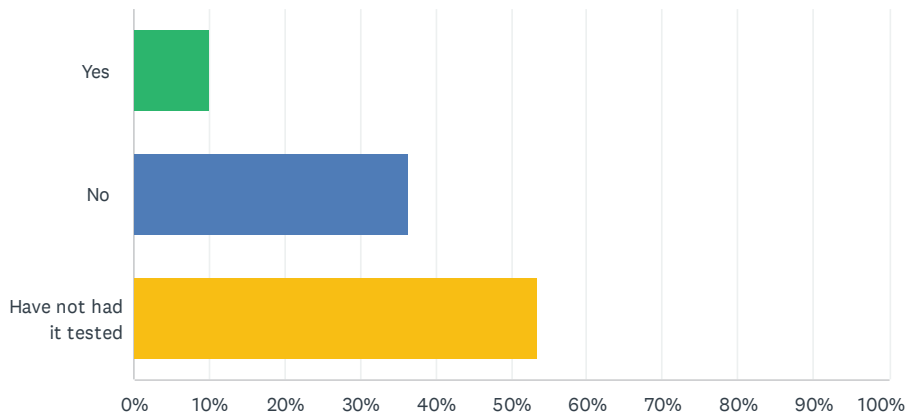
Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	40.10%	79
No	59.90%	118
<b>TOTAL</b>		<b>197</b>

### Q11 If you did have it tested, did it fail for any reason?

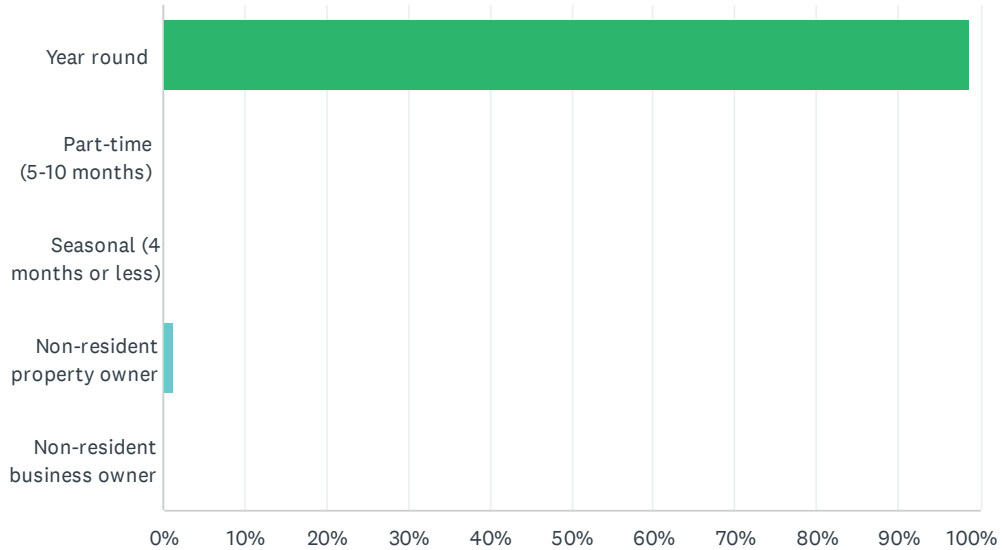
Answered: 189 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	10.05%	19
No	36.51%	69
Have not had it tested	53.44%	101
<b>TOTAL</b>		<b>189</b>

## Q1 Which option best describes your residency status in Brownfield?

Answered: 75 Skipped: 0



ANSWER CHOICES	RESPONSES	
Year round	98.67%	74
Part-time (5-10 months)	0.00%	0
Seasonal (4 months or less)	0.00%	0
Non-resident property owner	1.33%	1
Non-resident business owner	0.00%	0
Total Respondents: 75		

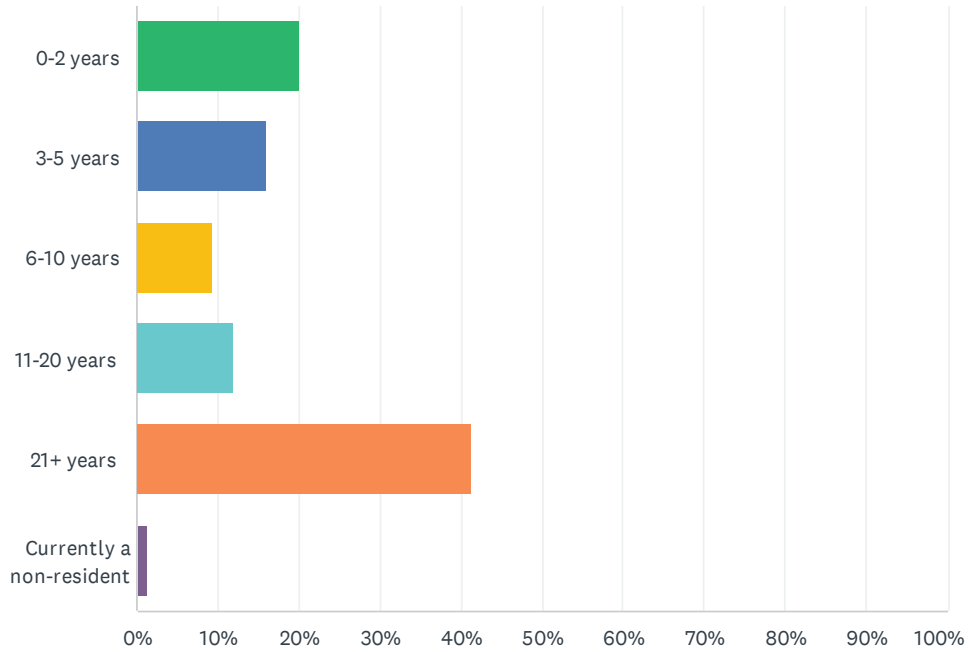


*Photo: Terry Egan*



## Q2 How long have you been a resident of Brownfield?

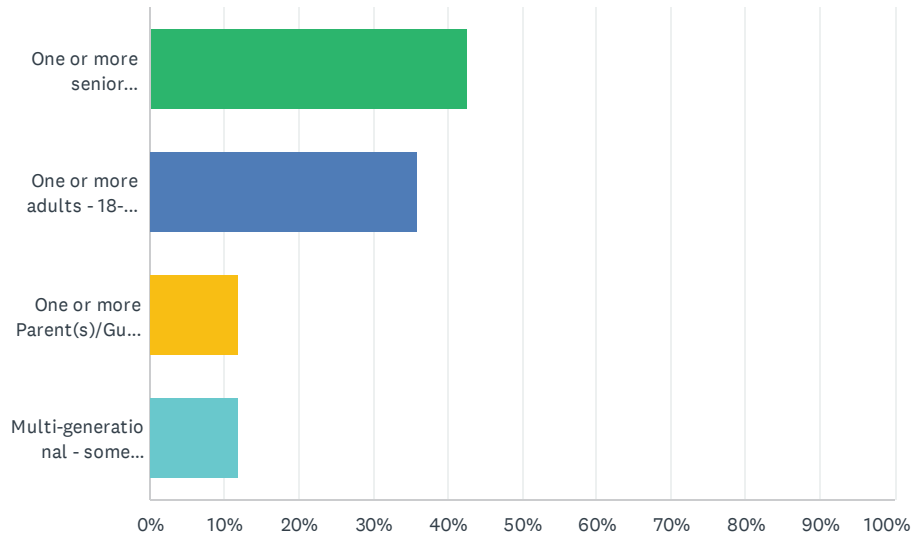
Answered: 75 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-2 years	20.00%	15
3-5 years	16.00%	12
6-10 years	9.33%	7
11-20 years	12.00%	9
21+ years	41.33%	31
Currently a non-resident	1.33%	1
Total Respondents: 75		

### Q3 Which option best describes the members of your household?

Answered: 75 Skipped: 0



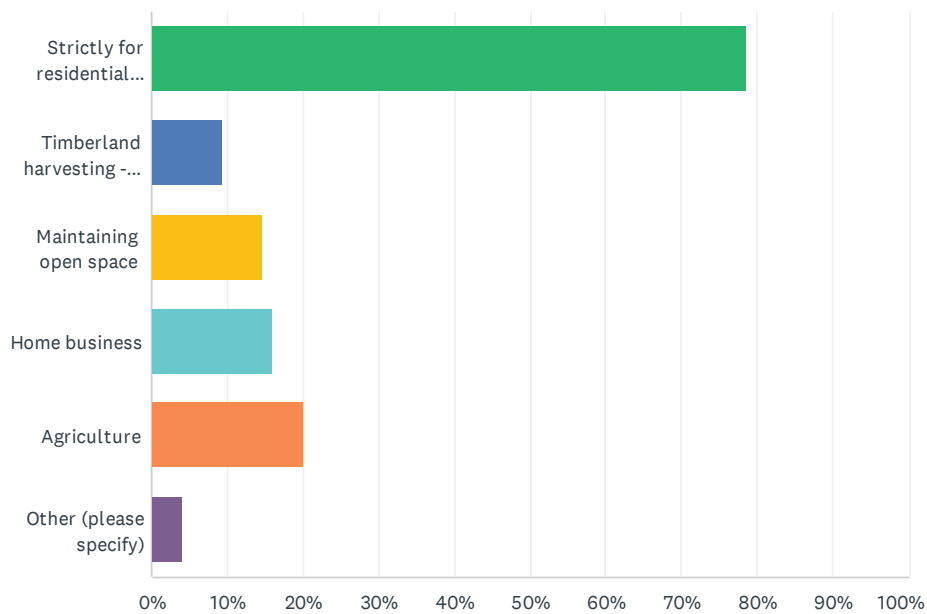
ANSWER CHOICES	RESPONSES	
One or more senior citizen(s) - age 65 and above	42.67%	32
One or more adults - 18-64 years of age, no children	36.00%	27
One or more Parent(s)/Guardian(s) and children - under age 18	12.00%	9
Multi-generational - some combination of the above options	12.00%	9
Total Respondents: 75		



Town of Brownfield Comprehensive Plan Survey January 2022

### Q4 How do you currently use the land that you own in Brownfield?

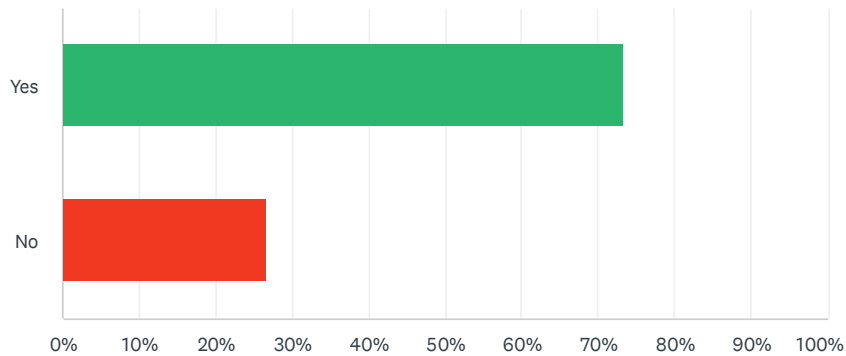
Answered: 75 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strictly for residential purposes	78.67%	59
Timberland harvesting - now or future	9.33%	7
Maintaining open space	14.67%	11
Home business	16.00%	12
Agriculture	20.00%	15
Other (please specify)	4.00%	3
Total Respondents: 75		

### Q5 Should the town consider zoning to define areas for commercial and industrial land use?

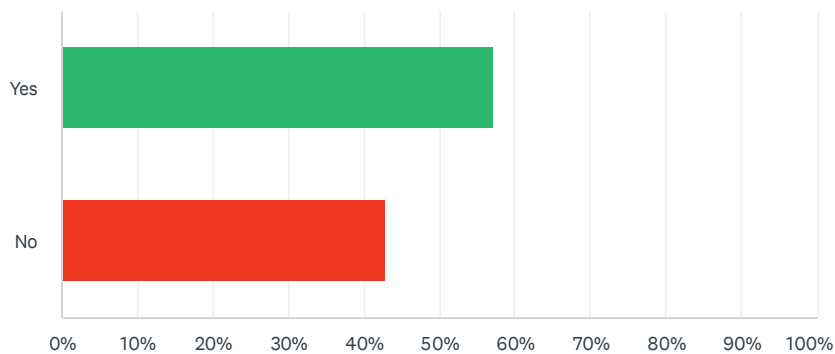
Answered: 75 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	73.33% 55
No	26.67% 20
Total Respondents: 75	

### Q6 Should the town consider differing lot size requirements such as more density in the “village” area along Main St.?

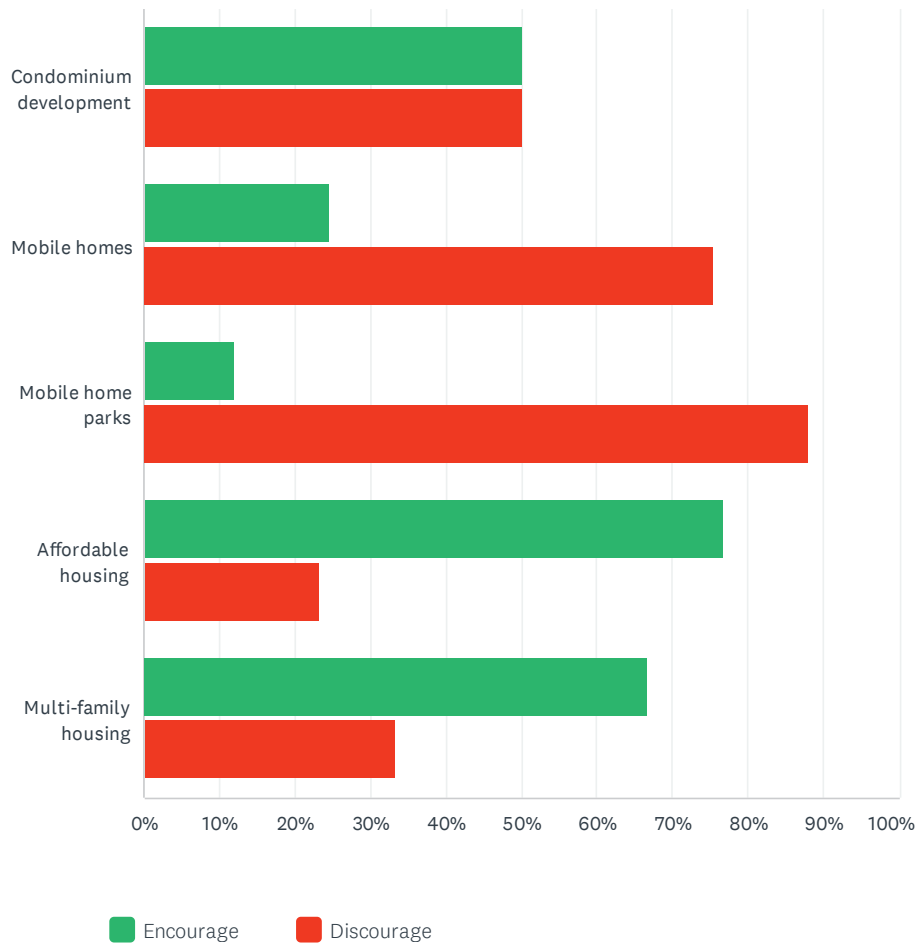
Answered: 70 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes	57.14% 40
No	42.86% 30
Total Respondents: 70	

### Q7 In your opinion, what should the town’s policy be in regard to various housing options?

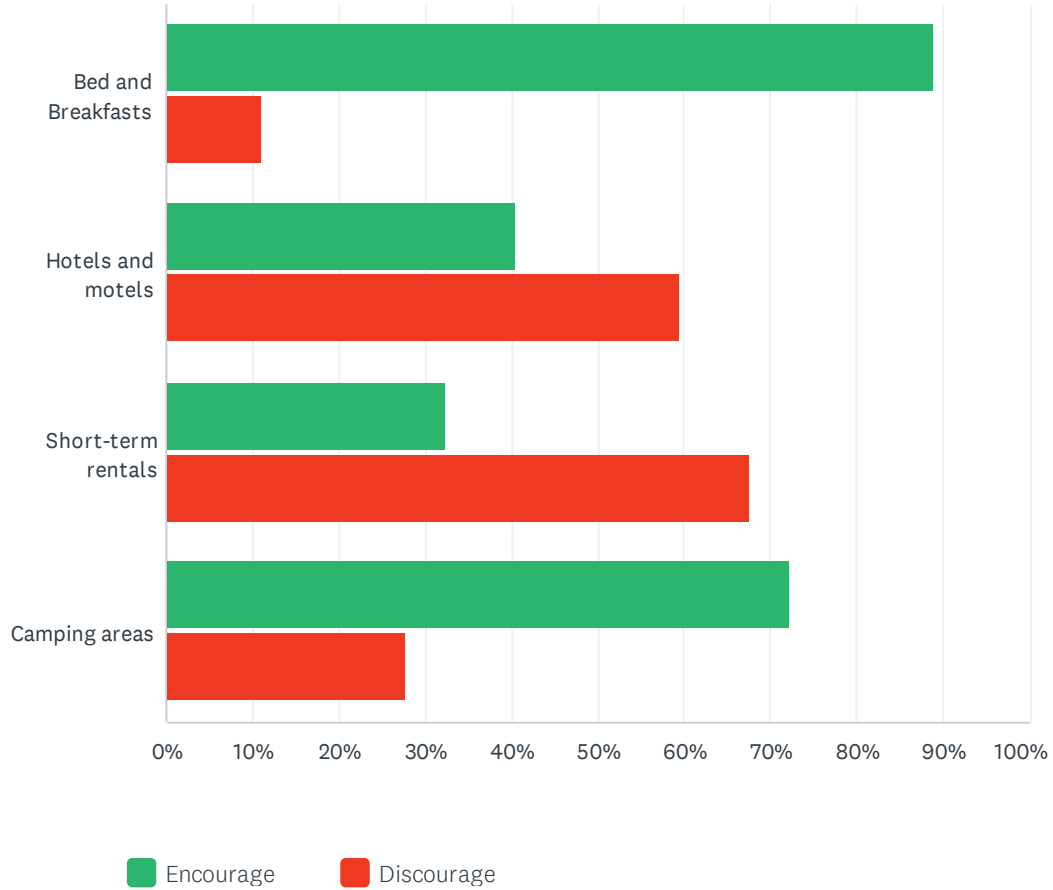
Answered: 74 Skipped: 1



	ENCOURAGE	DISCOURAGE	TOTAL	WEIGHTED AVERAGE
Condominium development	50.00% 34	50.00% 34	68	2.00
Mobile homes	24.62% 16	75.38% 49	65	2.51
Mobile home parks	11.94% 8	88.06% 59	67	2.76
Affordable housing	76.71% 56	23.29% 17	73	1.47
Multi-family housing	66.67% 46	33.33% 23	69	1.67

## Q8 In your opinion, what should the town's policy be in regard to Hospitality options?

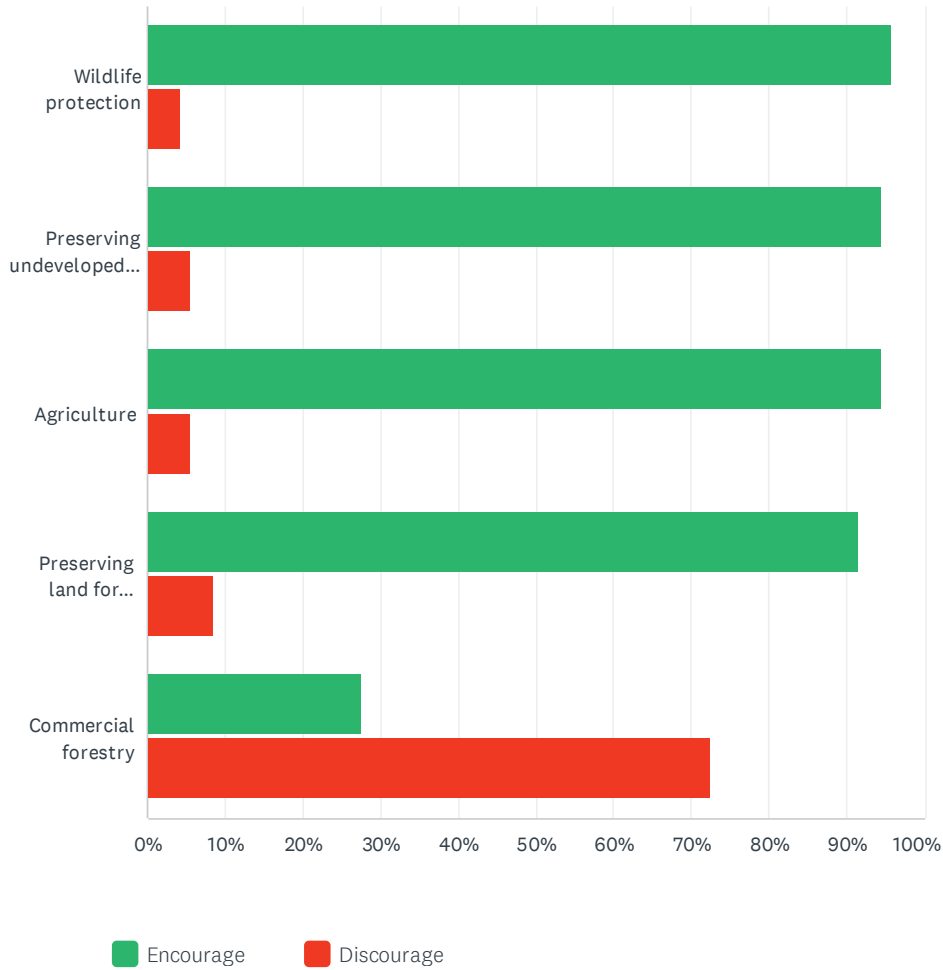
Answered: 75 Skipped: 0



	ENCOURAGE	DISCOURAGE	TOTAL	WEIGHTED AVERAGE
Bed and Breakfasts	88.89% 64	11.11% 8	72	
Hotels and motels	40.58% 28	59.42% 41	69	
Short-term rentals	32.39% 23	67.61% 48	71	
Camping areas	72.22% 52	27.78% 20	72	

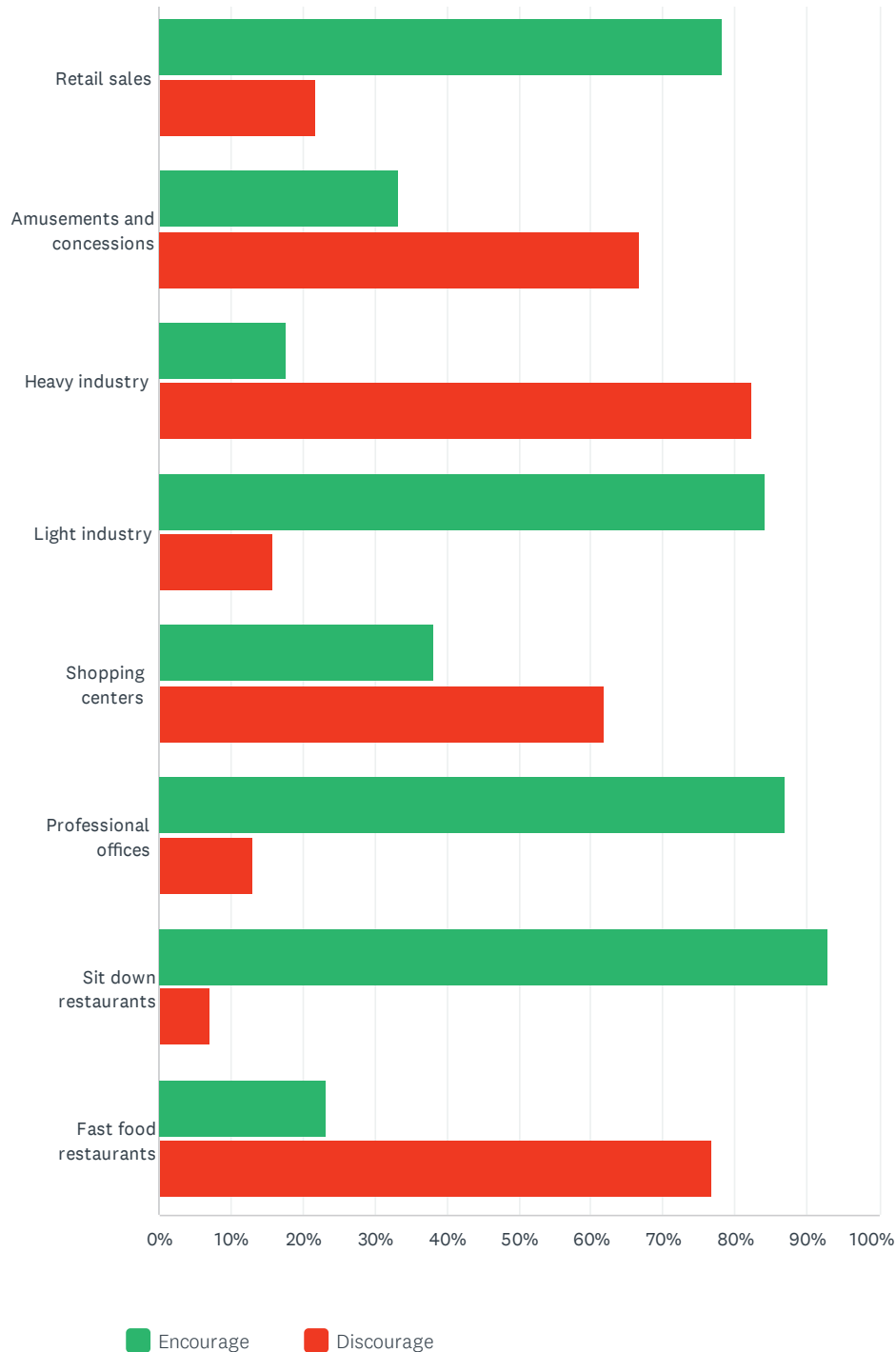
### Q9 In your opinion, what should the town's policy be in regard to natural resources?

Answered: 74 Skipped: 1



	ENCOURAGE	DISCOURAGE	TOTAL	WEIGHTED AVERAGE
Wildlife protection	95.83% 69	4.17% 3	72	1.04
Preserving undeveloped land	94.44% 68	5.56% 4	72	1.06
Agriculture	94.37% 67	5.63% 4	71	1.06
Preserving land for recreation facilities	91.55% 65	8.45% 6	71	1.08
Commercial forestry	27.54% 19	72.46% 50	69	1.72

### Q10 In your opinion, what should the town's policy be in regard to Commercial land uses?

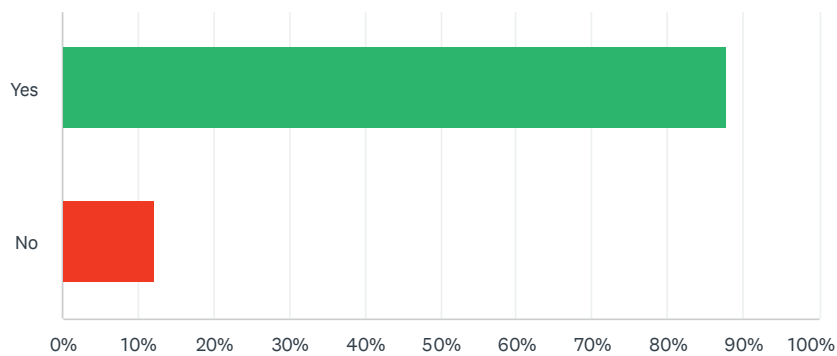




	ENCOURAGE	DISCOURAGE	TOTAL	WEIGHTED AVERAGE
Retail sales	78.26% 54	21.74% 15	69	
Amusements and concessions	33.33% 23	66.67% 46	69	
Heavy industry	17.65% 12	82.35% 56	68	
Light industry	84.29% 59	15.71% 11	70	
Shopping centers	38.24% 26	61.76% 42	68	
Professional offices	86.96% 60	13.04% 9	69	
Sit down restaurants	92.86% 65	7.14% 5	70	
Fast food restaurants	23.19% 16	76.81% 53	69	

**Q11 Several of the town’s public buildings are in need of major upgrades or replacement. As part of the town’s capital planning, should the Selectmen create a Building Committee to explore all options for the town’s approach to these capital improvements?**

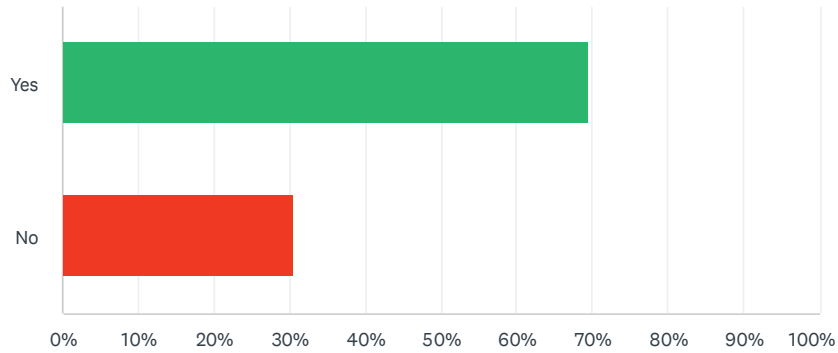
Answered: 74 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	87.84%	65
No	12.16%	9
Total Respondents: 74		

**Q12 In order for a building committee to make informed recommendations to the town, should an architect be hired to produce plans and provide cost estimates for various options?**

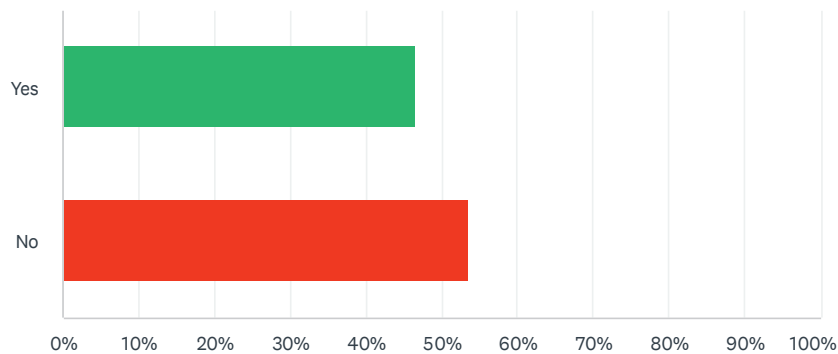
Answered: 72 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes	69.44% 50
No	30.56% 22
Total Respondents: 72	

**Q13 To control growth and town expenditures, would you like to see an annual limit put on the number of building permits for new homes?**

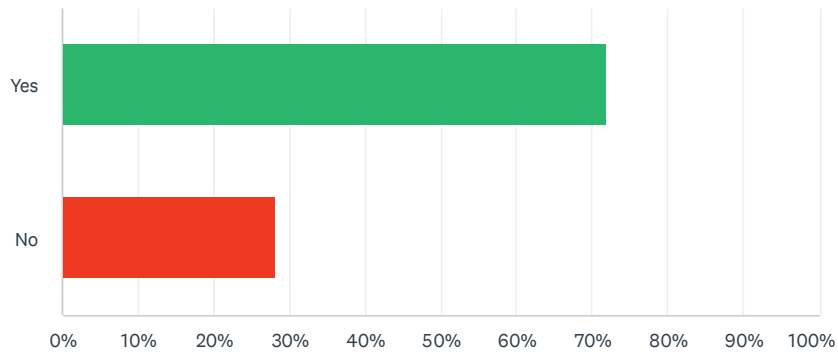
Answered: 73 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	46.58% 34
No	53.42% 39
Total Respondents: 73	

### Q14 Are you in favor of regulation of large commercial farms (such as limiting the number of animals, limiting effects on neighbor’s property, or controlling impacts on the environment, etc.)?

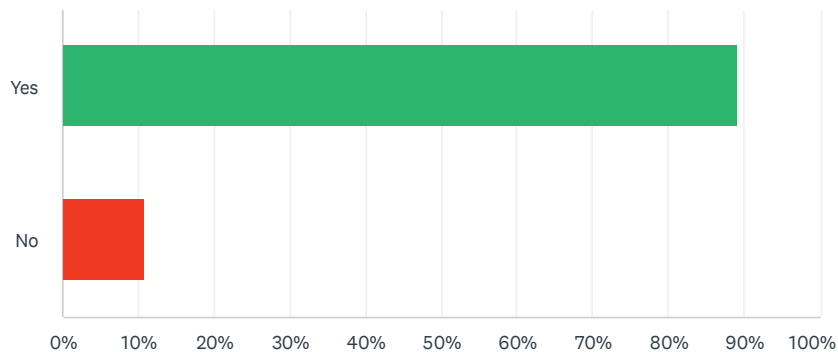
Answered: 71 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	71.83%	51
No	28.17%	20
Total Respondents: 71		

### Q15 Are you in favor of limiting the size or amount of quarry activity in Town?

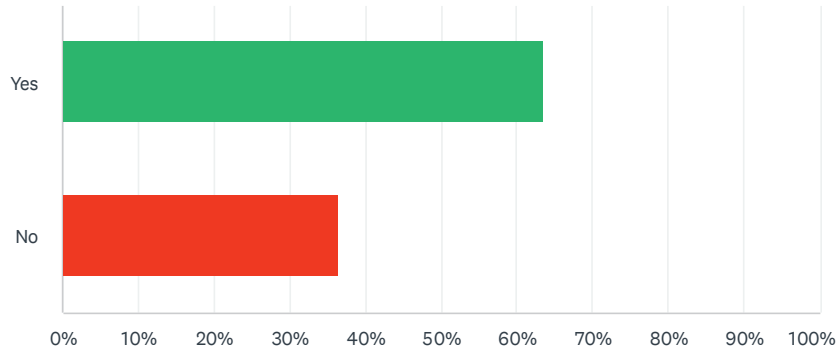
Answered: 74 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	89.19%	66
No	10.81%	8
Total Respondents: 74		

### Q17 Do you believe there is a need for subsidized senior housing in the Town of Brownfield?

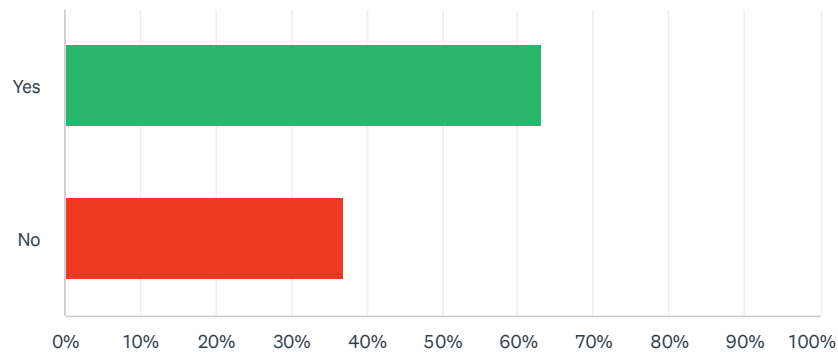
Answered: 74 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	63.51% 47
No	36.49% 27
Total Respondents: 74	

### Q18 Do you believe there is a need for other housing options for seniors who may not qualify for subsidized housing?

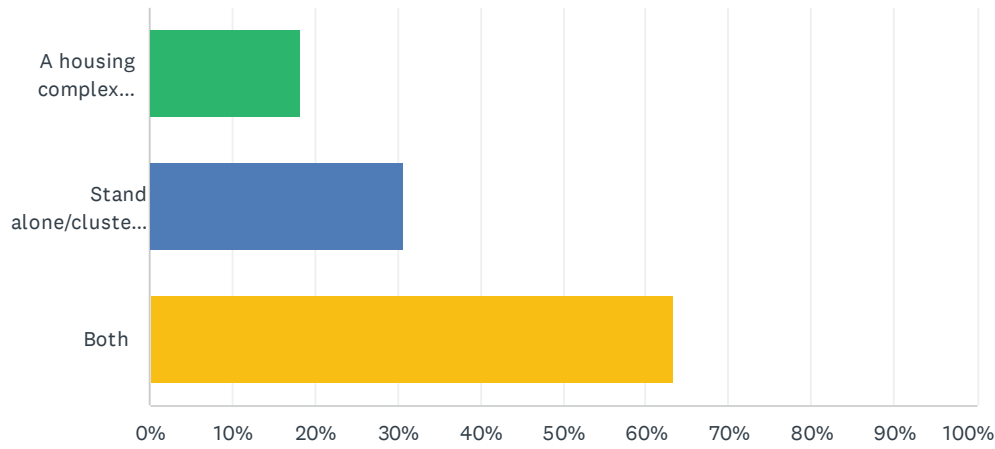
Answered: 73 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	63.01% 46
No	36.99% 27
Total Respondents: 73	

## Q19 If yes, should the town pursue outside funding for senior housing such as:

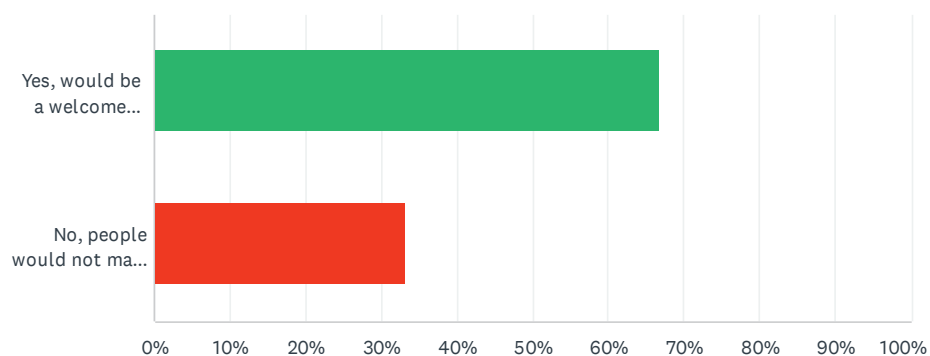
Answered: 49 Skipped: 26



ANSWER CHOICES	RESPONSES	
A housing complex (apartment style/congregate setting)	18.37%	9
Stand alone/cluster housing	30.61%	15
Both	63.27%	31
Total Respondents: 49		

## Q20 Should the recreation department provide more programming for seniors such as Bone Builders?

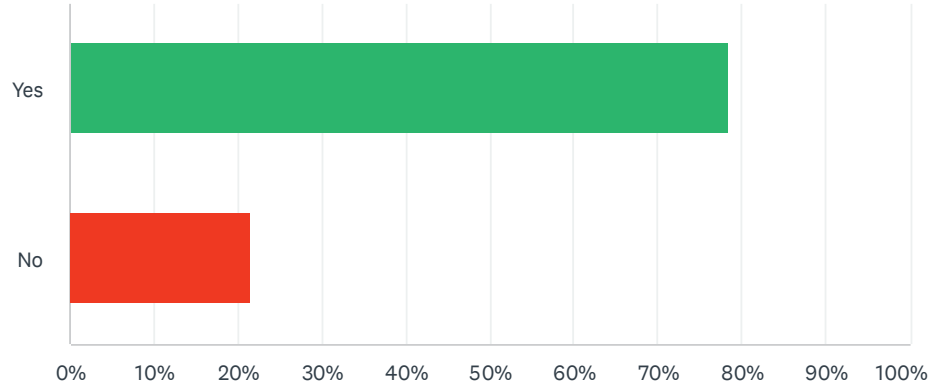
Answered: 63 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes, would be a welcome addition to the recreation program.	66.67%	42
No, people would not make use of it.	33.33%	21
Total Respondents: 63		

**Q21 Should the town use some of its discretionary money to fund regular water sampling of the Shepherds River and other important tributaries the Saco River to monitor runoff and other polluting activities?**

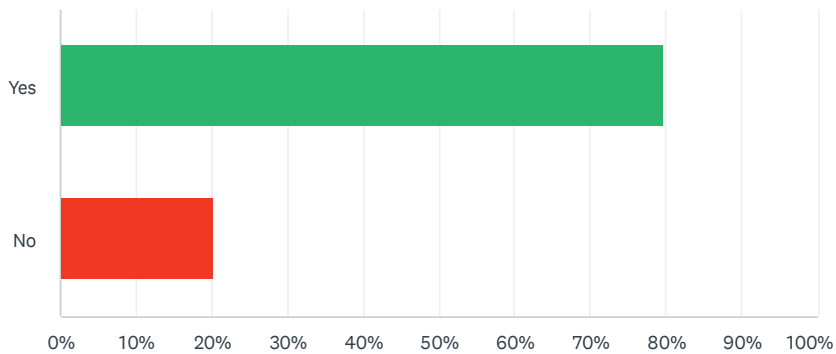
Answered: 74 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	78.38%
No	21.62%
Total Respondents: 74	

**Q22 Should the town institute a noise ordinance that would regulate decibel levels and noise-producing activities between certain hours such as 10:00 p.m. and 7:00 a.m.?**

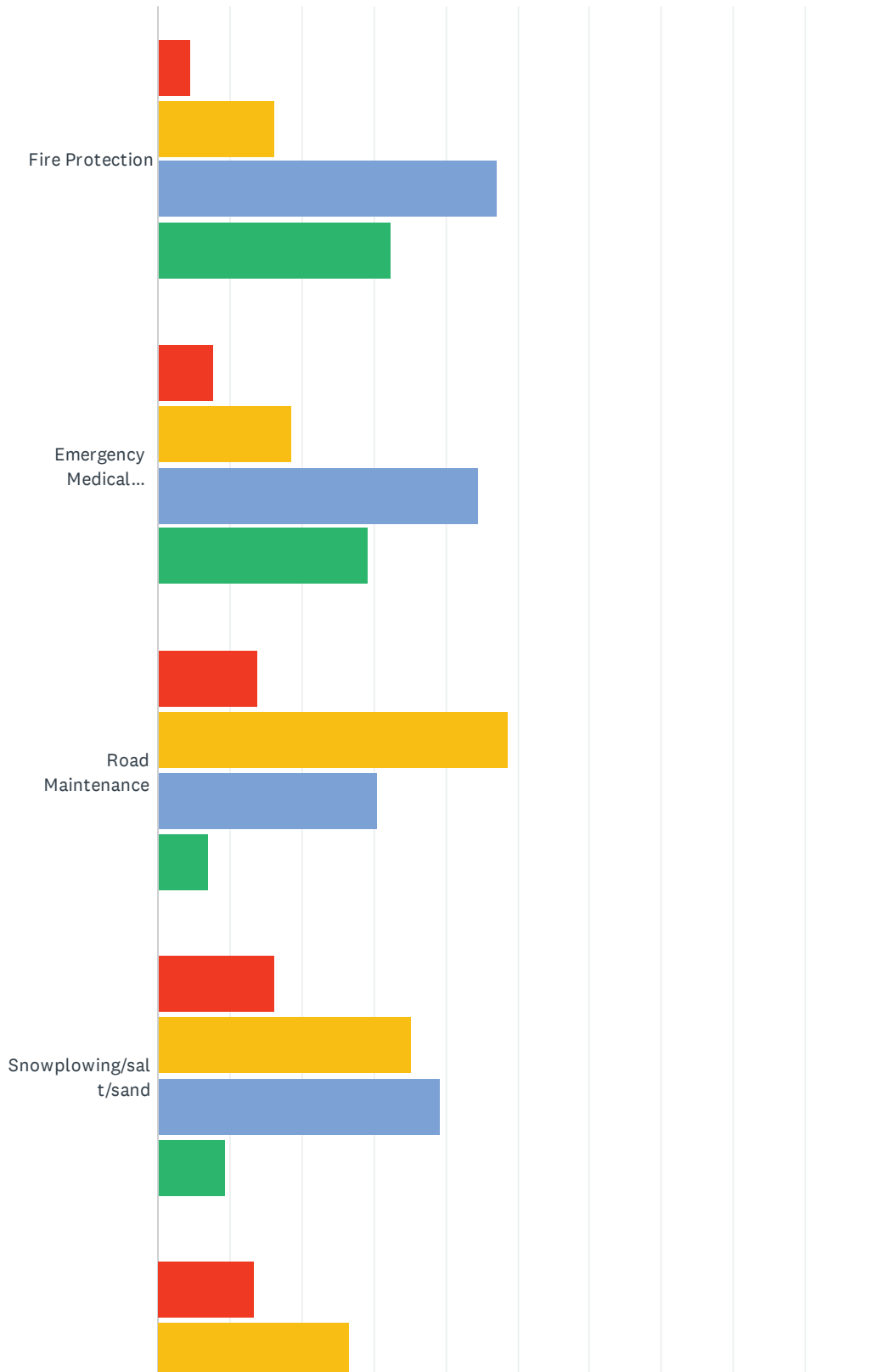
Answered: 74 Skipped: 1



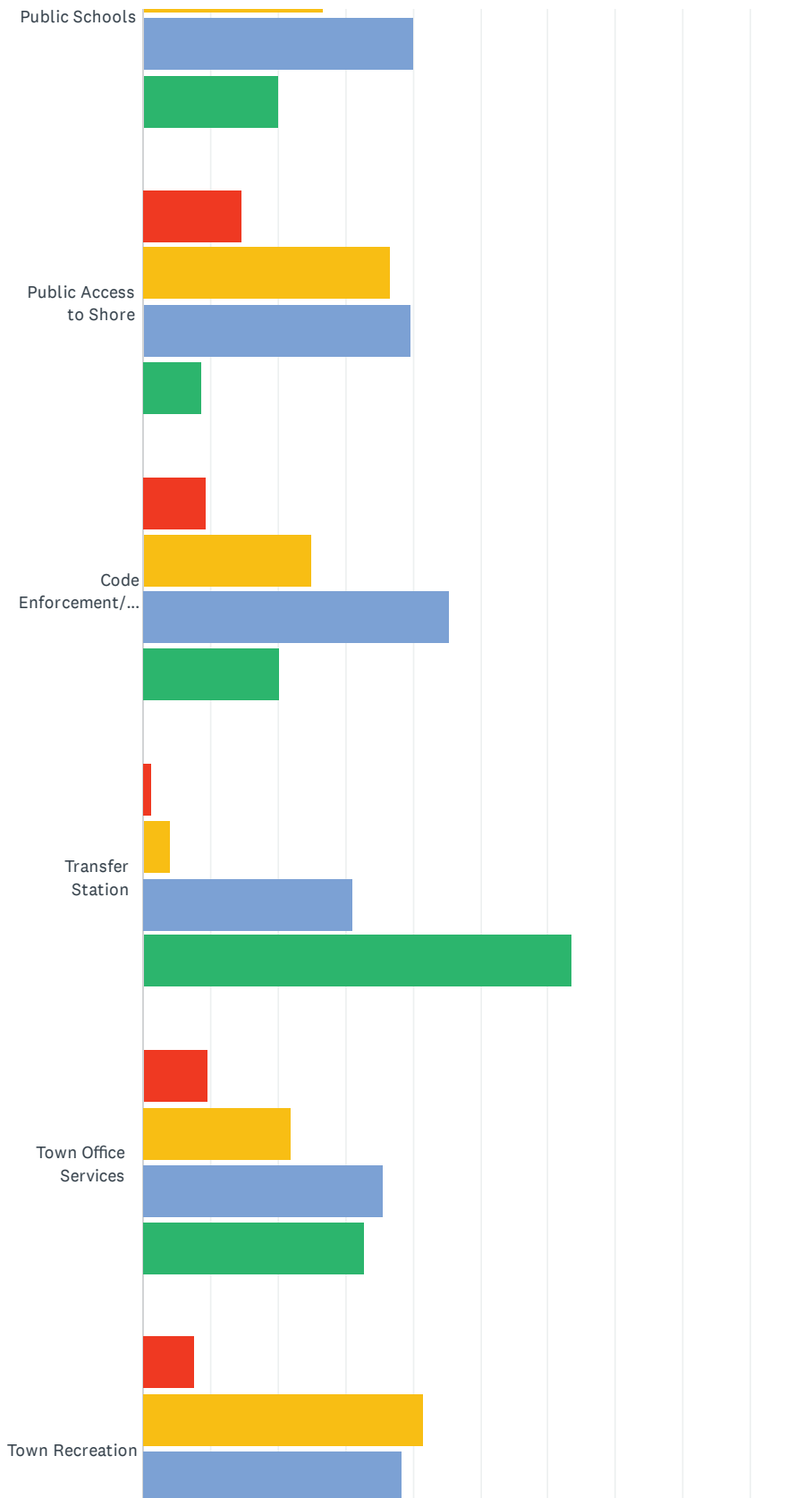
ANSWER CHOICES	RESPONSES
Yes	79.73% 59
No	20.27% 15
Total Respondents: 74	

Q23 How would you rate the following town services, facilities and boards using a scale of 1-4, with 1 being "poor" and 4 being "very good"?

Answered: 75 Skipped: 0

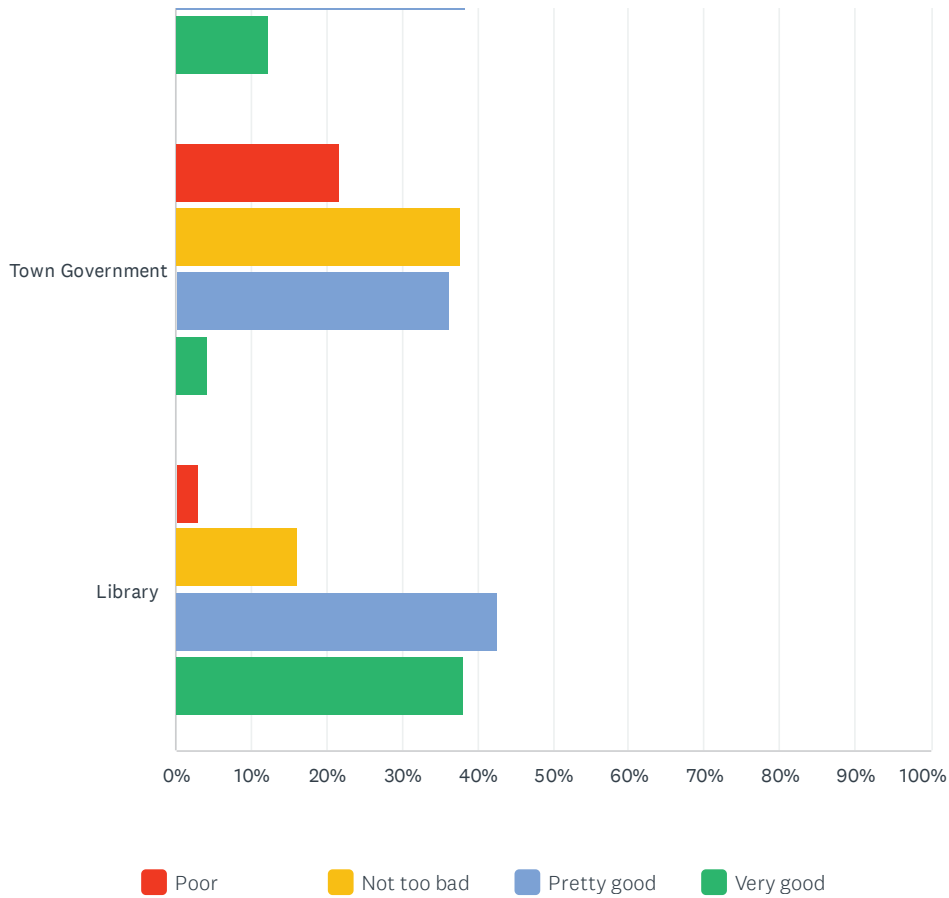


Town of Brownfield Comprehensive Plan Survey January 2022





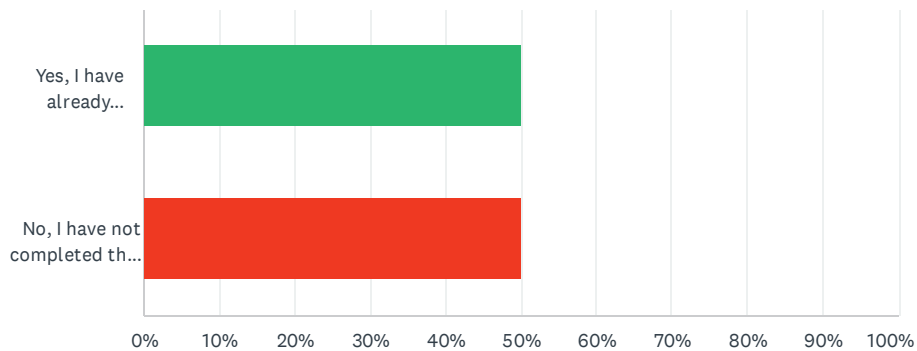
Town of Brownfield Comprehensive Plan Survey January 2022



	POOR	NOT TOO BAD	PRETTY GOOD	VERY GOOD	TOTAL	WEIGHTED AVERAGE
Fire Protection	4.41% 3	16.18% 11	47.06% 32	32.35% 22	68	3.07
Emergency Medical Response	7.69% 5	18.46% 12	44.62% 29	29.23% 19	65	2.95
Road Maintenance	13.89% 10	48.61% 35	30.56% 22	6.94% 5	72	2.31
Snowplowing/salt/sand	16.22% 12	35.14% 26	39.19% 29	9.46% 7	74	2.42
Public Schools	13.33% 8	26.67% 16	40.00% 24	20.00% 12	60	2.67
Public Access to Shore	14.71% 10	36.76% 25	39.71% 27	8.82% 6	68	2.43
Code Enforcement/Plumbing	9.38% 6	25.00% 16	45.31% 29	20.31% 13	64	2.77
Transfer Station	1.35% 1	4.05% 3	31.08% 23	63.51% 47	74	3.57
Town Office Services	9.59% 7	21.92% 16	35.62% 26	32.88% 24	73	2.92
Town Recreation	7.69% 5	41.54% 27	38.46% 25	12.31% 8	65	2.55
Town Government	21.74% 15	37.68% 26	36.23% 25	4.35% 3	69	2.23
Library	2.94% 2	16.18% 11	42.65% 29	38.24% 26	68	3.16

Q25 The lack of high speed internet/access to fiber optic networks was listed as a major concern in our last town survey. There is a Broadband Committee currently working on this issue. Have you completed the Broadband Committee’s survey and taken the speed test at the bottom of their survey page? The speed test will show how much we are lacking in internet speed and the data will be helpful in making a good case to qualify the town for a grant. PLEASE take this simple step to help us get the internet speed we need!

Answered: 70 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes, I have already completed the survey and speed test.	50.00% 35
No, I have not completed the survey, but I will try to do so as soon as possible at: <a href="https://www.surveymonkey.com/r/NKVRVY7">https://www.surveymonkey.com/r/NKVRVY7</a>	50.00% 35
Total Respondents: 70	



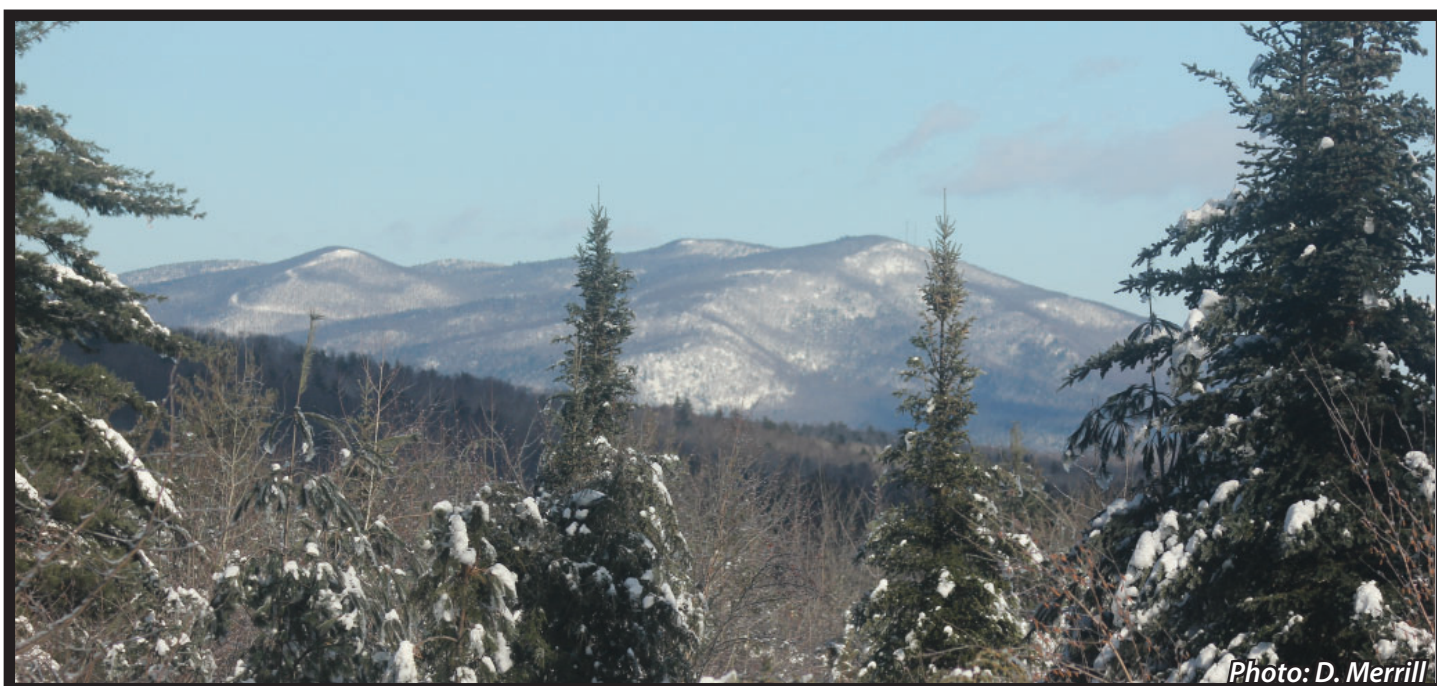
## Implementation and Evaluation

It is important to monitor, on a regular basis over the next 10-12 years, the progress of the goals and strategies that are listed below and at the end of each chapter in this plan. In an effort to do this, the Comprehensive Plan Committee will recommend to the Select Board that an implementation committee be formed for the purpose of meeting with the Select Board and the Treasurer either quarterly or semi-annually to review the progress of the goals and strategies. The Committee will suggest to the Board that the implementation committee should be comprised of volunteers from the Comprehensive Plan Committee and from those Brownfield citizens who have expressed an interest in serving on this implementation committee.

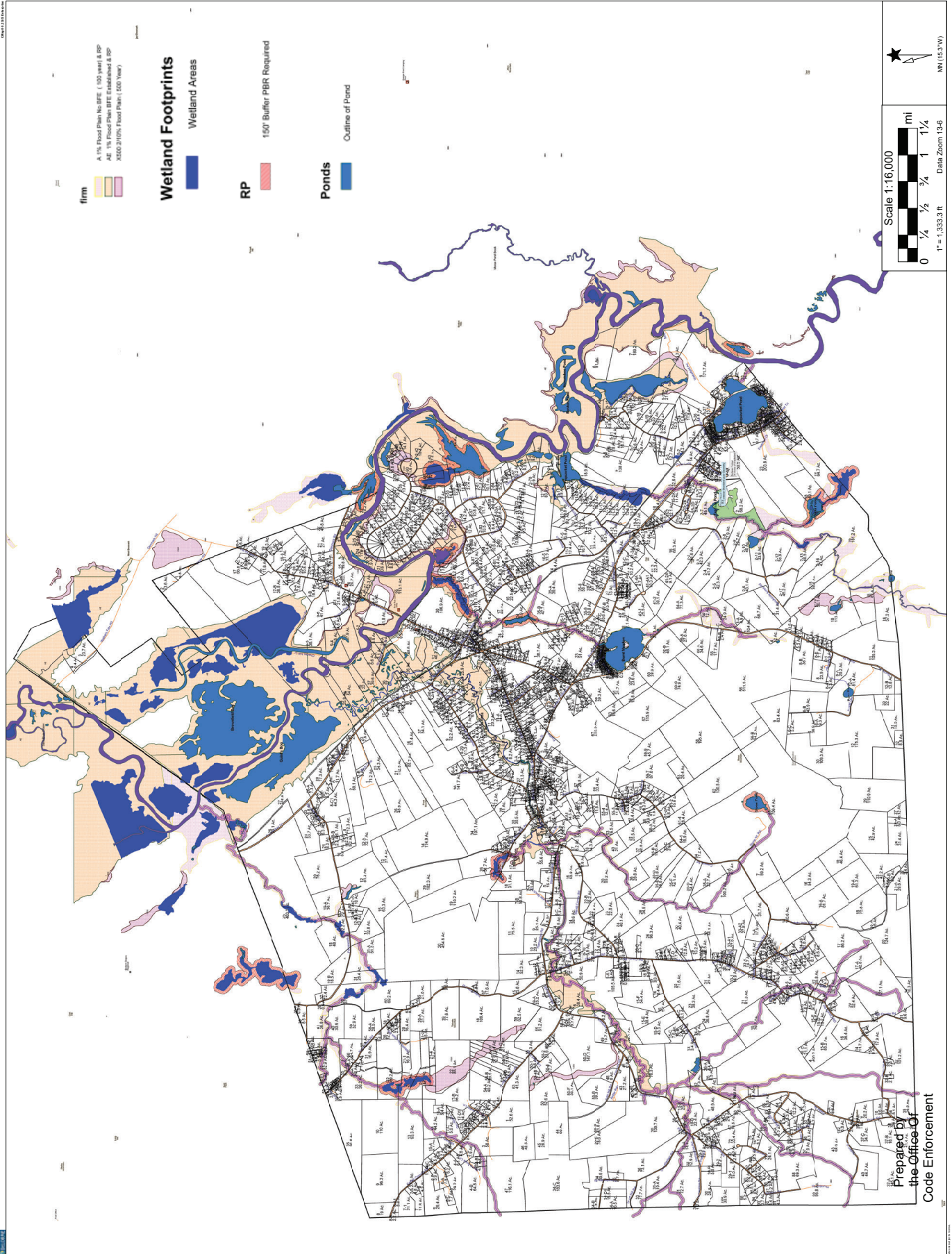
Along with meeting to assure the implementation of these stated goals and strategies, the Implementation Committee will commit to the goal of annually updating the approved Plan with the Select Board to make pertinent revisions that will reflect current trends regarding:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to community's designated growth areas, rural areas, and transition areas (if applicable)
- D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

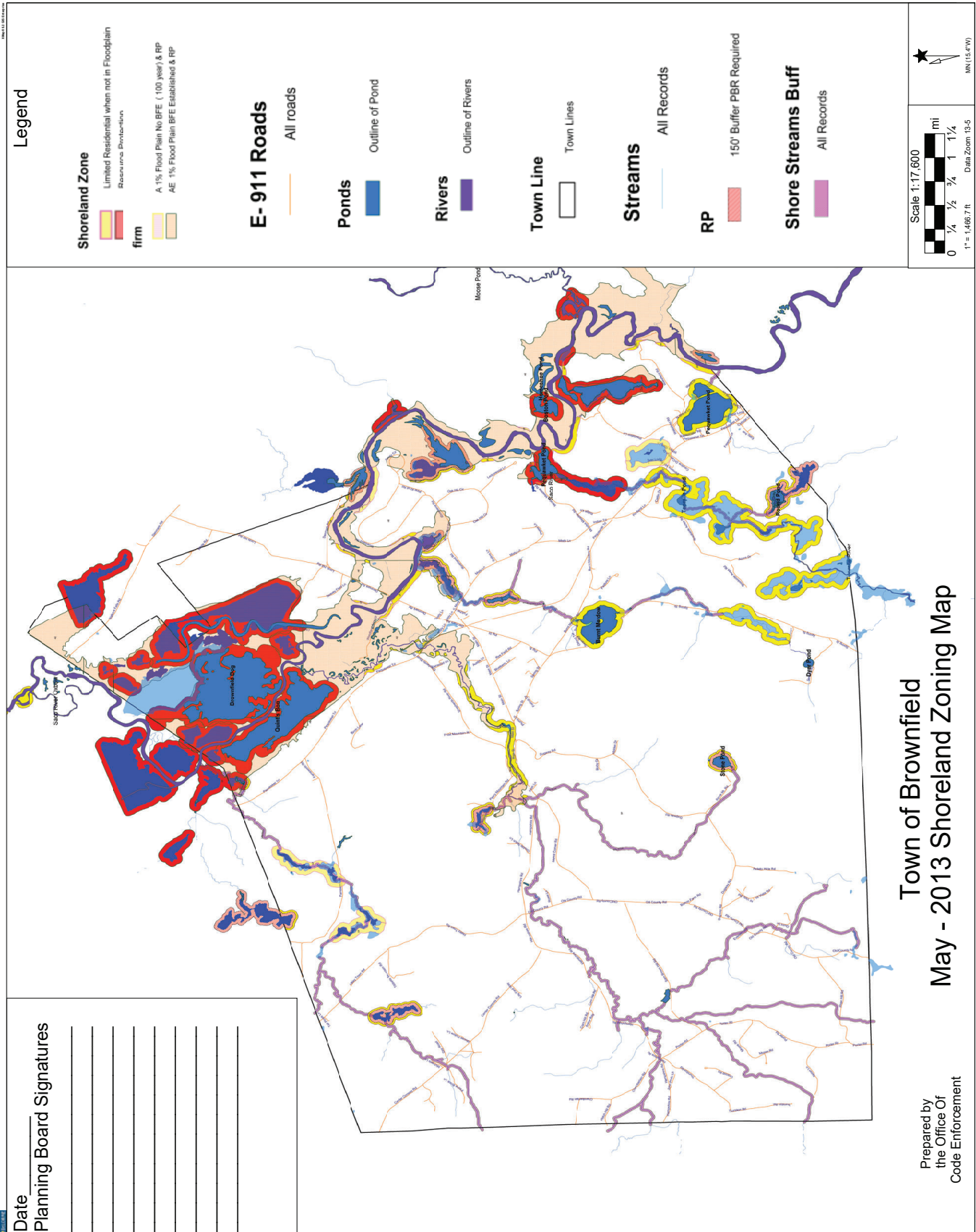
The implementation means and methods, outlined as follows, are a reiteration of the strategies previously listed at the end of each chapter in this Plan. The committee has added the persons/boards/committees who will be responsible for shepherding as many strategies as possible to fruition. Anticipated completion dates have been estimated but are subject to change.



*Photo: D. Merrill*



Prepared by  
the Office of  
Code Enforcement



Date \_\_\_\_\_

Planning Board Signatures

\_\_\_\_\_

\_\_\_\_\_

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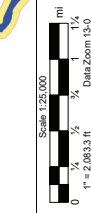
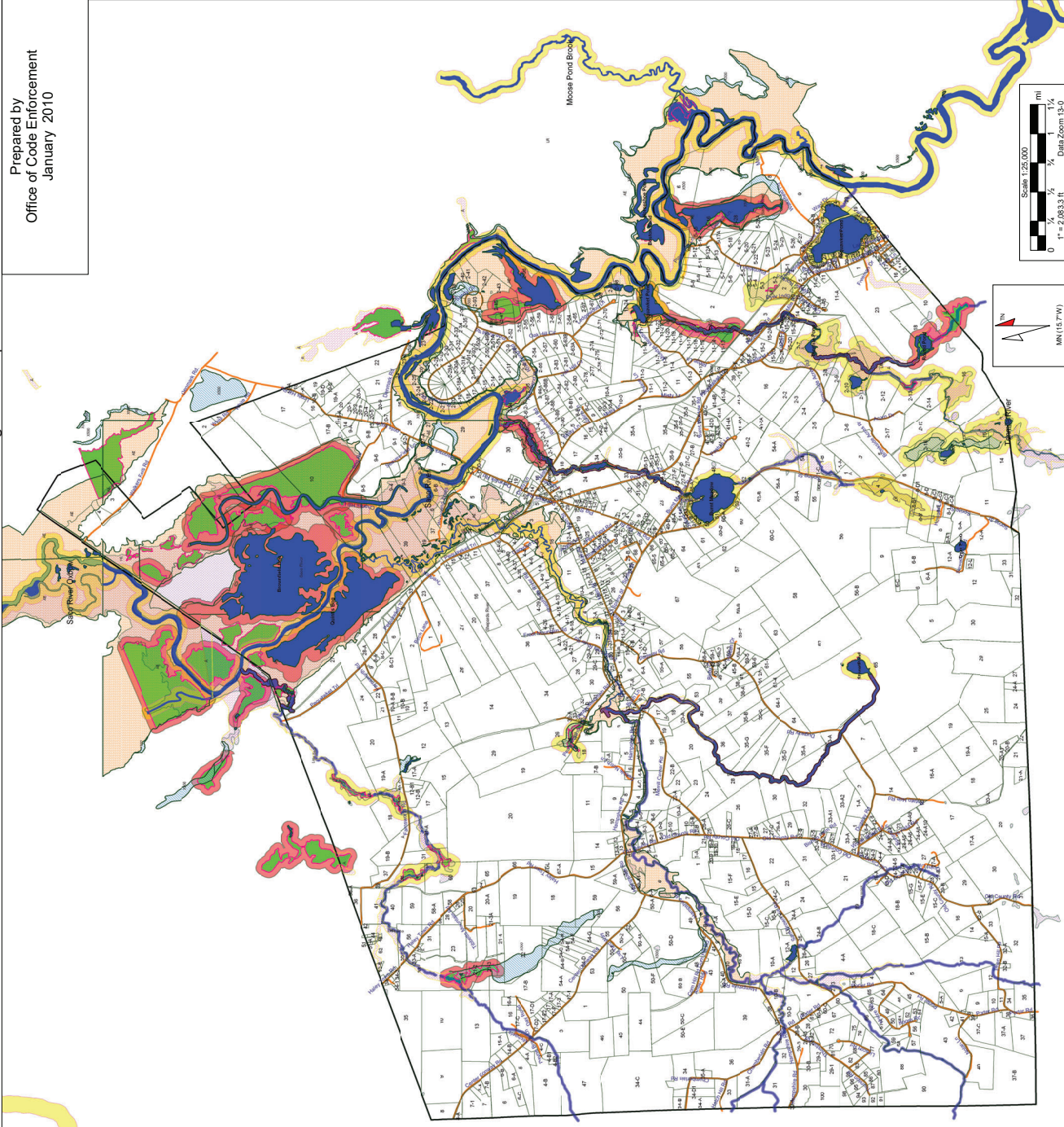
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Town of Brownfield  
May - 2013 Shoreland Zoning Map

Prepared by  
the Office Of  
Code Enforcement

Prepared by  
Office of Code Enforcement  
January 2010



# Legend

**Brownfield Town Line Polygon Layer**

- Town Lines

**wetchar**

- Shoreland Wetlands

**streams\_04202006**

- 75' Stream Protection Zone

**shorezone\_iwwh\_new**

- Resource Protection

**Shoreland Zone**

- Limited Residential when not in Floodplain
- Resource Protection
- Stream Protection

**firm**

- A 1% Flood Plain No BFE ( 100 year) & RP
- AE 1% Flood Plain BFE Established & RP
- D
- X500 2/10% Flood Plain ( 500 Year)

**iwwh\_wetland\_footprints**

- Outline of Wetland

**waponds**

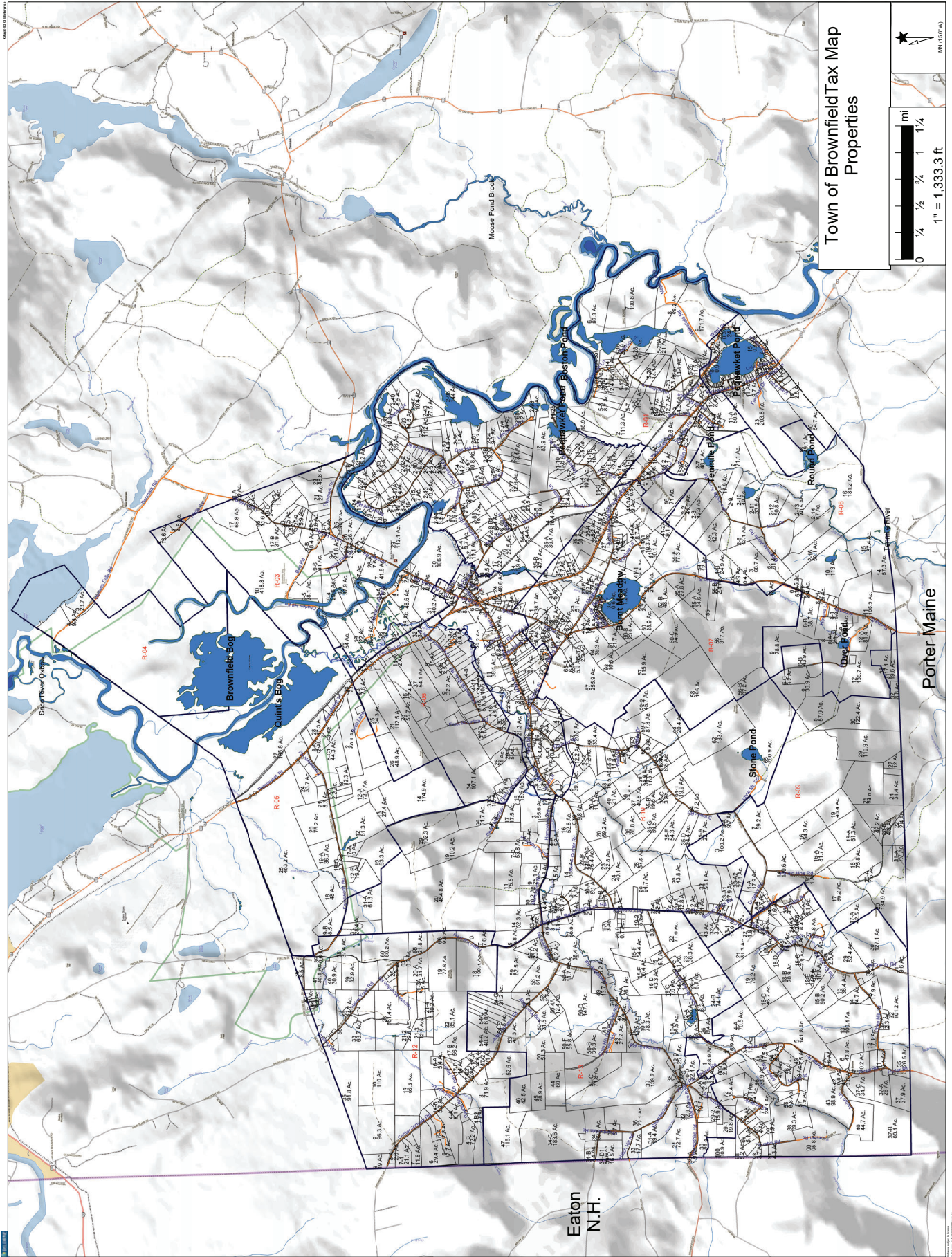
- Outline of Pond

**Brownfield Polygon Layer**

- All Records

**rivers\_04202006**

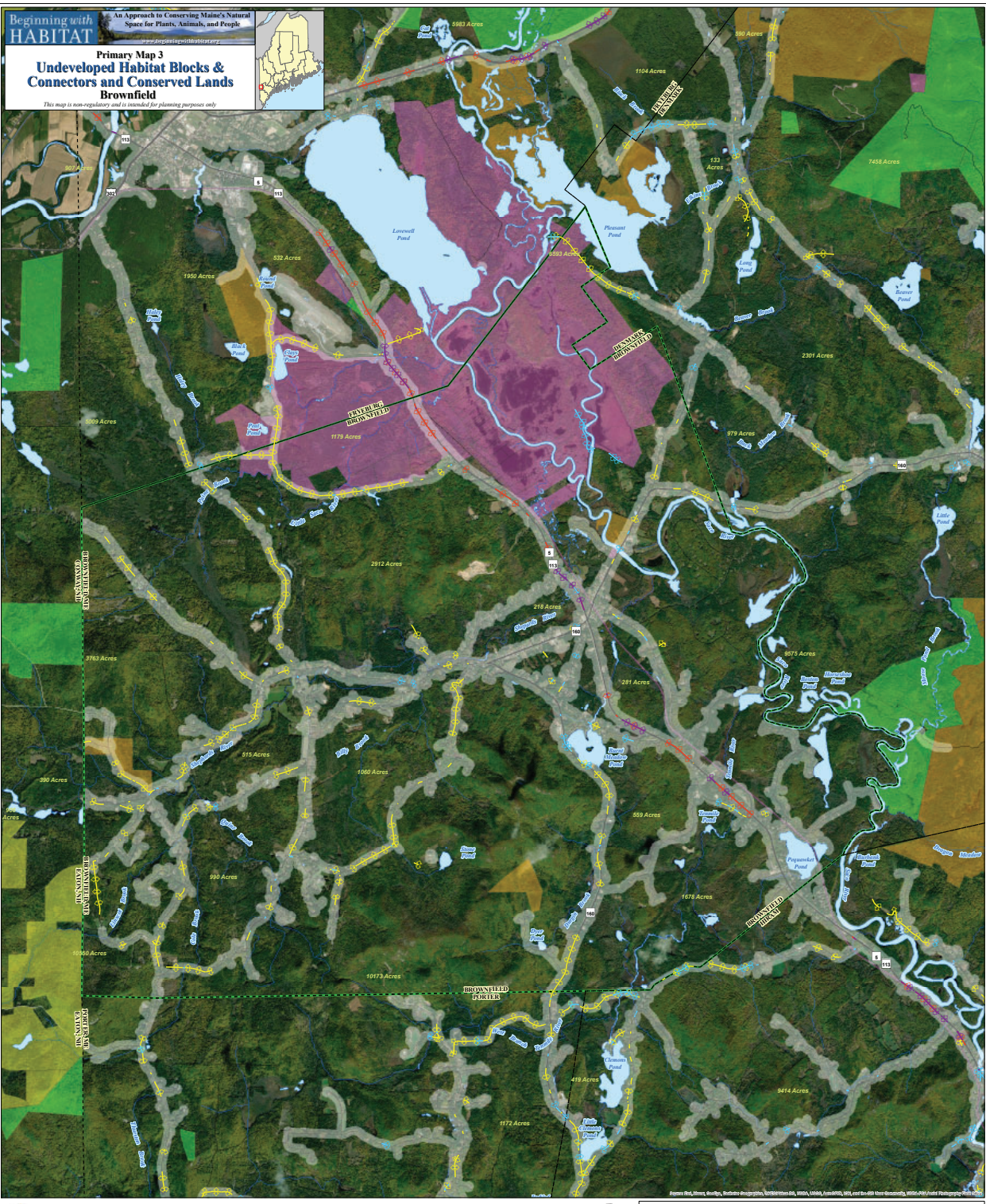
- All Records



**Beginning with HABITAT**  
 An Approach to Conserving Maine's Natural Space for Plants, Animals, and People  
[www.beginningwithhabitat.org](http://www.beginningwithhabitat.org)

**Primary Map 3  
 Undeveloped Habitat Blocks & Connectors and Conserved Lands  
 Brownfield**

*This map is non-regulatory and is intended for planning purposes only.*



**LEGEND**

This map highlights undeveloped natural areas likely to provide core habitat blocks and habitat connectors that facilitate species movements between blocks. Undeveloped habitat blocks provide relatively undisturbed habitat conditions required by many of Maine's species. Habitat connectors provide necessary opportunities for species to travel between preferred habitat types in search for food, water, and mates. Roads and development fragment habitat blocks and can be barriers to wildlife. By maintaining a network of interconnected blocks and land trusts can protect a wide variety of Maine's species—both rare and common—to help ensure rich species diversity long into the future. Maintaining a network of these large, well-open spaces also protects future opportunities for forestry, agriculture, and outdoor recreation.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest

**Habitat Blocks**

- Development Buffer (pale transparency)**  
250-500 foot buffer around improved roads and developed areas based on development intensity.
- Undeveloped Habitat Block**  
Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

**Approximate Road Crossing Habitat Connections**

Represented habitat connections identified through computer modeling highlight locations where quality habitat is likely to occur on both sides of a given road between undeveloped habitat blocks greater than 100 acres and between higher value wetlands. These representations are approximate and have not been field verified.

**Undeveloped Block Connectors**

Likely road crossing areas linking undeveloped habitat blocks greater than 100 acres. The threat of habitat fragmentation and animal mortality corresponds to traffic volume.

- Yellow lines represent habitat road crossings with daily traffic volumes less than 2000 vehicles per day.
- Red lines represent habitat road crossings with daily traffic volumes greater than 2000 vehicles per day.

**Riparian Connectors**

Likely crossing locations for wetland dependent species moving between waterways and wetlands divided by roads.

- Blue lines represent riparian road crossings with daily traffic volumes less than 2000 vehicles per day.
- Purple lines represent riparian road crossings with daily traffic volumes greater than 2000 vehicles per day.

**Highway Bridge Connectors**

Highways along I-95 and I-295 that span riparian habitat connecting adjacent but separated habitat blocks. These are locations where species are likely to take advantage of infrastructure to move between habitat blocks.

**Conserved Lands**

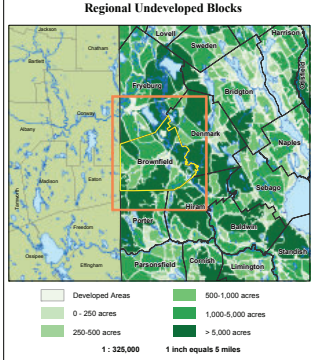
The State of Maine's conserved lands database includes lands in federal, state, and non-profit ownership. It does not include many privately owned conservation lands, especially those protected by local land trusts, or town owned conservation lands. For the most accurate and current information about land ownership, consult with the local assessor and/or other local land management agencies. If public access potential to any of the properties displayed here is uncertain, landowners should be contacted to determine if permission is necessary.

**Ownership Type (transparent layers)**

- Federal**  
National parks, forests, and wildlife refuges. (Includes Canadian conserved lands.)
- State**  
Wildlife Management Areas and other properties managed by the Department of Inland Fisheries and Wildlife, state parks, and parcels managed by the Bureau of Parks & Lands.
- Municipal**  
Town parks, water district properties, community forests, etc.
- Private Conservation**  
Properties owned and managed by private (usually non-profit) organizations such as The Nature Conservancy, Maine Coast Heritage Trust, and local land trusts.
- Easement**  
Voluntary legal agreements that allow landowners to realize economic benefit by permanently restricting the amount and type of future development and other uses on all or part of their property as they continue to own and use it.

**Aerial Imagery**

Aerial imagery is often the best tool available to visualize existing patterns of development and natural landscapes. By depicting undeveloped habitat blocks, habitat connectors and conserved lands with aerial photos, the map user can more easily identify opportunities to expand the size and ecological effectiveness of local conservation efforts.



**Data Sources**

**DATA SOURCE INFORMATION**

**TOWNSHIP BOUNDARIES**  
Maine Office of GIS: metwp24 (2013)

**ROADS**  
Maine Office of GIS, Maine Department of Transportation: meodtpub (2015)

**HYDROLOGY**  
U.S. Geological Survey: NHD\_Maine (2012)

**UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER, CONNECTORS**  
Maine Department of Inland Fisheries and Wildlife (2015)

**CONSERVATION LANDS**  
Maine Department of Agriculture, Conservation, and Forestry; Land Use Planning Commission; Maine Department of Inland Fisheries and Wildlife

**CONSERVED LANDS (2015)**  
U.S. Department of Agriculture: NMAP 2013 - state-wide 1-meter color orthomosaic

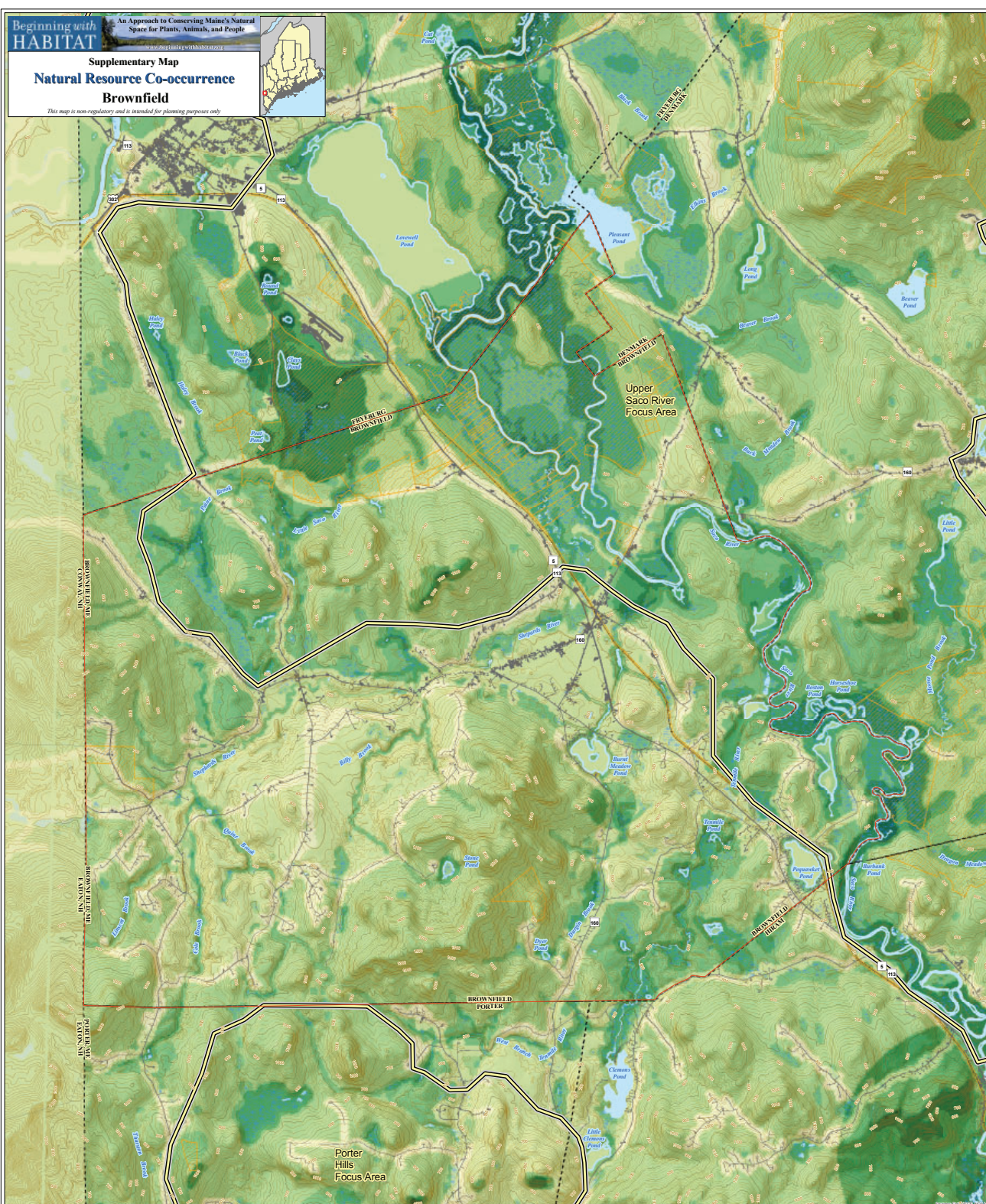
**AERIAL IMAGERY**  
Maine Office of GIS - <http://www.maine.gov/egis/catalog/>  
Maine Dept. of Agriculture, Conservation and Forestry - <http://www.maine.gov/acf/>  
Maine Dept. of Inland Fisheries & Wildlife - <http://www.maine.gov/ifw/>  
Maine Department of Transportation - <http://www.maine.gov/tdot/>  
Maine Department of Environmental Protection - <http://www.maine.gov/dep/>

**DATA SOURCE CONTACT INFORMATION**

Maine Office of GIS - <http://www.maine.gov/egis/catalog/>  
Maine Dept. of Agriculture, Conservation and Forestry - <http://www.maine.gov/acf/>  
Maine Dept. of Inland Fisheries & Wildlife - <http://www.maine.gov/ifw/>  
Maine Department of Transportation - <http://www.maine.gov/tdot/>  
Maine Department of Environmental Protection - <http://www.maine.gov/dep/>

**DIGITAL DATA REQUEST**  
To request digital data for a town or organization, visit our website.  
[http://www.beginningwithhabitat.org/the-map/data\\_request.html](http://www.beginningwithhabitat.org/the-map/data_request.html)





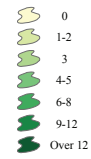
### Legend

This map represents the concentration of selected environmental asset data layers overlaid on the landscape. Its purpose is to highlight a given area's relative conservation values as an aid in planning. It offers a generalized and subjective view and should be considered as a starting point for discussion. The layers on this map include buffer zones around water features, important natural communities, listed plant and animal species, areas of undeveloped land, and conserved properties. Some of these layer attributes have been weighted based on qualitative features, such as rarity or size, and are noted below. Co-occurrence modeling is extremely flexible, allowing for the addition, substitution, and relative weighting of data and attributes that best reflect the particularities and priorities of a given area or community. This map draws on data that is depicted on the standard Beginning with Habitat map set, but should still be considered as both supplementary and as work in development.

### Selected Resource Layers and Assigned Values

- Geographic Information System (GIS) software provides a ready means to help identify areas of high resource co-occurrence. The selected data layers of interest are assigned a relative weight, or value, and then overlaid on one another. The values are then summed, classified, and symbolized, revealing the concentration of attributes in a given landscape. (Some of the layers listed may not apply to, or be present on, the area represented by this map.)
- Rare and Exemplary Natural Communities**
    - S1 (Critically Imperiled), Value of 4
    - S2 (Imperiled), Value of 4
    - S3 (Rare), Value of 3
    - S4 and S5 with A or B viability (Exemplary), Value of 3
  - Rare Plants**
    - S1 (Endangered), Value of 3
    - S1S2 - S2 (Threatened), Value of 2
    - S2S3 - S3 (Special Concern), Value of 1
  - Listed Animals**
    - Endangered Species (with buffer), Value of 3
    - Threatened Species (with buffer), Value of 2
    - Species of Special Concern (with buffer), Value of 1
  - Significant Wildlife Habitats**
    - Shorebird Habitat, Value of 3
    - Selected Nesting Islands, Value of 3
    - Essential Wildlife Habitat, Value of 3
    - Wetland and Riparian Habitats (Inland and Tidal), Value of 2
    - Deer Wintering Areas, Value of 1
    - Significant Vernal Pools (with 500' buffer), Value of 1
    - Atlantic Salmon Habitat, Value of 2
    - Heritage Brook/Trot Waters, Value of 2
    - Sheepdog Beds, Value of 1
  - Riparian Zones and Water Resources**
    - Tidal waters 250' buffer, Value of 2
    - Great Ponds 250' buffer, Value of 1
    - Rivers 250' buffer, Value of 1
    - Streams 75' buffer, Value of 1
    - Wetlands greater than 10 acres plus 250' buffer, Value of 1
    - Wetlands less than 10 acres plus 75' buffer, Value of 1
    - Groundwater Aquifers, Value of 1
  - Undeveloped Habitat Blocks**
    - Areas over 1200 acres, Value of 3
    - Areas of 600 to 1200 acres, Value of 2
    - Areas of 200 to 600 acres, Value of 1

### Sum of Attribute Values



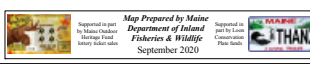
**Focus Areas**  
**Focus Areas of Statewide Ecological Significance**  
*(note: not present in all regions)*  
 Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (the combined elements of Beginning with Habitat Maps 1-3). Focus Area boundaries were drawn by MMAP and MDPW biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: <http://www.maine.gov/dacfmapfocusareaindex.htm>

**Data and Information Sources**

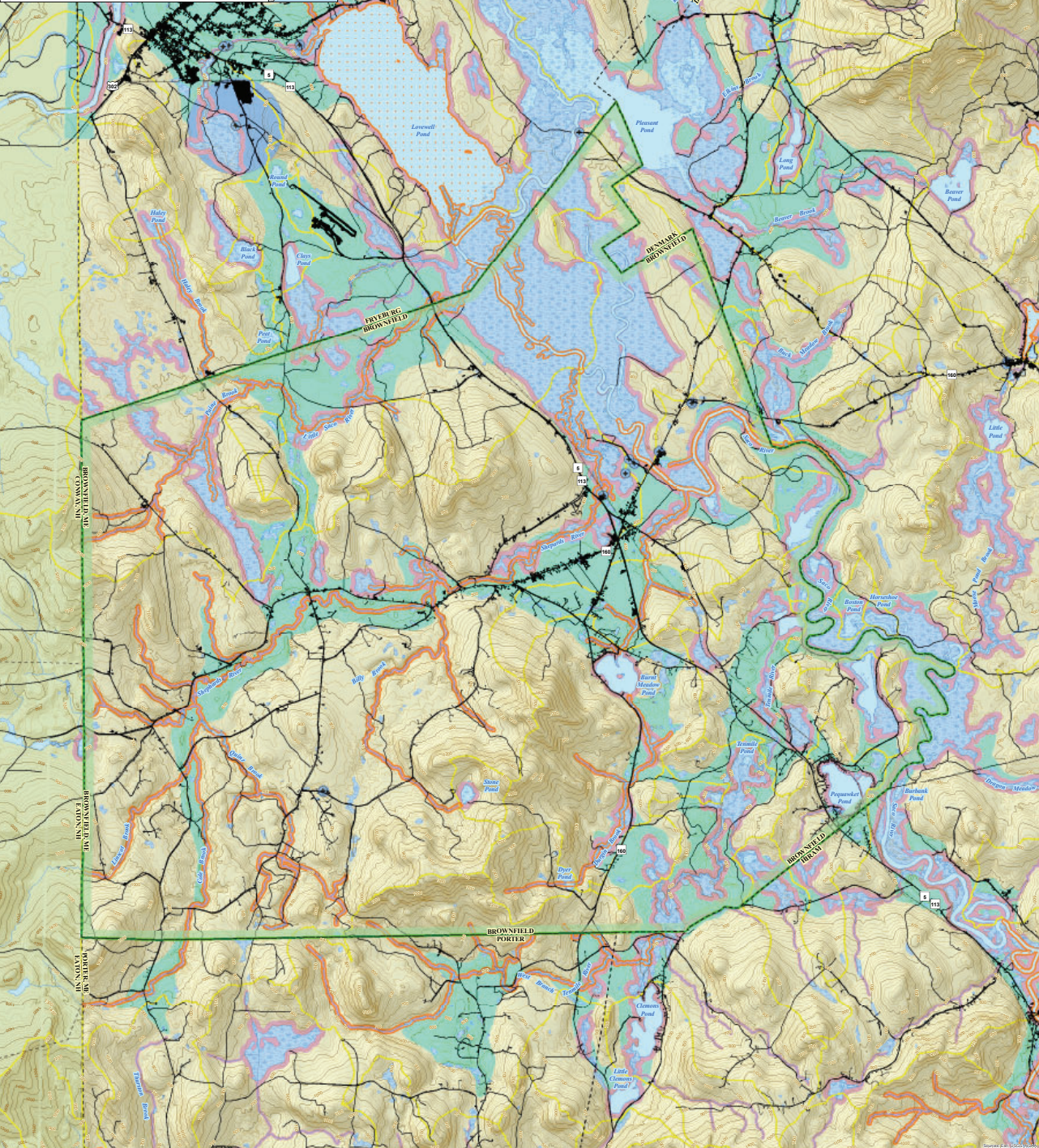
**DATA SOURCES**  
**TOWNSHIP BOUNDARIES**  
 Maine Office of GIS, Mewp24 (2013)  
**ROADS**  
 Maine Office of GIS, Maine Department of Transportation: Medtopub (2015)  
**HYDROLOGY**  
 U.S. Geological Survey National Hydrography Dataset (NHD) (Maine 2012)  
**DEVELOPED**  
 Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: Impres (2015)  
**ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS**  
 Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife, DWA, ETSC, Ezioune, Ezioune, JWW, ZOI, Shoreland, TWH (2003-2013)  
**RARE NATURAL COMMUNITIES & PLANTS**  
 Maine Natural Areas Program: MMAP, and (2015)  
**ATLANTIC SALMON HABITAT**  
 Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: Apha3 (2013)

**DATA SOURCE CONTACTS**  
 Maine Office of GIS: <http://www.maine.gov/mgis/catalog/>  
 Maine Natural Areas Program: <http://www.maine.gov/dacfmap/index.htm>  
 Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifw/>  
 U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfmaine.fws.gov/>  
 Maine Atlantic Salmon Commission: <http://www.maine.gov/masc/>  
 Maine Department of Transportation: <http://www.maine.gov/mdot/>

**DIGITAL DATA REQUEST**  
 To request digital data for a town or organization, please visit our website: [http://www.beginningwithhabitat.org/the\\_mapsgis\\_data\\_request.html](http://www.beginningwithhabitat.org/the_mapsgis_data_request.html)



**Beginning with HABITAT**  
 An Approach to Conserving Maine's Natural Space for Plants, Animals, and People  
 Primary Map 1  
**Water Resources & Riparian Habitats**  
**Brownfield**  
*This map is nonregulatory and is intended for planning purposes only.*



### LEGEND

This map depicts riparian areas associated with major surface water features and important public water resources. This map does not depict all streams or wetlands known to occur on the landscape and should not be used as a substitute for on the ground surveys. This map should be used as a planning reference only and is intended to illustrate the natural hydrologic connections between surface water features. Protecting riparian habitats protects water quality, maintains habitat connections, and safeguards important economic resources including recreational and commercial fisheries.

- Selected Town or Area
- Organized Township Boundary
- Unorganized Township
- Developed/Impervious surfaces including buildings and roads
- Drainage divides: These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine.
- NW Wetlands - National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance.
- Riparian Habitat - depicted using common regulatory zones including a 250-foot wide strip around Great Ponds (≥10 acres), rivers, coastline, and wetlands ≥10 acres and a 75-foot wide strip around streams. Riparian areas depicted on this map may already be affected by existing land uses.
- Shellfish Growing Areas - The Maine Department of Marine Resources maps growing areas for economically important shellfish resources. This map depicts softshell and hard clam resources in order to illustrate the relation of these resources to streams and shoreline areas vital to their conservation.
- Brook Trout Habitat - Streams and ponds, buffered to 100 feet, where wild brook trout populations have been documented, or managed to enhance local fisheries.
- Public Water Supply Wells
- Source protection area - Buffers that represent source water protection areas for wells and surface water intakes that serve the public water supply. Their size is proportional to population served and/or by the type of water supply system. These buffers range from 300 to 2,500 feet in radius.
- Aquifers - flow of at least 10 gallons per minute



Relationship of Ground Water and Surface Water

Precipitation is the source of all water. Surface water and ground water are related. Drinking water can come from either source. Ground contaminants can affect both. The relationship between ground water and surface water is part of the hydrologic cycle. Precipitation that falls from the atmosphere as rain or snow recharges the land surface and recharges rivers, lakes, wetlands, and other surface bodies of water directly through overland runoff. Surface water also seeps into the ground through infiltration and eventually reaches the ground water; or through evaporation, returns to the atmosphere. Water evaporates from leaves and stems of plants through transpiration.

### Shoreland Zoning

Maine's Mandatory Shoreland Zoning Act is intended to protect water quality, conserve wildlife habitat, and preserve the natural beauty of Maine's shoreline areas. Successful implementation requires local awareness of and appreciation for surface water resources and effective enforcement of setback and buffer requirements.

At a minimum, Maine's shoreland zones include all land within:

- 250 feet of the high-water line of any pond over 10 acres, any river that drains at least 25 square miles, and all tidal waters and saltwater marshes;
- 250 feet of a freshwater wetland over 10 acres (except "forested" wetlands); and
- 75 feet of a stream that is either an outlet stream of a great pond, or located below the confluence of two perennial streams as depicted on a USGS topographic map.

Shoreland zoning encourages towns to provide greater protection to their local water resources by applying shoreland zone protections to additional resource types such as smaller streams and wetlands, and new terrestrial features. For specific guidance regarding Maine's Mandatory Shoreland Zoning Act contact the Dept. of Environmental Protection, Shoreland Zoning Unit: 207-287-5801 (Augusta), 207-622-6300 (Portland), 207-941-4116 (Bangor), [www.maine.gov/dep/shorelandzoning.htm](http://www.maine.gov/dep/shorelandzoning.htm)

### Data Sources

<b>DATUM INFORMATION</b> Township 20 East Maine Office of GIS (2013): me20e24 <b>BOUNDARY</b> Maine Office of GIS, Maine Department of Transportation (2011), streetlink Maine Office of GIS, Maine Department of Transportation (2011), streetlink USGS National Hydrography Dataset (NHD) Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a> Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a> Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a>	<b>SHELLFISH</b> Maine Department of Marine Resources: <a href="http://www.maine.gov/dmr">www.maine.gov/dmr</a> Maine Office of GIS, Maine Natural Areas Program (2011) Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a> Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a> Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a> Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a> Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a> Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015): <a href="http://www.maine.gov/dep/ifw">www.maine.gov/dep/ifw</a>
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**DATUM CONTACT INFORMATION**  
Maine Office of GIS, Maine Department of Transportation: [www.maine.gov/dot](http://www.maine.gov/dot)  
Maine Department of Inland Fisheries and Wildlife: [www.maine.gov/dep/ifw](http://www.maine.gov/dep/ifw)  
Maine Department of Marine Resources: [www.maine.gov/dmr](http://www.maine.gov/dmr)  
Maine Department of Natural Resources: [www.maine.gov/dnr](http://www.maine.gov/dnr)  
Maine Department of Transportation: [www.maine.gov/dot](http://www.maine.gov/dot)  
Maine Department of Inland Fisheries and Wildlife: [www.maine.gov/dep/ifw](http://www.maine.gov/dep/ifw)  
Maine Department of Marine Resources: [www.maine.gov/dmr](http://www.maine.gov/dmr)  
Maine Department of Natural Resources: [www.maine.gov/dnr](http://www.maine.gov/dnr)

**DIGITAL DATA REQUEST**  
For request digital data for a town or organization, please visit our website: [www.maine.gov/dep/shorelandzoning.htm](http://www.maine.gov/dep/shorelandzoning.htm)

**Beginning with HABITAT**  
 An Approach to Conserving Maine's Natural Space for Plants, Animals, and People  
 Primary Map 2  
**High Value Plant & Animal Habitats Brownfield**  
 This map is non-regulatory and is intended for planning purposes only.



**LEGEND**

Beginning with Habitat (BwH) is a voluntary tool intended to assist landowners, resource managers, planners, and municipalities in identifying and making informed decisions about areas of potential natural resource concern. This data has been derived from the best available information provided through BwH's coalition partners as of the map date, and is intended for informational purposes only. It should not be interpreted as a comprehensive analysis of plant and animal occurrences or other local resources, but rather as an initial screen to flag areas where agency consultation may be warranted. Habitat data sets are updated continuously as more accurate and current data becomes available. However, as many areas have not been completely surveyed, habitats may be present that are not yet mapped, and the boundaries of some designated features may need to be revised. Local knowledge is critical in providing accurate data. If errors are noted in the current depiction of resources, please contact our office. Some habitat features described on this map are regulated by the State of Maine through the Maine Endangered Species Act (Essential Habitats and Threatened and Endangered Species Occurrences) and Natural Resources Protection Act (Significant Wildlife Habitat). We recommend consultation with MDEP Regional Biologists at MMAP Ecologists if activities are proposed within resource areas depicted on this map. Consultation early in the planning process usually helps to resolve regulatory concerns and minimize agency review time. For MDEP and MMAP contact information, visit <http://www.beginningwithhabitat.org/contact/index.html>.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed Impervious surfaces such as buildings and roads

**Rare, Threatened, or Endangered Wildlife**  
 Rare, threatened, or endangered species occurrence and/or the associated habitats based on species sightings.  
 Consult with an MDEP regional biologist to determine the relative importance and conservation needs of the specific location and supporting habitat. The names of some species have been masked with a "Rare Animal" designation on the map for further protection. For more information regarding individual species visit our website: [http://www.maine.gov/wildlife/endangered/species\\_mie.htm](http://www.maine.gov/wildlife/endangered/species_mie.htm), for species specific fact sheets.

The Federal Endangered Species Act requires actions authorized, funded, or carried out by federal agencies to be reviewed by the U. S. Fish and Wildlife Service. If your project occurs near an occurrence of the Atlantic Salmon, Roseate Tern, Piping Plover, Canada Lynx, New England Cottontail, Fishback Loach, or Small-whorled Pigeon on the Maine Field Office, USFWS, 1168 Main St., Old Town, ME 04468.

**Rare or Exemplary Plants and Natural Communities**  
 Rare Plant Location  
 Rare, threatened, or endangered plant occurrences are based on field observations. The names of some species have been masked with a "Rare Plant" designation on the map for further protection. Consult with a Maine Natural Areas Program (MNAAP) Ecologist to determine occurrence of the specific location and supporting habitat. For more information regarding rare plants, the complete list of tracked species and fact sheets for those species can be found at: <http://www.maine.gov/wildlife/naturalareas/featurelist.htm>

Rare or Exemplary Natural Community Locations  
 The MNAAP has classified and distinguished 98 different natural community types that collectively cover the state's landscape. These include such habitats as floodplain forests, coastal logs, shore meadows, and many others. Each type is assigned a rarity level (1 rare through 5 common). Mapped rare natural communities or ecosystems, or exemplary examples of common natural communities or ecosystems, are based on field surveys and aerial photo interpretation. Consult with an MNAAP Ecologist to determine conservation needs of particular communities or ecosystems.

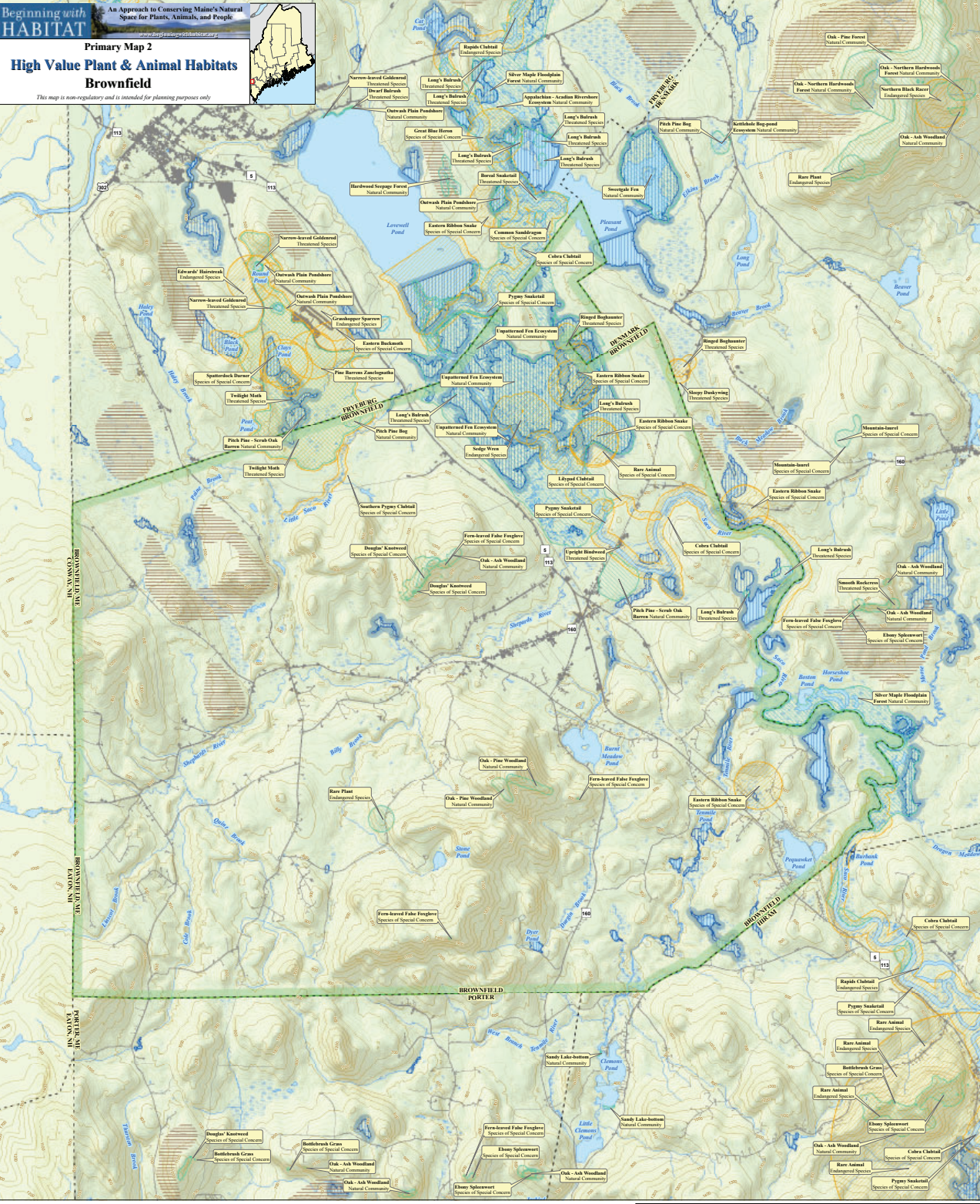
**Essential Wildlife Habitats**  
 Rosette Tern Nesting Area or Piping Plover-Least Tern Nesting, Feeding, & Brood-Rearing Area  
 Maine's Department of Inland Fisheries & Wildlife (MDEP) www.state.me.us/ifiw maps areas currently or historically providing habitat essential to the conservation of endangered or threatened species as directed by the Maine Endangered Species Act. Identification of Essential Habitat areas is based on species observations and confirmed habitat use. If a project occurs partly or wholly within an Essential Habitat, it must be evaluated by MDEP before state and/or municipal permits can be approved or project activities can take place.

- Significant Wildlife Habitats**
- Candidate Deer Wintering Area  
 Forested area possibly used by deer for shelter during periods of deep snow and cold temperatures. Assessing the current value of a deer wintering area requires on-site investigation and verification by IFW staff. Locations depicted should be considered as approximate only.
  - Inland Waterfowl and Wading Bird Habitat (IWWH) with 250' Buffer  
 Freshwater breeding, migration, feeding and wintering waterfowl and wading bird habitats that qualify as Significant Wildlife Habitat under Maine's Natural Resources Protection Act.
  - Wildlife Wetlands  
 Other wetlands valuable for wildlife that are not regulated as IWWH.
  - Seabird Nesting Island  
 An island, ledge, or portion thereof in tidal waters with documented, nesting seabirds or suitable nesting habitat for endangered seabirds.
  - Shorebird Areas  
 Coastal staging areas that provide feeding habitat like tidal mud flats or roosting habitat like gravel bars or sand spits for migrating shorebirds.
  - Tidal Waterfowl and Wading Bird Habitats (TWWH)  
 Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, loafing, migrating, or roosting areas for coastal wading birds. Tidal Waterfowl/Wading Bird habitats include aquatic beds, emergent wetlands, duffwads, seaweed communities, and reefs.
  - Significant Vernal Pools  
 A pool depression used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250' of the spring or fall water mark. A vernal pool must have the following characteristics: natural origin, nonpermanently hypoxic, lack permanently flowing inlet or outlet, and lack predatory fish.

**Maine's Natural Resources Protection Act**  
 Maine's Natural Resources Protection Act (NRPA, 1989) is administered by the Maine Department of Environmental Protection (MDEP). <http://www.maine.gov/dep/landscapeland/repapage.htm> and is intended to prevent further degradation and loss of natural resources in the state, including the above Significant Wildlife Habitats that have been mapped by MDEP/IFIW. MDEP has regulatory authority over most Significant Wildlife Habitat types. The regional MDEP office should be consulted when considering a project in these areas.

**Atlantic Salmon Spawning/Rearing Habitat**  
 Atlantic Salmon Rearing Habitat  
 Atlantic Salmon Spawning Habitat  
 Atlantic Salmon Limited Spawning Habitat  
 Mapped by Atlantic Salmon Commission (ASC) and US Fish & Wildlife Service (USFWS) from field surveys on selected Tenabost and Kennebec River tributaries and the Denryis, Ducktrap, East Machias, Machias, Passaic, Narragansic, and Sheepscot Rivers.

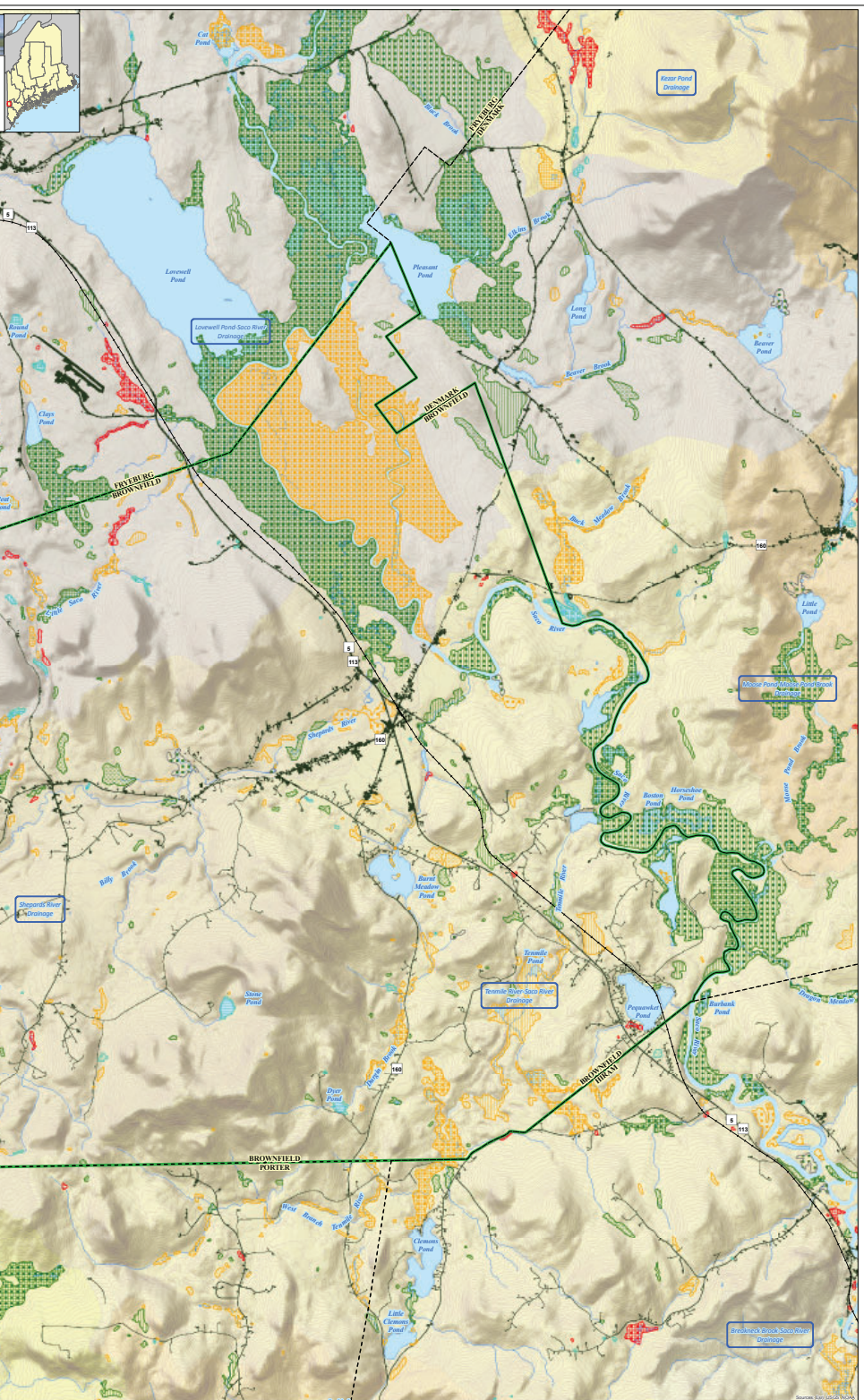
- Data Sources**
- DATA SOURCE INFORMATION**  
 TOPOGRAPHIC DATA: Maine Office of GIS, Melp24 (2019) (2020)  
 MAINE OFFICE OF GIS, Maine Department of Transportation, Medtop2 (2019)  
 HYDROLOGY: U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012) (DEVELOPED)  
 MAINE OFFICE OF GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: Inpools (2015)  
**ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS**  
 MAINE OFFICE OF GIS, Maine Department of Inland Fisheries & Wildlife, DWA, EFS, EPhnrv, EPhnrv, Inpools, Srv, Shorebird, TWWH (2018, 2020)  
**RARE NATURAL COMMUNITIES & PLANTS**  
 MAINE NATURAL AREAS PROGRAM: MNAAP\_2009 (2020)  
**ATLANTIC SALMON HABITAT**  
 MAINE OFFICE OF GIS, Atlantic Salmon Commission, U.S. Fish & Wildlife Service: Atna3d (2013)
- DATA SOURCE CONTACT INFORMATION**  
 MAINE OFFICE OF GIS: <http://www.maine.gov/gis/contact/>  
 MAINE OFFICE OF GIS, Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifiw/>  
 MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION: <http://www.maine.gov/dep/>  
 U.S. FISH AND WILDLIFE SERVICE, Old Town, Maine: <http://www.fishbase.org/>  
 MAINE ATLANTIC SALMON COMMISSION: <http://www.maine.gov/asc/>  
 MAINE DEPARTMENT OF TRANSPORTATION: <http://www.maine.gov/dot/>
- DIGITAL DATA REQUEST**  
 To request digital data for a town or organization, please visit our website: <http://www.beginningwithhabitat.org/contact/index.html>.



Logos for partner organizations: MAINE AUDUBON, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE COAST HERITAGE TRUST, MAINE DOT, and others.

Scale: 1:24,000 Scale, Projection: UTM 18N, Datum: NAD 83

Map Prepared by: Maine Department of Inland Fisheries & Wildlife, September 2020



**LEGEND**

This map depicts all wetlands shown on National Wetlands Inventory (NWI) maps, but categorized from based on a subset of wetland functions. This map and its depiction of wetland features neither substitute for nor eliminate the need to perform on-the-ground wetland delineation and functional assessment. In no way shall use of this map diminish or alter the regulatory protection that all wetlands are accorded under applicable State and Federal laws. For more information about wetlands characterization, contact Elizabeth Hertz at the Maine Department of Conservation (207-287-8061, elizabeth.hertz@maine.gov).

The Wetlands Characterization model is a planning tool intended to help identify likely wetland functions associated with significant wetland resources and adjacent uplands. Using GIS analysis, this map provides basic information regarding which ecological services various wetlands are likely to provide. These ecological services, each of which has associated economic benefits, include: floodflow control, sediment retention, finfish habitat, and/or shellfish habitat. There are other important wetland functions and values not depicted in this map. Refer to [www.maine.gov/dep/water/wetlands/owf/2.html](http://www.maine.gov/dep/water/wetlands/owf/2.html) for additional information regarding wetland functions and values. Forested wetlands and small wetlands such as vernal pools are known to be underrepresented in the National Wetlands Inventory (NWI) data used to create this map. The model developed to estimate the functions provided by each wetland could not capture every wetland function or value. Therefore, it is important to use local knowledge and other data sources when evaluating wetlands, and each wetland should be considered relative to the whole landscape/watershed when assessing wetland resources at a local level.

**Organized Township Boundary**  
 ---  
**Unorganized Township**  
 ---  
**Selected Town or Area of Interest**  
 ---  
**Developed:** Impervious surfaces including buildings and roads

**Subwatersheds:** The shaded, background polygons are subwatersheds (areas that drain to a particular lake, wetland, pond, river, stream, or the ocean). The subwatersheds are shaded to show topographic relief. This "hallowing" assumes the sun is shining from the northwest, so ridges and northwest-facing slopes appear light, whereas valleys and southeast-facing slopes appear dark. Because many areas of Maine are relatively flat, the topographic relief shown here has been exaggerated to make the details easier to see.

**Wetland Functions: Fill Pattern**  
 Some wetlands may have more than one function (fill pattern)

**RUNOFF/FLOODFLOW ALTERNATION.**  
 Wetlands provide natural stormwater control capabilities. As natural basins in the landscape, wetlands are able to receive, detain, and slowly release stormwater runoff. Wetland shelves along stream banks naturally regulate flood waters by providing an area for wetland stream flows to expand and slow, thereby protecting downstream properties. This map assigns Runoff/Floodflow Alteration Functions to wetlands that are (a) contained in a known flood zone, (b) associated with a surfacewater course or waterbody, and (c) with slope < 3%.

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

**FINFISH HABITAT**  
 Wetlands with documented finfish populations, including wetlands adjacent to a river, stream, or lake.

**SHELLFISH HABITAT**  
 Wetlands and streambanks can directly affect the status of coastal shellfish harvest areas. Fecal coliform bacteria and waterborne nutrients resulting from land use changes away from the coast can travel a stream and close a mussel or clam harvest area. Excessive nutrients can reduce water clarity and stimulate epiphytic growth that degrades eelgrass meadows. Conservation of freshwater wetlands and stream buffers in coastal watersheds is a key component in marine resource conservation. This map assigns a Shellfish Habitat function to wetlands within 0.5 miles of (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds. OR polistine wetlands directly connected by a stream of < 0.5 mile in length to (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds.

**PLANT/ANIMAL HABITAT**  
 Nearly all wildlife species, and many of Maine's plant species, depend on wetlands during some part of their life cycle. For the purposes of this map, wetlands containing open water or emergent vegetation, 3 or more wetland vegetation classes (see below), or within 1/4 mile of a rare or exemplary natural, or endangered plant or animal occurrence, within 1/4 mile of a mapped significant or essential habitat, or within 1/4 mile of a rare or exemplary natural community have been assigned this function. Rare element occurrences and mapped habitats can be found on Map 2 High Value Plant & Animal Habitats.

**OTHER FUNCTION**  
 CULTURAL/EDUCATIONAL: Wetlands within 1/4 mile of a boat ramp or school have been assigned this value as these wetlands are likely candidates for use as outdoor classrooms, or similar social benefits. Wetlands rated for other functions listed above may also demonstrate cultural/educational values although not expressly shown.

**NO DOCUMENTED FUNCTION:** The basis of this characterization is high altitude aerial photos. Photo quality often limits information that can be interpreted from small wetland features, or those with dense canopy cover. Although not assigned a function under this study, ground surveys may reveal that these wetlands have multiple functions and values.

**Wetland Class: Fill Color**

Aquatic Bed (floating or submerged aquatic vegetation), Open Water  
 Emergent (herbaceous vegetation), Emergent/Forested Mix (woody vegetation >20 ft tall), Emergent/Shrub-Scrub Mix (woody vegetation <20 ft tall)  
 Forested, Forested/Shrub-scrub  
 Shrub-scrub  
 Other (rocky shore, streambed, unconsolidated shore, reef, rocky bottom)

National Wetlands Inventory (NWI) maps (the basis of wetlands shown on this map) are interpreted from high altitude photographs. NWI Wetlands are identified by vegetation, hydrology, and geography in accordance with "Classification of Wetlands and Deepwater Habitats" (FWS/OBS-79/31, Dec. 1979). The aerial photographs document conditions for the year they were taken. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, State, or local government. NWI maps depict general wetland locations, boundaries, area, and characteristics. They are not a substitute for on-ground, site-specific wetland delineation.

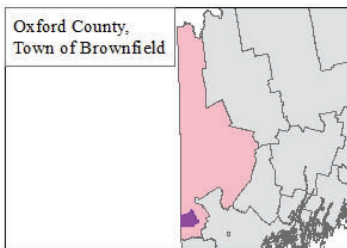
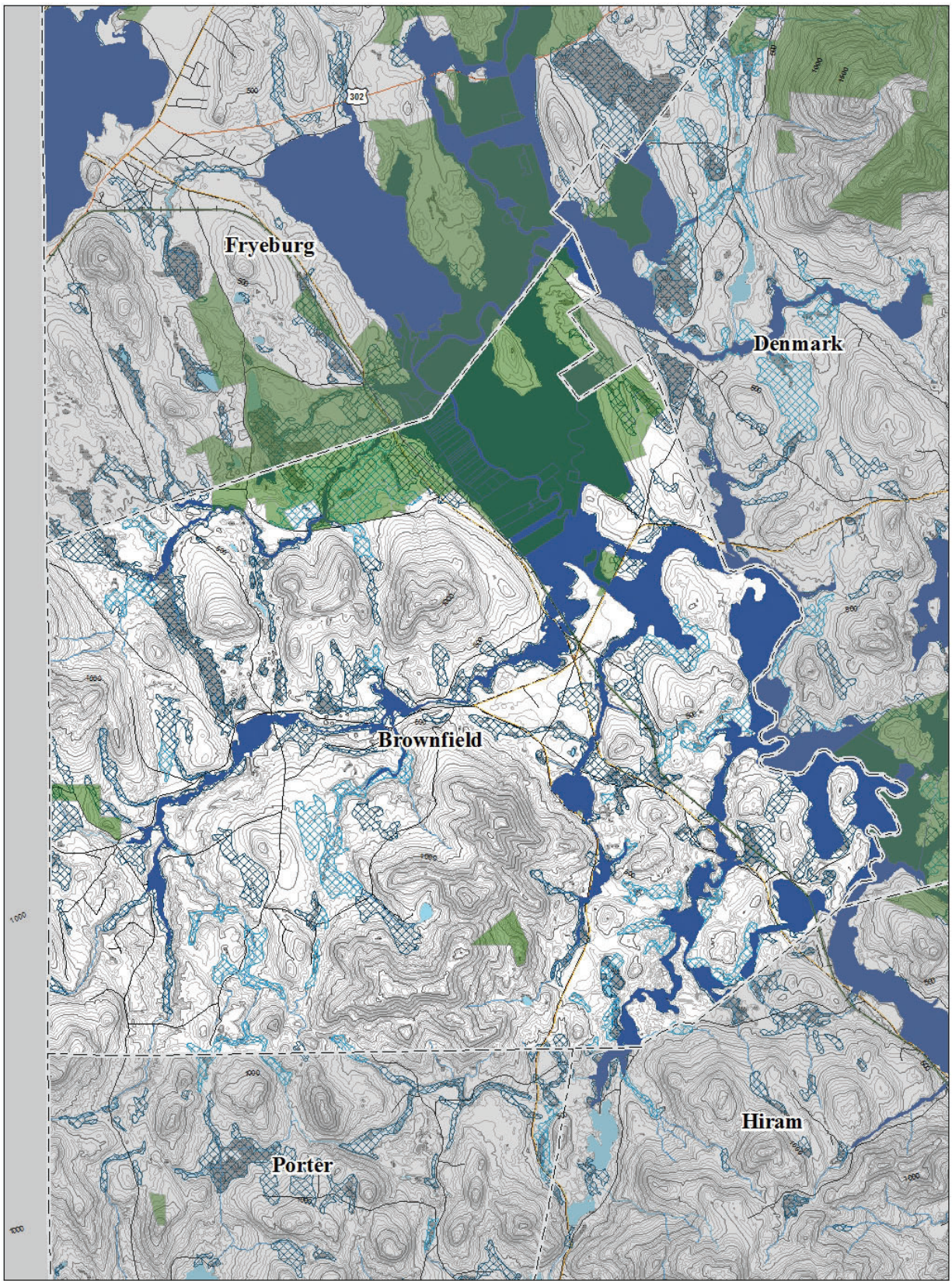
**Data Sources**

**DATA SOURCE INFORMATION**  
 (note: italicized file names can be downloaded from Maine Office of GIS)  
 TOWNSHIP BOUNDARIES: Maine Office of GIS (2015); metwp24  
 ROADS: Maine Office of GIS, Maine Department of Transportation (2015); medotpub  
 HYDROLOGY: Maine Office of GIS, U.S. Geological Survey (2010); NHD  
 DEVELOPED: Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015)  
 NATIONAL WETLANDS INVENTORY (NWI): Maine Office of GIS (2015); NWI  
 DRAINAGE DIVIDES: Maine Office of GIS (2015); medwdv

**DATA SOURCE CONTACT INFORMATION**  
 Maine Office of GIS: <http://www.maine.gov/ogis/>  
 Maine Department of Transportation: <http://www.maine.gov/dep/>  
 Maine Department of Agriculture, Conservation and Forestry: <http://www.maine.gov/dacf/>  
 Maine Geological Survey: <http://www.maine.gov/geomining/ogis/mgs.htm>

**DIGITAL DATA REQUEST**  
 To request digital data for a town or organization, visit our website: [http://www.beginningwithhabitat.org/the\\_mapsgis\\_data\\_request.html](http://www.beginningwithhabitat.org/the_mapsgis_data_request.html)

**Map Prepared by Maine Department of Inland Fisheries & Wildlife**  
 September 2020



### Brownfield Development Constraints

Source Data: USDA, MEGIS, Maine DACF  
 Projection: UTM, NAD83, Zone 19, Meters  
 Produced by: Municipal Planning  
 Assistance Program, DACF  
 October 2020



Legend	
	Municipal border
	Conserved Lands
	100 year floodzone
	Hydric soils
	Partially hydric soils
	Shield Labels
	U.S. Routes
	State Routes
	GISVIEW.MEDOT.CompRteSys
	Railroad
	NHDArea
	Waterbody
	Rivers
	Rivers/Streams
	Wetlands
	Contours 500
	Contours 100
	Contours

PROPERTY MAP  
**BROWNFIELD**  
 MAINE



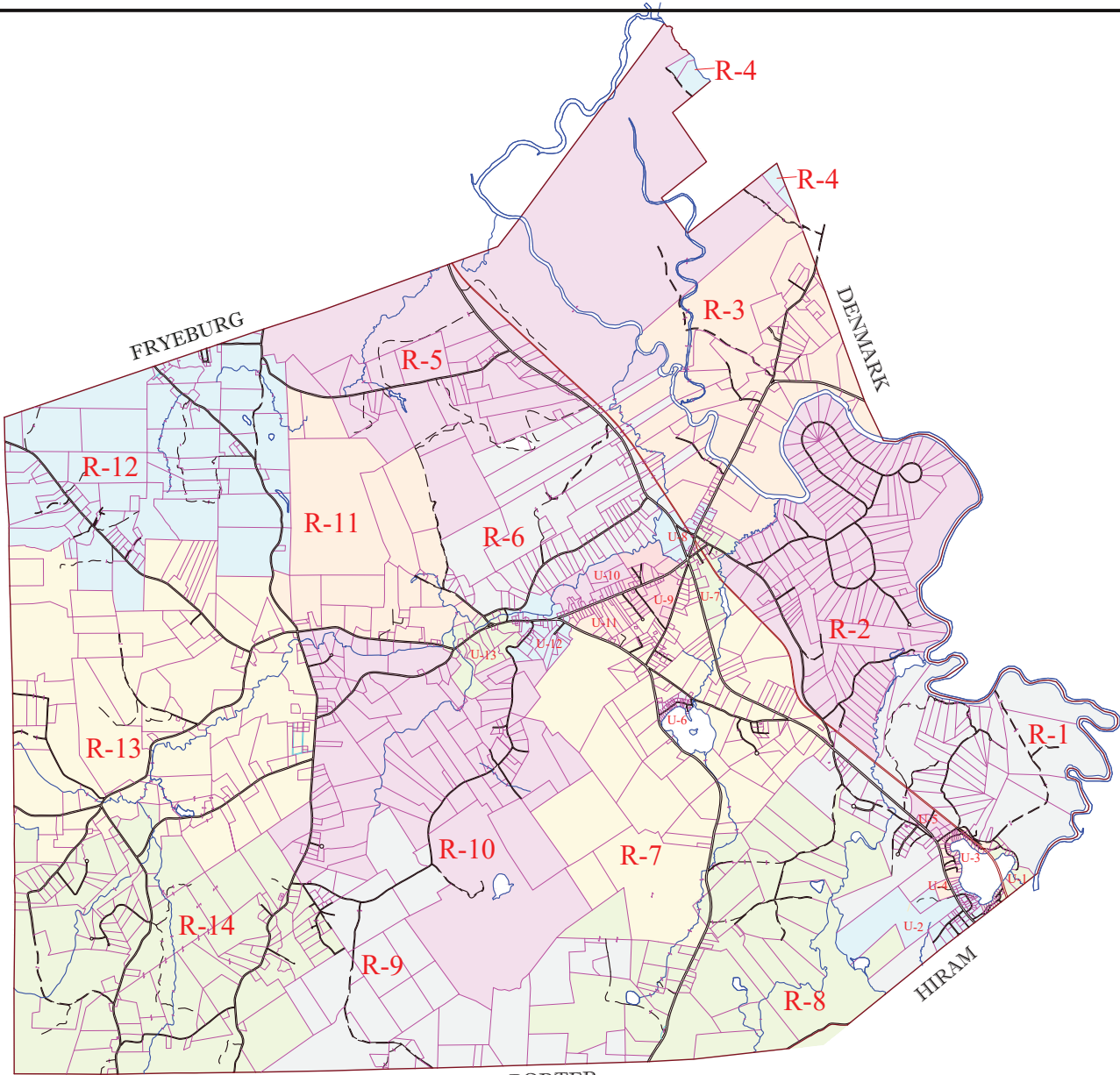
**LEGEND**

ARTICLE MAP NO.	R11	LOT DIMENSIONS
PARCEL NUMBER		PROPERTY BOUNDARIES
SUBMISSION LOT NO.		ROADS
STREET ADDRESS NO.		UTILITIES

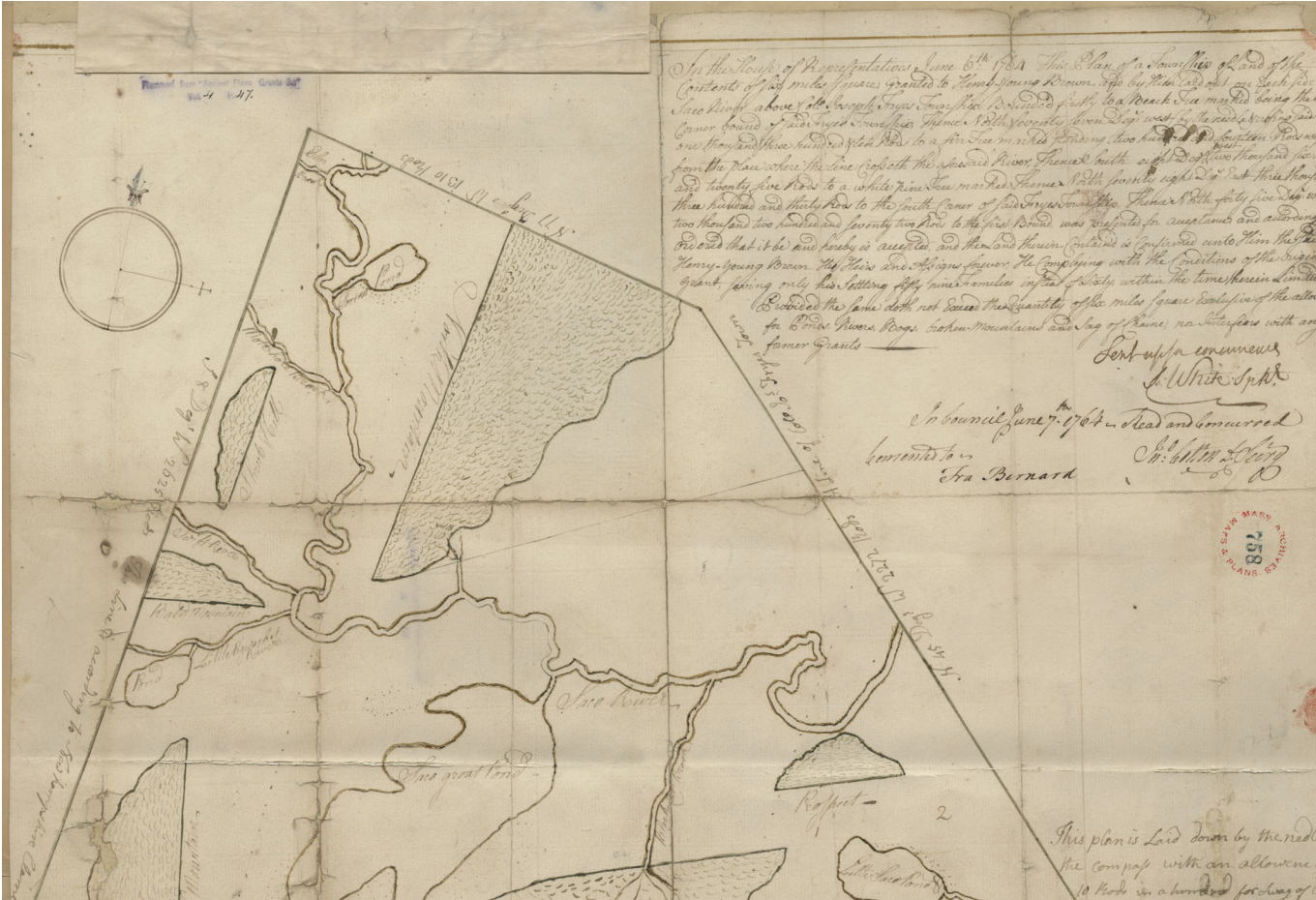
SCALE IN FEET  
 0 2000 4000

John E. O'Donnell & Associates  
 632 Bald Hill Road  
 New Brunswick, Maine 04260  
 (207) 926-4044  
 johnd@odonnell.com  
 www.odonnell.com

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# Brownfield 1764



# The Railroad



Portland and Ogdensburg Railroad Line, United States, 1850s, Library of Congress, Map Division