

# Town of Prospect, Maine 2023 Comprehensive Plan



*Fort Knox, Maine by Seth Eastman Oil on canvas, 1870-1875*

## 2023 Comprehensive Planning Committee

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# Vision Statement

Located on the Penobscot River, Prospect is a small mid-coast rural town located in Waldo County. Its location on Routes 1 and 1A, along with its rural character and agricultural heritage, have led to quality of life that the majority of residents favor.

Prospect has seen many changes since its incorporation in 1794, changes that its original settlers could not have imagined. Businesses have come and gone, the population has ebbed and flowed. Our survey indicated that residents value archaeological and historic resources such as historic buildings and structures throughout the Town and would like them preserved. Additionally, the residents want our cultural heritage of agriculture and forestry remembered, while encouraging our open spaces.

Recognizing that development of some kind is inevitable, the majority of Prospect residents surveyed favor preserving and improving upon the rural qualities we value while limiting commercial growth. This is dependent on facilitating growth that is sustainable with respect to the Town's desire to maintain its small town feel with small and mid-size development areas while recognizing the changes and opportunities of the 21<sup>st</sup> century.

To ensure the kind of development our town wants, we need to provide high speed internet access to both our homes and businesses. This will provide educational and cultural opportunities for our families, as well as allowing permitted businesses to thrive, improving the quality of life for our residents, as well as increasing our tax base.

Equally important is recognizing recreational activities in our area. Encouraging recreational activity at local preserves and parks will encourage healthy living and acknowledge the value of natural resources of land and water.

Planning for the development, our survey indicated the residents' desires will be one of our major challenges in the next ten years. Meeting these challenges with affordable housing, access to local recreational opportunities and good schools, as well as a variety of employment, cultural, social and educational opportunities will encourage young families to move to Prospect.

As we succeed in finding effective ways to encourage growth and economic initiatives, while also developing the best and least restrictive means to protect ourselves from its possible negative effects, Prospect will remain the delightful and desirable place to live that it is now.

# Regional Coordination Summary

Each chapter in Prospect’s Comprehensive Plan identifies regional coordination challenges and opportunities pertinent to the chapter topic. This section summarizes the most important areas of ongoing and recommended regional cooperation.

## Federal & State Government

Prospect interacts with federal, state, and regional governments and agencies in a variety of ways in the daily operations of the Town. These include statutory requirements, grants, programs and services. The Town maintains a relationship with the State on water quality issues, consulting with the Department of Marine Resources (DMR) and the Maine Department of Environmental Protection (DEP).

On transportation issues, Prospect consults with Maine Department of Transportation (MeDOT). Fort Knox and the Penobscot Narrows Bridge are under the control of Bureau of Parks and Lands and MeDOT respectively and both work closely with the Town of Prospect. The State Police provide policing and protection to the Town. Economic development and support on State and Federal grants and funds is coordinated with Maine’s Department of Economic and Community Development (DECD), particularly for Community Development Block Grants (CDBG).

## County & Local Government

Waldo County provides essential services through the Sheriff’s Office, Waldo County Emergency Management Agency, along with support on certain economic development issues.

Prospect closely works with the neighboring towns of Bucksport, Verona Island, Stockton Springs, Frankfort, and Winterport on various issues such as mutual aid for fire and emergency response, watershed management, recreational programming, broadband development and other important economic activities. Prospect covers the tuition for all students attending school at RSU #25 located in Bucksport.

Pinkerton and Sons of Belfast Maine handles all of Prospect’s waste management and recycling.

Of recent significance is that Prospect has joined the neighboring towns of Winterport, Frankfort and Stockton Springs to bring high speed internet to the region. (See Chapter 15 - Future Broadband Plan.)

# Plan Implementation and Evaluation Program

Prospect’s Comprehensive Plan for 2023 contains many strategies that address local and regional issues that the Town will face in the coming ten years. Each chapter contains specific goals (what will be accomplished), objectives (how it will be accomplished), responsible party (who will implement the goal), and a timeframe (when it will start, and when it will be completed).

This Plan is a guide to assist the Select Board, Planning Board, and Town Officials and is also a tool for supporting decision making by elected and municipal officials. The success of this Plan is contingent upon it being actively used in day-to-day operations.

Prospect’s Comprehensive Plan implementation must be monitored. To accomplish this, an annual meeting will be scheduled by the Town Clerk and include members of the Select Board, Planning Board, Budget Committee and members of the Comprehensive Plan Committee.

The Growth Management Act, Title 30-A, Chapter 187 of Maine State Statutes, require that progress on the Plan be evaluated at minimum, every five years to determine the following:

1. The degree to which future land use plan strategies have been implemented;
2. The percent of municipal growth-related capital investments in growth areas;
3. The location and amount of new development in relation to community’s designated growth areas, rural areas, and transition areas (if applicable);
4. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, conservation easements, or other measures available to Prospect.

These four mandated requirements will serve as guidance for the previously mentioned meeting and metrics to measure implementation.

# Chapter 1: Historic and Archaeological Resources

**State Goal:** To preserve the State's historic and archaeological resources.

## Introduction

Historical and Archaeological resources are vital elements of a community's identity. A comprehensive plan must identify important historical and archaeological resources not only for the sake of the historical record, but also to preserve the present-day value of the Town's identity and character.

Specifically, this chapter: a) presents a brief history of Prospect; b) describes its historical and archaeological resources; c) assesses threats to these resources, and d) assesses the effectiveness of existing measures to protect and preserve these resources.

The 2023 Town of Prospect survey indicates that changes to the fabric of the Town should be minimal. 78.5% of respondents agreed or strongly agreed that Prospect's historic and archeological sites are important and favored measures to protect Prospect's historic sites and buildings.

## History

The history of Prospect, Maine begins with the history of Native American people, the Penobscot Nation, who were on this land and water for time in memoriam, 13,000 years before White European settlers arrived. The Penobscot people's, members of the Abenaki confederacy, original homeland encompassed the Penobscot River bay and the basin, which included what is the modern day Prospect. Their view of land ownership differed from European colonists of the 17th and 18th century. Instead of owning the land and the commodities upon it, they believed that they belonged to the land and could use the land and resources while respecting and protecting it. European colonists arrived in Prospect approximately 300 years ago.

The Town of Prospect was incorporated on February 24, 1794. The name Prospect was suggested for the Town's beautiful views. The newly formed town encompassed a wide area, from the present day northern border of Frankfort down the coast of the river to Belfast on the south. At this time, the population was 886. The chief occupations at this time were farming, fishing, lumbering, seafaring and shipbuilding.

The first regular ferry service across the Penobscot River between Prospect and Bucksport began in 1807 and it was about this time that the western parts of what is now Prospect began to be settled. Called the "Outback" today, this area was formerly divided into the George district and the Clark district.

From the time of this early settlement until the Civil War, sailing and shipbuilding were the major industries along the Maine coast. Approximately thirty ships (schooners, sloops, brigs, barks,

and other designs) were built in what was then Prospect. Searsport, which was then a world famous port, was still part of Prospect. Many of the sea captains and seamen of that time lived in what is now Prospect. The other inhabitants of this era were mostly farmers. In 1827 Prospect was annexed to Waldo County, while Verona Island remained in Hancock County. In 1833 the Bangor and Boston Steamship Company was formed and for more than a hundred years, the "Boston Boats" provided reliable transportation from Bangor to Boston, and in between, to residents of the Maine coast.

In 1840 there was a renewed fear of another war with Great Britain and the Town of Prospect passed a resolution calling upon the U.S. government to protect its territory in Maine following a northeast boundary dispute. In 1844 the construction of Fort Knox began. The Town Searsport separated from Prospect and incorporated as a new town in February, 1845.

It was about this time, in 1852, that the quarries opened on Mt. Waldo and Mosquito Mountain. For the next three quarters of a century, these and other local granite quarries provided employment for many of Prospect's inhabitants. Most of the stone cutters were also farmers and were able to provide well for their families. Granite from these quarries was sent to many points in America for government buildings, cobbled street stones, piers and dry docks. It was used in New York, Philadelphia, Washington DC, and the Statue of Liberty.

In 1857, the southern section was set off and became the Town of Stockton. The population of Prospect declined further to just over a thousand people. The Town was made up of several districts; Spout Hill, George Settlement, Clark District, Brown Corner, Mosquito Mountain, Bowdoin Point and Prospect Ferry.

With Searsport and now Stockton leaving the borders of Prospect, this placed almost all of the shipyards, along with the wealth that these enterprises created, in Stockton, leaving Prospect without a single church, no manufacturing plants and not much more than a large number of prolific orchards, some untouched granite hills, and a partially completed Fort Knox.

The first census taken with the Town in its present boundaries was in 1860. Prospect then had 1,005 residents.

In 1864 the Civil War broke out and ninety-four men from Prospect enlisted in the Union Army. After the Civil War, Prospect experienced (as did much of rural New England) a long, slow population decline and abandonment of its less productive farms. The Town's population decreased from 1,005 in 1860 to 358 in 1970. This decline was a result of several factors: the most important was that the railroads had opened the eastern markets to midwestern farmers with whom New England farmers just could not compete; the Industrial Revolution drew workers to the cities, and sailing ships were slowly being replaced by steamships.

In 1905 the Bangor and Aroostook Railroad built a line from Bangor to Searsport. Prospect had a railroad station until the late 1920s; the remains of this station can still be found adjacent to the tracks about 1/2 mile South of the intersection of Rts. 1A & 174. At this time, automobile traffic was increasing to the point where the ferry between Prospect and Bucksport could not handle the traffic so a bridge was built between Prospect and Bucksport. The Waldo-Hancock Bridge opened in 1931. This was the first modern suspension bridge in Maine. It was 1/3 the size of the Golden Gate Bridge and was judged the most beautiful bridge constructed in the United States in 1931 by the American Institute of Steel Construction. Due to deterioration, the Waldo-Hancock Bridge was replaced by the Penobscot Narrows Bridge. The new bridge and the world's tallest public bridge observatory were opened to the public in 2006.

Prospect residents have served in all the wars. One served in the Revolutionary War, 94 in the Civil War, 16 in the United States Armed Forces during the Spanish American War, 16 during World War I, 39 during World War II, 16 during the Korean War, and eight during the Vietnam War. The number of Prospect residents serving in Desert Storm, Iran or Afghanistan is unknown.

Throughout its history, Prospect has had several unique small businesses that flourished for a short time. There was a cheese factory built in 1875. The Holbrook family began manufacturing marking "chalk" from the clay on their land about 1880. This business later moved to Bucksport and then was sold to the Bicknell Company in the late 1960s. The Switzer Water Company was formed in 1909 and sold bottled water and carbonated drinks throughout the region until it was forced to close due to a shortage of supplies caused by WWI.

Prospect has supported many small, one-room schools throughout its history, 20 at its peak. Only the Marsh School still stands. SAD 18 was established with the Town of Verona in 1961. After that date, the high school students attended school in Bucksport. Presently, Prospect is part of RSU 25 and all school-age pupils attend the Bucksport schools.

Since the historical low of 358 in 1970, the population of Prospect has begun to rise again. It was 511 in 1980, 542 in 1990, and 698 in 2020. Today Prospect remains a rural, residential community without a major economic base. With some exceptions, most of the families in Prospect depend upon income from outside the Town. For those who are seeking a healthy, rural lifestyle in an unspoiled natural setting and for those who wish a sense of community and a sense of tolerance, it remains an ideal place to live.

Since its beginning, Prospect has belonged to two countries; England and America, two states; Massachusetts and Maine, three counties; Lincoln, Hancock and Waldo, and two towns; Frankfort and Prospect – all in less than a fifty year span.

## Analyses

*Are historic patterns of settlement still evident in the community?*

Historic patterns of settlement are still evident in the community; there are still clear districts, such as Prospect Ferry, Clark District, Bowden Point, Spout Hill, etc. New residents continue to tend to choose Prospect for its rural character, rather than as a place to find employment. Prospect's proximity to Bangor, Ellsworth and Belfast add to the attractiveness.

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

Prospect has no historic commission, nor an historic district, so the only protective measures currently existing for historic and archaeological resources are in the Town ordinances.

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



Local site plan and/or subdivision regulations (Shoreland Zoning Ordinance, Subdivision Ordinance and Site Plan Review Ordinance) require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources and develop a plan for the protection and preservation of any historic sites. Development “will not cause any undue effects on historic sites.” (Prospect Subdivision Plan)

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

Several historic resources, such as old homes and barns, foundations, wharves, cemeteries, have fallen into disrepair. The community provides maintenance, mandated by the State, to preserve cemetery grounds if there is any veteran interred. The Prospect Historical Society and private citizens have done extensive work on several cemeteries. The historic homes, foundations, wharves and barns are on private property and the Town does not provide any incentive to preserve their value as an historical resource.

## Conditions and Trends

### Important Historical and Archaeological Resources

Historic resources, such as old homes, graveyards and historic sites are a valuable part of a community’s character and contribute to the Town’s uniqueness. An inventory of historic buildings helps to create a feeling of community pride, encouraging the Town to preserve the best of the past.

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

#### **Fort Knox State Park**

Located on the eastern coast of Prospect, Fort Knox is listed in the National Register of Historic Places. Built in the mid 1800s, it is one of the best-preserved examples of coastal defense fortifications.

#### **Marsh School, Prospect, c. 1880 – 1963**

Built to serve school District #3, Marsh School is the only remaining one-room schoolhouse in the Waldo County community of Prospect, Maine. The Marsh School is was listed in the National Register at the local level of significance for its association with patterns of rural schooling in nineteenth- and twentieth-century Maine, and for its important role in the political and governmental functions of the Town, and as a good example of a type of educational facility that was once common throughout the state.

Archaeological resources include locations where there has been early presence of human beings, and they include the structures, artifacts, terrain features, graphics and/or remains of plants or animals from earlier times. Archaeological resources refer to those resources found underground, and include those which are prehistoric and historic.

# Pre-Colonial History

There is rich history from the 13,000 years of life of the Penobscots and other indigenous peoples before the arrival of white colonists. “Prehistoric archaeological resources” (as defined by the State of Maine) are those associated with Native American archaeology and generally date prior to the 1600s.

Inventory data as of July 2022

There are four prehistoric archaeological sites known within the Town of Prospect, site numbers 56.12, 56.14, 56.15 and 56.21:

- Site 56.12 and 56.14 are scatters of stone tool fragments on Fort Knox State Park property.
- Site 56.15 is a scatter of stone tool fragments in/near a CMP powerline near the headwaters of the Marsh River.
- Site 56.21 is a scatter of 6 weathered pieces of stone tool debris in the intertidal zone of the Penobscot River at the base of Bowden Point. None of these sites is demonstrated to be National Register eligible.

# Historical Archaeological Sites

These are locales, buildings, foundations, cemeteries, etc. associated with the earliest European colonists.

The Maine Historic Preservation Commission lists five historic archeological sites in the Town of Prospect. However, no professional survey has been conducted to date in Prospect.

To date five historic archaeological sites have been documented for the Town.

Figure 1-2: Municipal Growth Qry

SiteName	Sitenum	SiteType	Periods of Significance	NationalRegisterStatus	Town	Location
Fort Knox	ME 362-001	military, fort	1844-1864 construction also 1863-1866 and 1898 garrisons.	undetermined	Prospect	Location Known
Samuel Heagen Homestead	ME 362-002	domestic	early to mid 19th century	undetermined	Prospect	Location Known
J. Crockett Homestead	ME 362-003	domestic	Based on 1858 Chase map and 1940 topo map.	undetermined	Prospect	Location Known

D. Glidden Homestead	ME 362-004	domestic	Based on 1858 Waldo County Map	undetermined	Prospect	Location Known
Bowden Point Cellar	ME 362-005	domestic	Based on material remains.	undetermined	Prospect	Location Known

Figure 1-3: Pre-Colonial Archaeological Sites



## Threats to Historical and Archaeological Resources

Historical and archaeological resources must first be identified before they can be protected from any potential threats. Archaeological sites are often threatened by development because their location and existence is not obvious. Fortunately, most archaeological sites tend to be located along streams and rivers or “fossil shorelines”, and are accorded some protection through shoreland zoning, floodplain management, and similar ordinances. Potential sites in Prospect are within wetland, shoreland and flood plain areas and are offered some protection, since most development is not possible within these areas due to the Shoreland Zoning Ordinance.

Generally threats are associated with erosion, particularly for Native American sites that are in waterfront settings on rivers and streams. Other threats can certainly be from development, but

if there is an awareness of preservation issues by individual towns, such as Prospect is doing, then the development threats are significantly lessened.

Although occupied historical structures are not as vulnerable to destruction, renovation work may destroy the historic value of the building. Vacant historic buildings may be in danger of being lost through neglect.

*The community's Comprehensive Planning Historic Preservation Data Set prepared and provided to the community by the Maine Historic Preservation Commission (MHPC), and the Office, or their designees.*

See Figure 1-2: Municipal Growth Qry.

*An outline of the community's history, including a brief description of historic settlement patterns and events contributing to the development and character of the community and its surroundings.*

See pages 1-3.

*An inventory of the location, condition, and use of any historical or archaeological resource that is of local importance.*

Needs for further survey, inventory, and analysis:

- No professional town-wide surveys for historic archaeological sites have been conducted to date in Prospect.
- Future archaeological surveys should focus on the identification of potentially significant resources associated with the Town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the Town in the 18th and 19th centuries.
- It is recommended that the Town have a goal to work with the Penobscot Nation and James E. Francis, historian of the Penobscot Nation, to research the Native American history of Prospect.

*A brief description of threats to local historic resources and to those of state and national significance as identified by the Maine Historic Preservation Commission.*

See page 5.

# Goals and Strategies

## Goals

Protect to the greatest extent practicable the significant historic and archaeological resources in the community. The Town should continue to protect and preserve historic sites as they become known.

## Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

It is recommended that the Select Board appoint a Town Historian to be responsible for ensuring the continued protection, preservation and identification of historical and archaeological sites and to act as liaison to the Planning Board and/or Prospect Historical Society as needed.		
<b>Who:</b> Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

It is recommended that the Town Select Board and Town Historian work with the Penobscot Nation and James E. Francis, historian of the Penobscot Nation, to obtain grant funds and to research Native American history of Prospect.		
<b>Who:</b> Select Board/Town Historian	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

*For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.*

Professional prehistoric archaeological survey in Prospect has been limited to Fort Knox, a CMP powerline, survey for the Penobscot Narrows bridge approaches, and a proposed development (quarry) on/near Bowden Point.

Needs for further survey, inventory, and analysis: Survey of the shoreline/valley of the Marsh River and the banks/bluffs along the Penobscot River should be completed by the MHPC.

**Who:**  
Select Board/Town Historian

**Priority:**  
Medium

**Timeframe:**  
Short-term

*Adopt or amend land use ordinances to require the Planning Board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.*

The Prospect Planning Board has incorporated language into three ordinances to protect historic sites.

- **Site Plan Review Ordinance:** article 19 “ If any portion of the site has been identified by appropriate state or federal agencies as containing historic or archeological resources, the development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.”
- **Shoreland Zoning Ordinance:** “Archaeological Site. Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the permitting authority, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application.”
- **Subdivision Ordinance:**
  - Article 1.8 “ The subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites...”
  - Article 11, 2G: “If the proposed subdivision contains any identified historical or archeological sites, or any areas identified in the Comprehensive Plan as rare..... These areas shall be suitably protected by appropriate covenants and management plans.”

Review and revise existing ordinances on an on-going basis, including information from the Comprehensive Plan, future surveys and the Maine Historical Preservation Commission.

**Who:**  
Planning Board

**Priority:**  
Medium

**Timeframe:**  
On-going

*Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community’s historic and archaeological resources.*

The Town should initiate an effort to document Prospect's historical and archaeological resources by surveying potential historical and archaeological sites.

An evaluation of the buildings, wharves, cemeteries and foundations in Prospect with historic significance is recommended. It is suggested that the Prospect Historical Society establish a list of properties which may be eligible for inclusion on the National Register of Historic Places.

<b>Who:</b> Select Board/MHPC	<b>Priority:</b> Medium	<b>Timeframe:</b> Mid-term
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The Town of Prospect Select Board will apply for any available Maine Historic Preservation Commission survey grants to accomplish a complete inventory of historic sites, as well as, prehistoric and historic archaeological sites in Prospect. Once these sites have been identified, they will be protected within the Land Use Ordinance.

<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Long-term
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The MHPC is interested in other old house sites, foundations and standing homesteads in town so that they can be incorporated into their inventory. If a list of such sites can be compiled, a representative is willing to come for a visit to gather additional information needed for the inventory, such as fairly precise location information and dimensions of visible remains.

<b>Who:</b> Select Board/Town Historian/MHPC	<b>Priority:</b> Medium	<b>Timeframe:</b> Mid-Term
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## Summary

The area now known as the Town of Prospect has been inhabited for centuries; first by the Native American people and beginning approximately 300 years ago, by eastern European colonists. Some historic and archaeological sources have been identified. Those and other potential sites should be protected and preserved.

## Sources

- State of Maine Data Set Comprehensive Plan Resources
- 1994 Town of Prospect Comprehensive Plan
- Alice Ellis, History of the Town of Prospect, Maine. 1980.
- James E. Francis, Historian Penobscot Nation
- Tina Gagnon, local historian
- Maine Historical Preservation Commission, Leith Smith, Historical Archeologist





# Chapter 2: Water Resources

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

## Introduction

This chapter presents an overview of Prospect's water resources and includes surface water bodies and groundwater. Rivers, brooks, streams, known sand and gravel aquifers and watershed boundaries are highlighted in Figure 2-3.

Drained by the south branch of the Marsh River, Prospect is situated along the west bank of the Penobscot River, New England's second largest river. The Town of Prospect has a total area of 20.20 square miles, of which, 18.09 square miles of it is land and 2.11 square miles is water.

The major surface water body in the Town of Prospect is the Penobscot River. At the northern end of Prospect at Bowden Point, the Penobscot River branches off and proceeds south and becomes Marsh River's South Branch. The coastline along the Penobscot River and the South Branch Marsh River has been classified by the Maine Department of Inland Fisheries and Wildlife (MDIFW) as a Wildlife Management District (WMD), known as the Howard Mendall Wildlife Management Area (WMA). Located in the towns of Prospect and Frankfort, this WMA comprises approximately 371 acres of tidal flats, brackish-salt marsh, and upland habitat containing both forest and fields.

There are no central domestic water or sewer systems in the Town of Prospect. The Town, all residents, and businesses depend on individual wells for their water supply, with a significant number dependent upon bedrock wells.

According to the 2022 Prospect community survey, over 85% of respondents support municipal protection of ground (well) water, and over 91% agree that it is important to protect air and water quality in the Town and region.

## Analyses

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

Point sources of pollution, as defined by the Maine Department of Environmental Protection (DEP), is any single identifiable source of pollution such as a discharge pipe. According to the Maine Department of Agriculture, Conservation and Forestry (DACR) Significant and Gravel Aquifers map, there are two potential point sources of groundwater contamination (indicated by red arrows in Figure 2-1):

1. The Town of Prospect's sand-salt storage area previously located along route 1A in the area of one of the Town's significant aquifers with a yield of 10-50 gallons per min. The

storage was closed in the early 2000s and no mitigation steps were taken to clear potential contamination.

2. The Town's sand-salt storage area is now located on a 2 acre parcel on Shore Road in Prospect. The pad is tilted back to prevent runoff and there is a catch basin present to catch water runoff.

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

Non-point source pollution, as defined by the Maine Department of Environmental Protection (DEP), is pollution that often comes from a number of diffuse sources within a watershed (all the land area that drains into one waterbody). Stormwater runoff is water that doesn't soak into the ground during a rain storm and flows over the surface of the ground until it reaches a stream, lake, estuary, or the ocean. Stormwater runoff often picks up polluting hitchhikers such as soil, fertilizers, pesticides, manure, and petroleum products.

None of Prospect's streams, brooks, rivers or ponds were listed on any of of Maine DEP's Nonpoint Source Priority Watersheds Lists for impaired lakes, streams or maine waters dated December 2020. In addition, there are no impaired lakes or ponds identified on the 2022 Prospect Water Resources Map (Figure 2-3), provided by Maine DEP.

At present, there are no observable 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, such as:

- Septic systems around Halfmoon Pond that are situated within 250' of the shoreline.
- A concrete contractor located on Route 1A.
- A construction company located on Route 1A.
- A bait shop and granite 'quarry' located on Bowden Point Road.
- A proposed future granite blasting and rock crushing facility on Bowden Point.

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

As there is no municipal water supply in Prospect, all residents and businesses within the Town of Prospect rely on groundwater for their water supply which is pumped from individual wells down to the underlying aquifers.

According to the Maine Geological Survey, an aquifer is a water-bearing geological formation capable of yielding a usable amount of groundwater to a well. In Maine there are two types of aquifers:

- **Bedrock:** Groundwater that is stored in fractures in the rock. Areas with a large number of fractures may contain significant amounts of water and can provide enough water for a single-family home.
- **Sand and gravel:** A deposit of coarse-grained surface material that in all probability can supply useful volumes of groundwater.

Boundaries, as indicated on Figure 2-1, are based on the best known information and enclose areas that tend to be the principal groundwater recharge sites. Recharge to these specific aquifers however, is likely to occur over a more extensive area than shown on the map.

There are two known significant sand and gravel aquifers located in the Town of Prospect as indicated in Figure 2-1. This map can be used to locate sites that are favorable for development of water supplies from Maine's surface sand and gravel aquifers and, as a corollary, to locate

surface sites that are unfavorable for storage or disposal of wastes of toxic hazardous materials. One aquifer is located in the north end of Town along the Marsh River's South Branch. This aquifer is bounded on the south by Colson Stream. The other aquifer is located on the south side of Colson Stream and runs directly beneath Route 1A. This aquifer is part of an aquifer system which extends for a considerable distance south-eastward.

Both aquifers yield an average of 10-50 gallons of water per minute. Sand and gravel aquifers generally store and yield a higher quantity and quality of groundwater than do bedrock wells. However, sand and gravel aquifers have a more permeable recharge area that is located closer to the ground surface than bedrock wells. As a result, wells drilled into sand and gravel aquifers can become contaminated more easily and impact a greater volume of water than bedrock wells.

Groundwater needs to be protected from pollution and from depletion. It should be recognized that once groundwater is contaminated, it is difficult, if not impossible, to clean. Contamination can eventually spread from groundwater to surface water and vice versa. Thus, it is important to take measures to prevent contamination before it occurs. Protecting groundwater resources and preventing contamination is the most effective and least expensive technique for preserving a clean water supply for current and future uses.

Should the Town of Prospect decide to develop a municipal water system, the known sand and gravel aquifers would be a prime public water source. To meet future water demands, it is imperative that the Town of Prospect protect this water source from contamination. Unfortunately, Prospect's aquifers are located beneath Route 1A and beneath agricultural lands, as well as several existing gravel pits. Possible causes of contamination include faulty septic systems, road salt leaching into the ground, above ground or underground storage tanks, agricultural run-off of animal waste, auto salvage yards, and landfills.

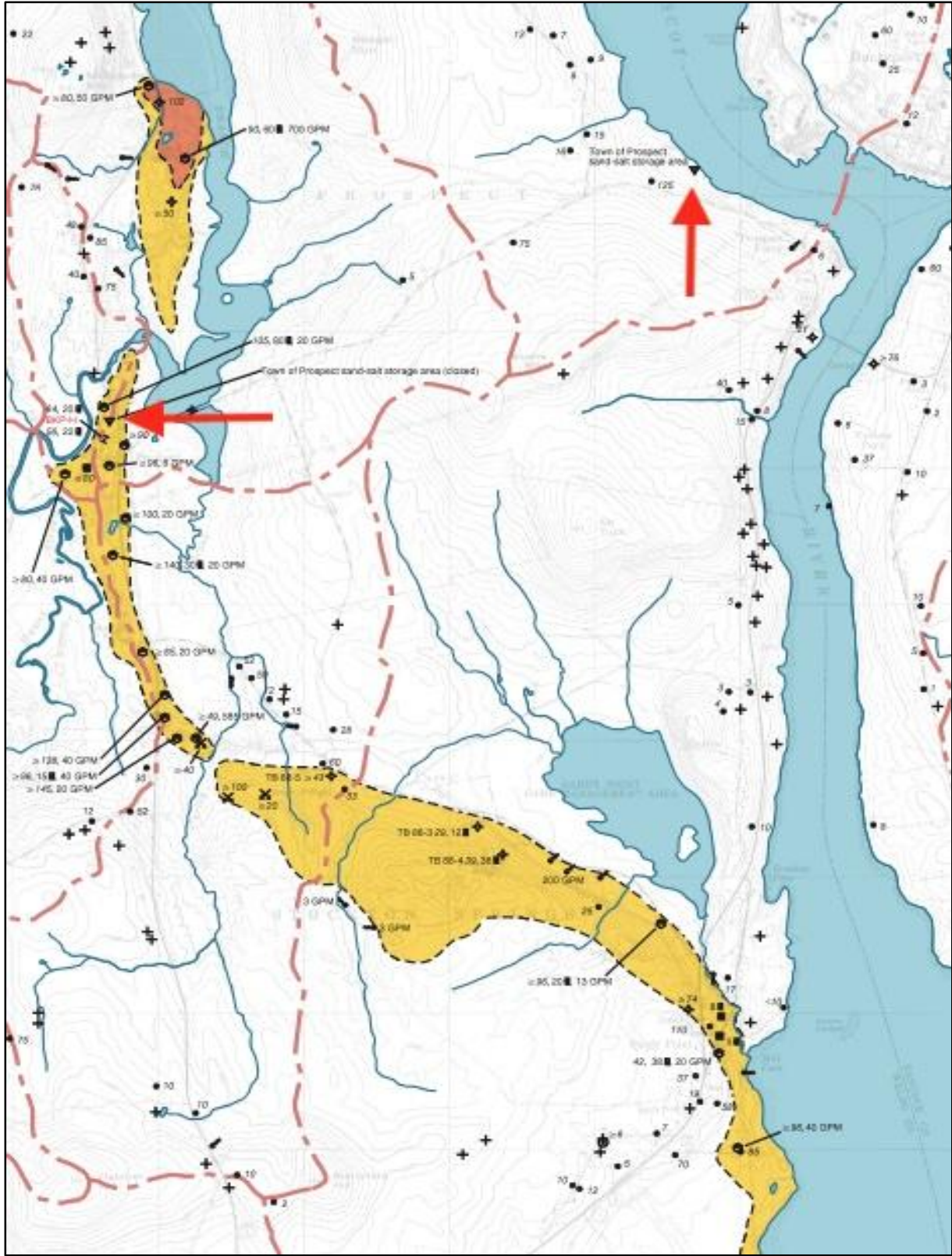
Groundwater flows according to geology, not municipal boundaries. Consequently, it is essential that all communities sharing a water resource, whether groundwater or surface water, and their recharge zones or watershed area, should work together to protect the resource. As of Spring 2023, neighboring towns including Searsport and Frankfort do not currently have any aquifer ordinances in place.

Based on the Maine DEP Underground Oil Storage Facilities Program database, there are no longer any active underground oil storage tanks (USTs) registered in the Town of Prospect. Based on Department records, M&D's Country Store (DEP Registration # 3785) was located at the corner of routes 174 and 1A. The facility consisted of:

1. 1 - 2,000 gallon unleaded gasoline UST
2. 1 - 1,000 gallon leaded gasoline UST
3. 1 - 500 gallon diesel UST

The diesel UST was removed in 1988 and the gasoline USTs were removed in 1997. Contaminated soil was identified at the time of removal in 1997 (DEP Spill # B-682-1997). Cleanup was extensive and affected neighboring properties. Cleanup costs spent for this project are listed at \$576,376.

Figure 2-1: Significant Sand and Gravel Aquifers in Prospect

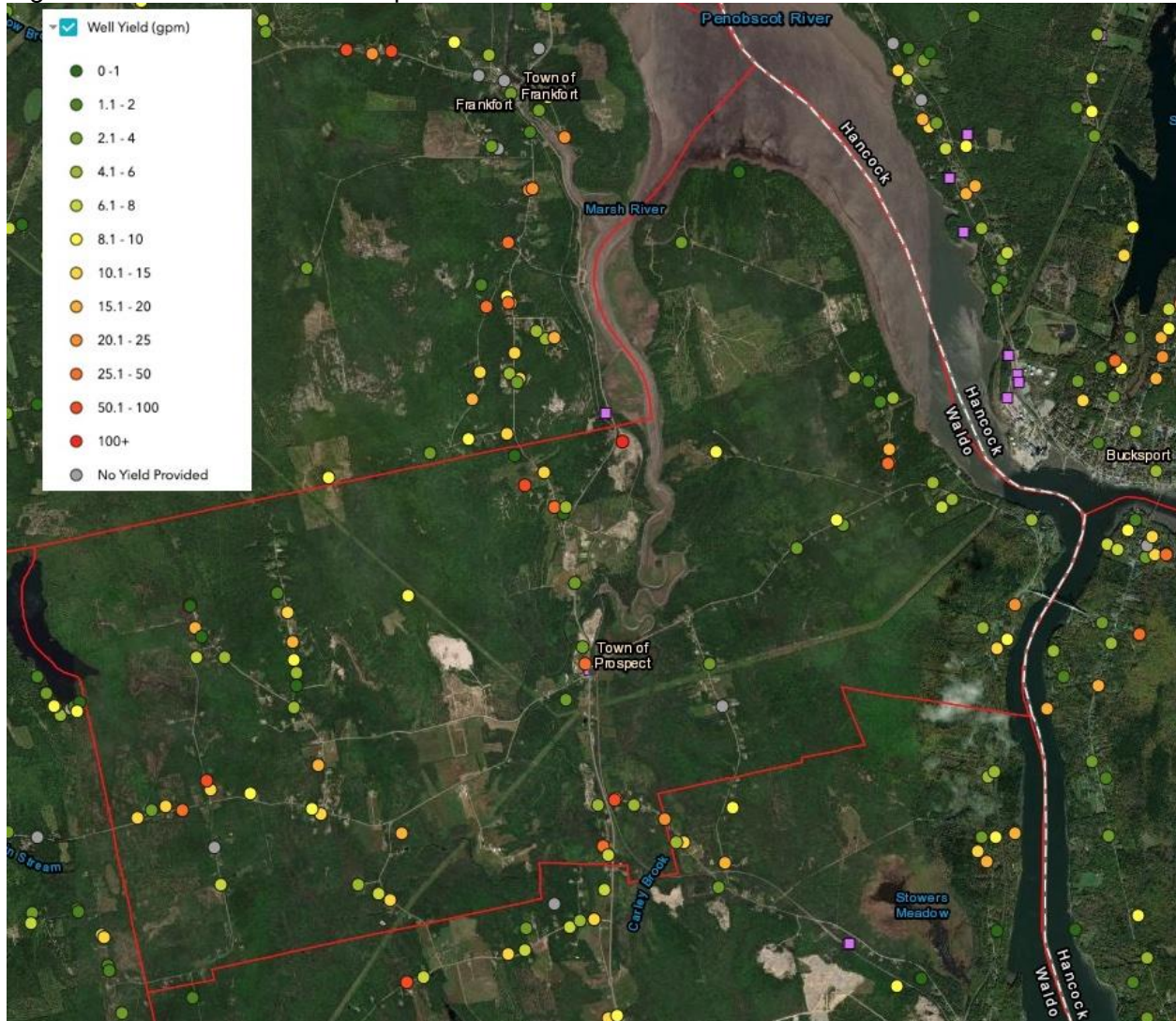


Source: Maine Department of Agriculture, Conservation and Forestry (DACF)

As mentioned, all residents in the Town of Prospect depend on individual wells for their water supply. According to the Maine Geological Survey Water Well Database, there are 72 located wells and 64 unlocated wells listed in the Town of Prospect (Figure 2-2):

- Average depth of located wells: 260' (15% of wells > 400' deep)
- Majority of the wells in Prospect are drilled bedrock wells and there are no documented dug wells identified in the Water Well Database.
- There are 2 documented gravel wells drilled in 1964 and 1970.
- **Note:** There are many wells in town that are not documented.

Figure 2-2: Known wells in Prospect



Source: Maine Geological Survey Well Database

*Do public works crews and contractors use best management practices to protect water resources in their daily operations (e.g. salt/sand pile maintenance, culvert replacement street sweeping, public works garage operations)?*

As per Chapter 11: Public Facilities and Services and Chapter 12: Fiscal Capacity and Capital Investment Plan, the Town of Prospect does not have a public works crew or facility. It is recommended that the Planning Board and Road Commissioner review and amend the Road Acceptance Ordinance, enacted in 1984, to ensure it includes water quality protection practices and standards for construction and maintenance.

*Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?*

The Town of Prospect is not currently partnering with any local or regional advocacy groups that promote resource water protection. It is recommended that the Select Board appoint a conservation commission to research opportunities for Prospect to partner with neighboring towns and local groups to protect our water resources.

## Conditions and Trends

*The community's Comprehensive Planning Water Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, the Department of Environmental Protection and the Office, or their designees.*

*A description of each great pond, river, surface drinking water supply, and other water bodies of local interest including:*

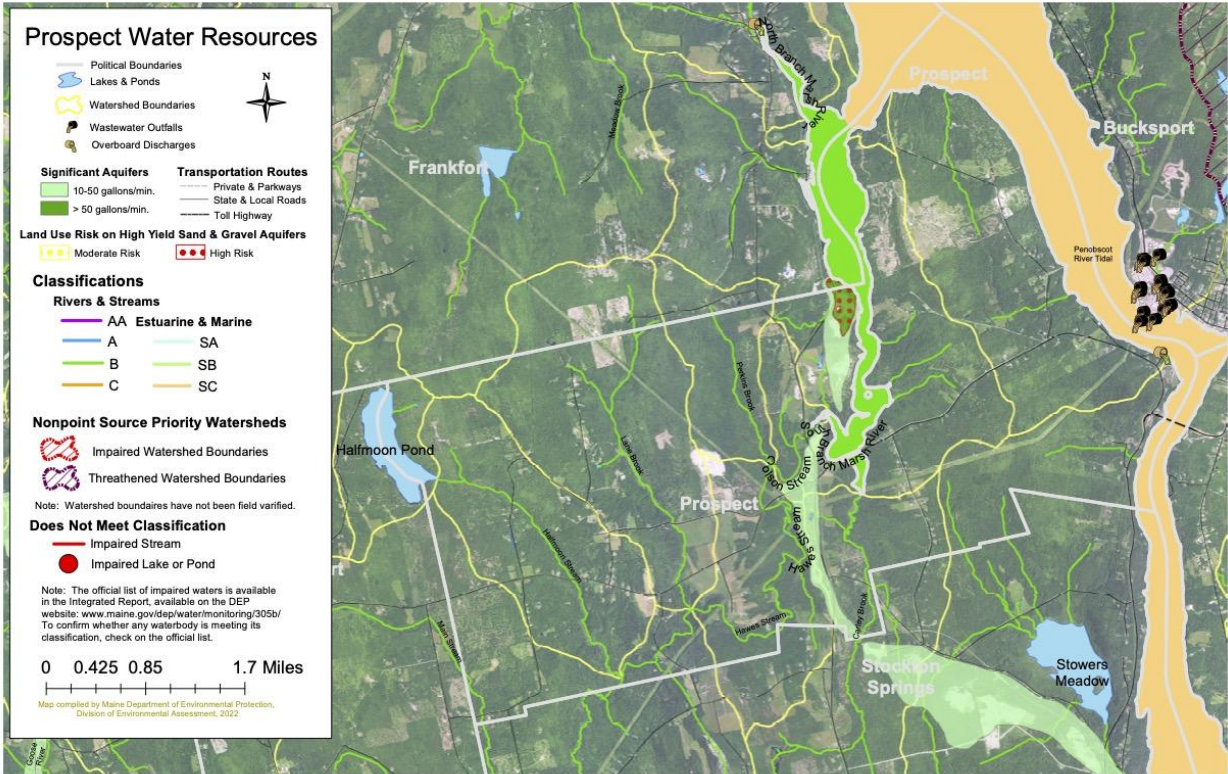
- a. ecological value;*
- b. threats to water quality or quantity;*
- c. documented water quality and/or invasive species problems.*

## Ponds, Lake, and Streams

There are no lakes in Prospect and the only freshwater pond identified on the Prospect Water Resources Map (Figure 2-3) is Halfmoon Pond, 176 acres in size with a maximum depth of 41 feet. The principal fish species include brook trout and smallmouth bass. A small boat launch for boats and canoes is located on the south shore, off of Swan Lake Avenue. According to the 2023 Maine DEP Invasive Aquatic Plant Map, Halfmoon Pond does not contain any invasive plants. This pond is used as a water source for the neighboring Searsport Water District.

There are a number of small streams and brooks identified in Figure 2-3 including Halfmoon Stream, Main Stream, Lane Brook, Perkins Brook, Coleson Stream, Hawes Stream and Carley Brook. As mentioned earlier in this Chapter, none of the streams, brooks, rivers or ponds located in the Town of Prospect were identified on Maine DEP's Nonpoint Source Priority Watersheds Lists for impaired lakes, streams or Maine waters dated December 2020.

Figure 2-3: Prospect Water Resources



Source: Maine Department of Environmental Protection (MDEP), Division of Environmental Assessment, 2022.

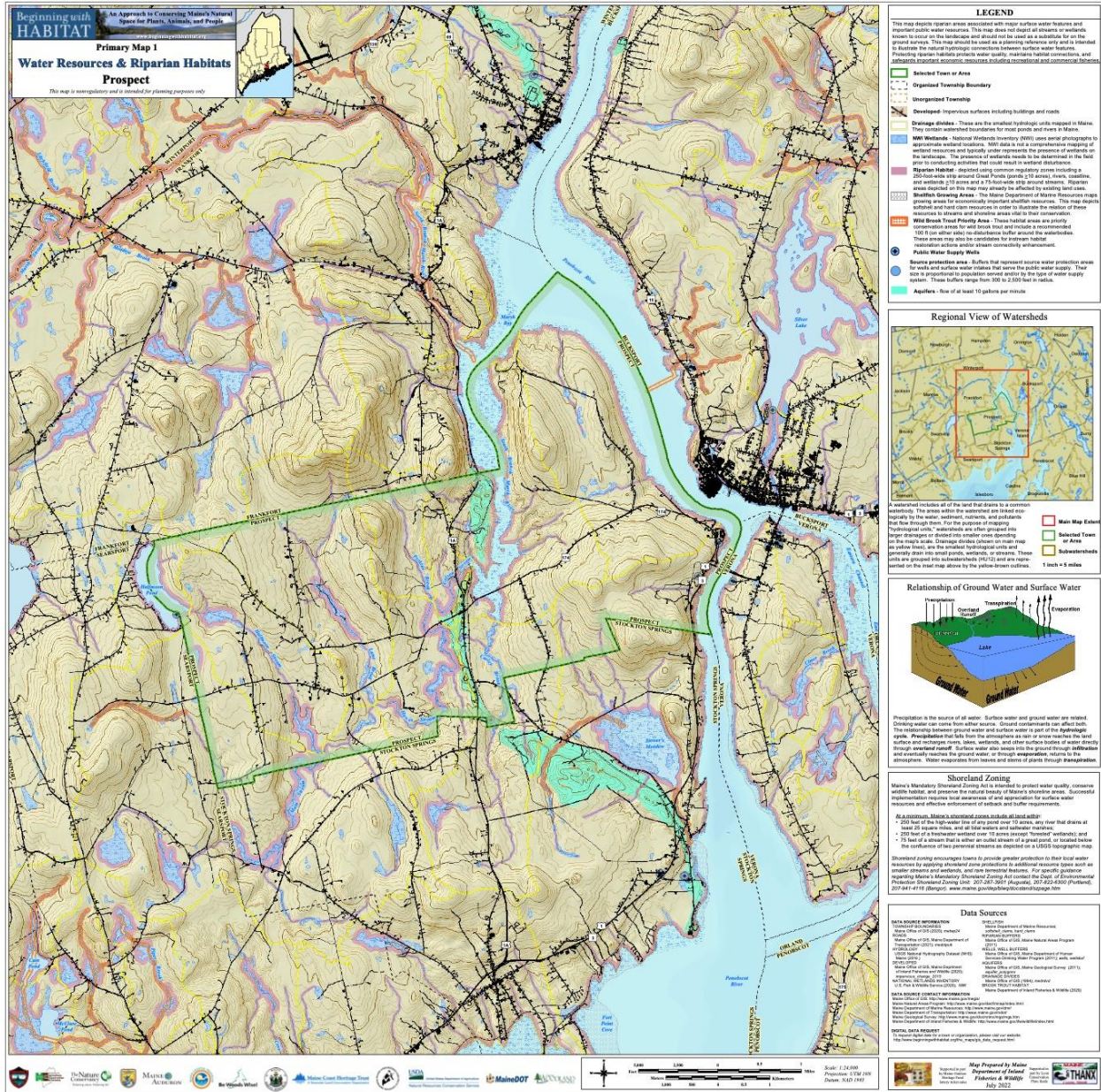
The most significant river in Prospect, other than the Penobscot River, is the South Branch Marsh River, a 3.0-mile-long tidal river in the towns of Prospect and Frankfort in Waldo County, Maine. It joins the North Branch Marsh River to form Marsh Bay, a short arm of the tidal Penobscot River. The South Branch forms in the Town of Prospect at the confluence of Colson Stream and Carley Brook. This area is part of the Howard Mendall Wildlife Management Area and according to the Maine Department of Inland Fisheries and Wildlife:

“Wetlands include portions of Colson Stream, Carley Brook, and the tidal borders of the South Branch of the Marsh River. Within this area, brackish tide water, mud flats, tidal marsh, upland fields and limited forested land support a community of varied plant and animal life typical of an estuarine environment.

Mendall Marsh is part of a larger wetland complex that holds statewide significance by virtue of its exceptional diversity and seasonal abundance of marine-related wildlife resources. This area provides habitat for numerous species of waterfowl, wading birds, shorebirds, aquatic and upland furbearers, and other wildlife.”

Figure 2-4 illustrates Prospect’s riparian areas associated with major surface water features, and provides a regional view of watersheds in Prospect. A watershed, as defined by Maine DEP, is all of the land area from which stormwater runoff drains to a given surface water. There are no public water supply wells identified.

Figure 2-4: Prospect Water Resources & Riparian Habitats



Source: Maine Department of Inland Fisheries & Wildlife (July 2022)

## Public Water Supply Sources

The Maine’s Source Water Assessment Program (SWAP), mandated by EPA, assesses the vulnerability of the state’s public water supplies and provides communities with information and resources to better protect their water sources. The Maine Drinking Water Program (DWP) completed assessments on two public, non-community wells located in Prospect for the likelihood of contamination by existing or future activities. This assessment is a requirement of the Federal Safe Drinking Water Act and findings are summarized in Figure 2-5. The last assessment was completed in 2003 in order to delineate the source water protection areas and once this was completed, that was the end of the project. According to the Maine Department



of Health and Human Services, Drinking Water Program, another statewide assessment is not planned.

Figure 2-5: Public Water Supply (PWS) Assessment for Prospect

Source ID	PWS Name & Location	Risk type and Rating		
		Geology	Area	Control
93936103	Fort Knox 740 Fort Knox Road	<b>Low</b> Bedrock well Overburden: 40 feet	<b>High</b> Positive coliform test (2003)	<b>Low</b> Source proprietor owns/controls land within 300 ft of water source
6125102	Penobscot Narrows Observatory 740 Fort Knox Road	<b>Low</b> Bedrock well Overburden: 33 feet	<b>Moderate</b> Septic system within 300 well	<b>Low</b> Source proprietor owns/controls land within 300 ft of water source

Source: Maine SWAP. May 9, 2003

*A summary of past and present activities to monitor, assess, and/or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species.*

There are currently no activities in place in Prospect to monitor and assess water quality. The Town of Prospect should appoint a Conservation Commission to research opportunities for Prospect to investigate programs available to monitor water quality and partner with neighboring towns and local groups to protect water resources.

*A description of the location and nature of significant threats to aquifer drinking water supplies.*

There are currently no known significant threads to aquifer drinking water supplies in Prospect; however, Figure 2-6 contains the list of sites within Prospect on the Maine Environmental and Geographic Analysis Database (EGAD). EGAD was originally designed to store site and water quality information for potential and actual sources of contamination to groundwater in Maine.

Figure 2-6: Sites in Prospect listed in EGAD

Site Name / Address	Site Type / MDEP License	Summary
PROSPECT LANDFILL HAWES BRIDGE RD	LANDFILL MUNICIPAL 005397-07	1 ACRE LANDFILL CLOSED IN 1985 THE LANDFILL WAS CLOSED PRIOR TO THE ESTABLISHMENT OF THE MEDEP LANDFILL CLOSURE AND REMEDIATION PROGRAM IN 1988. THEREFORE THE CLOSURE PROCEDURE IS UNKNOWN.
BOYNTON F SITE FIELD 1 HAWES BRIDGE RD	ASH UTILIZATION SITE S020226-SK	BABCOCK ULTRAPOWER -JONESBORO RECEIVED A PERMIT BY RULE TO LANDSPREAD WOODASH ON 3 SITES

<p>BOYNTON E SITE FIELD 2 BOYNTON E SITE FIELD 3 N SEARSPORT RD</p>		<p>TOTALLING 102 ACRES, OWNED AND OPERATED BY ELWIN BOYNTON. FIELD 2 IS 8 ACRES. THE CROPS ARE GRASS AND LEGUMES. THERE IS A FIELD STACKING AREA ON THE KNOLL ON THE CENTER</p>
<p>HOLMES P SITE FIELD 1-6 PARTRIDGE RD.</p>	<p>ASH UTILIZATION SITE S020317-SK</p>	<p>BABCOCK ULTRAPOWER-WEST ENFIELD RECEIVED A PERMIT BY RULE TO LANDSPREAD WOODASH ON 1 SITE(FIELD 1-6) TOTALLING 32 ACRES, OWNED AND OPERATED BY PAULINE HOLMES. THE CROP IS GRASS/LEGUMES. THERE IS A FIELD STACKING AREA ON FIELD 2 AT THE NORTH END OF THE EXIT</p>
<p>GERRISH-HAWES AST SPILL 110 HATCH ROAD</p>	<p>LEAKING ABOVE GROUND STORAGE TANK</p>	<p>A HOMEOWNER REPORTED THAT A NEIGHBORING HOUSE HAD A LEAK IN THE OIL TANK CAUSING KEROSENE TO BE SPREAD OVER HIS PROPERTY. AT LEAST 680 LINEAR FEET OF LAND WAS COVERED BETWEEN THE SOURCE OF THE LEAK AND WHERE IT ENTERED MAIN STREAM. <u>Related programs:</u></p> <ul style="list-style-type: none"> <li>• Hazardous Oil Spills: B-210-2018</li> </ul>
<p>HAMMA SITE FIELD 1-2 N SEARSPORT RD</p>	<p>SLUDGE UTILIZATION SITE S020916-SO</p>	<p>THE BREWER WASTEWATER TREATMENT PLANT RECEIVED A LICENSE TO LANDSPREAD LIME STABILIZED WASTEWATER TREATMENT PLANT SLUDGE ON 2 SITES TOTALLING 71 ACRES, OWNED AND OPERATED BY ARNOLD G. HAMM. FIELD 1-2 IS 25.5 ACRES. THERE IS A TEMPORARY FIELD STACKING AREA</p>
<p>HAMMA SITE FIELD 3-4 N SEARSPORT RD</p>	<p>SLUDGE UTILIZATION SITE S020916-SO</p>	<p>THE BREWER WASTEWATER TREATMENT PLANT RECEIVED A LICENSE TO LANDSPREAD LIME STABILIZED WASTEWATER TREATMENT PLANT SLUDGE ON 2 SITES TOTALLING 71 ACRES, OWNED AND OPERATED BY ARNOLD HAMM. FIELD 3-4 IS 45.5 ACRES. THERE IS A TEMPORARY FIELD STACKING AREA</p>
<p>VAUGHN THIBODEAU AND SONS PIT HAWES BRIDGE RD</p>	<p>RESOURCE EXTRACTION ACTIVITY</p>	<p>VAUGHN THIBODEAU &amp; SONS INC FILED A NOTICE OF INTENT TO COMPLY FOR THE OPERATION OF AN EXISTING QUARRY IN PROSPECT 1/13/00. THE PROPOSED EXPANSION OF THIS &lt;1 ACRE PIT IS 15.01 ACRES. <u>Related programs:</u></p> <ul style="list-style-type: none"> <li>• Gravel Pit/Mining ID: 382</li> <li>• Hazardous Oil Spills: B-297-2010</li> </ul>
<p>JOHNSON PIT</p>	<p>RESOURCE</p>	<p>LESS THAN 5 ACRE EXPANSION; BEHIND</p>

RTE 1A	EXTRACTION ACTIVITY	TOWN HALL <i>No permit or Gravel Pit/Mining ID.</i>
BOYTON PIT RTE 1A	RESOURCE EXTRACTION ACTIVITY	<u>Related programs:</u> <ul style="list-style-type: none"> <li>Gravel Pit/Mining ID: 191</li> </ul>
LANE CONSTRUCTION PIT RT 1A RTE 1A	RESOURCE EXTRACTION ACTIVITY	SAND PIT
M AND D'S COUNTRY STORE ROUTE 1A AND 174	LEAKING UNDERGROUND STORAGE TANK	<i>No additional details</i> <u>Related programs:</u> <ul style="list-style-type: none"> <li>Hazardous Oil Spills: B-682-1997</li> </ul>
BUTTERWORTH QUARRY BOWDEN POINT ROAD	RESOURCE EXTRACTION ACTIVITY	ACCESS TO SITE IS QUARRY ROAD, LOCATED ON THE SOUTH SIDE OF BOWDEN POINT ROAD <u>Related programs:</u> <ul style="list-style-type: none"> <li>Gravel Pit/Mining ID: 645</li> </ul>
PROSPECT TOWN SSP SHORE ROAD	SAND/SALT STORAGE	THE TOWN CONSTRUCTED A THREE SIDED BIN WITH NO COVER IN 1997. SSP SIZE IS 1800 CUBIC YARDS UNCOVERED. THIS SITE IS LOCATED ON THE BANKS OF THE PENOBSCOT RIVER.THE SSP USED TO BE LOCATED OFF OF ROUTE 1A AND HAD CONTAMINATED GROUNDWATER SITES.

*A summary of existing lake, pond, river, stream, and drinking water protection and preservation measures, including local ordinances.*

Prospect has two ordinances currently in place to protect water resources as outlined in Figure 2-7.

Figure 2-7: Prospect Ordinances

Ordinance	Details
<b>Aquifer Protection Ordinance</b>	The purpose is to safeguard the public health, safety, and welfare of the citizens of the Town of Prospect by providing for the protection and conservation of groundwater resources stored in the Town's sand and gravel aquifers, and to prevent a shortage or overburdening of groundwater resources situated within the Town. In addition, this ordinance is to protect the quality and manage the quantity of the Town's groundwater resources.

<p><b>Shoreland Zoning Ordinance</b></p>	<p>The purposes are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect freshwater and coastal wetlands; to control building site, 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.</p>
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Source: *Town of Prospect*

On April 1, 2023, the residents in the Town of Prospect approved proposed revisions to the Town’s Site Plan Review and Shoreland Zoning ordinances:

- **Site Plan Review Ordinance:** Further protection of quality and quantity of groundwater in town.
- **Shoreland Zoning Ordinance:** Limit for certain types of structures within the shoreland zone to certain zoning districts, and clarification of the definition of ‘industrial’.

The Town should reassess these ordinances on an on-going basis to ensure they provide adequate protection for water resources.

The Town should create ordinances as suggested by “beginning with habitat” Maine.gov, to create significant “buffer zones” around all wetlands, brooks and streams to prevent habitat loss, pollution or damage, as many are vital to the endangered glass eel and rainbow smelt spawns, as well as many other fish species, amphibians, reptiles and shorebirds.

The Town should discuss creating a limited waterfront zone, potentially extending beyond the 250’ resource protection, with guidelines for acceptable development. Measures should be enacted to provide maximum protection of the shoreline, marshes, brooks, streams and wetlands.

## Policies

- *To protect current and potential drinking water sources.*
- *To protect significant surface water resources from pollution and improve water quality where needed.*
- *To protect water resources in growth areas while promoting more intensive development in those areas.*
- *To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.*
- *To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.*

# Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

*Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:*

- *Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).*
- *Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.*
- *Maine Pollution Discharge Elimination System Stormwater Program*

*Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.*

Reassess and update the Aquifer Protection and Shoreland Zoning ordinances to ensure they provide adequate protection for Prospect's water resources. Investigate water protection based on different types of locations/areas (i.e. residential, industrial, rural, etc).		
<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> On-going

Review and update the subdivision ordinance as needed to reference the latest Maine State Stormwater Management Law regulations and integrate standards that promote low impact development design.		
<b>Who:</b> Planning Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Long-term

*Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.*

Create or amend existing ordinances as needed to protect existing stream and shoreland water quality, wildlife habitat, wetlands, archaeological sites and historic resources.		
<b>Who:</b> Planning Board	<b>Priority:</b> Medium	<b>Timeframe:</b> On-going

Ensure the Town's ordinances follow the Source Water Protection guidance provided by the Maine Division of Environmental and Community Health.		
<b>Who:</b> Planning Board	<b>Priority:</b> Medium	<b>Timeframe:</b> On-going

<p>Appoint a Conservation Commission to research opportunities for Prospect to partner with neighboring towns and local groups to protect our water resources:</p> <ul style="list-style-type: none"> <li>• Create a matrix of neighboring towns and identify protections/ordinances currently in place.</li> <li>• Consult with the Maine Drinking Water Program (DWP) to understand what Prospect can do to identify, reduce, and eliminate risks and vulnerabilities to the Town's water sources.</li> <li>• Consult with Beginning with Habitat (BwH) to build habitat conservation into the Town's long-term plans.</li> <li>• Partner with local advocacy groups such as the Waldo County Soil and Water Conservation.</li> <li>• Consult with the Maine DEP and DIFW regarding programs available to monitor and prevent invasive plants and fish. The Lake Stewards of Maine website, <a href="http://www.lakesofmaine.org">www.lakesofmaine.org</a>, provides details regarding bodies of water including water quality, fish species and other lake and watershed information.</li> </ul>		
<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Long-term

*Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.*

Research the feasibility of a plan to monitor the quality and quantity of the Town's two sand and gravel aquifers annually.		
<b>Who:</b> Select Board/Code Enforcement Officer	<b>Priority:</b> Medium	<b>Timeframe:</b> Mid-term

*Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.*

<p>Post resource contacts for the following on the Town of Prospect website and have information available at the Town Office:</p> <ul style="list-style-type: none"> <li>• Natural Resource Conservation Service</li> <li>• University of Maine Cooperative Extension</li> <li>• Soil and Water Conservation District, Maine Forest Service</li> <li>• Small Woodlot Association of Maine.</li> <li>• Maine CDC Drinking Water Program - Offers free private well technical assistance</li> </ul>		
<p><b>Who:</b> Town Office</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Short-term/On-going</p>

*Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.*

<p>Review and amend the Road Acceptance Ordinance, enacted in 1984, to ensure it includes water quality protection practices and standards for construction.</p>		
<p><b>Who:</b> Planning Board/Road Commissioner</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Mid-term</p>

*Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.*

<p>Establish a municipal Conservation Commission to facilitate the protection of the Town’s natural resources. The Commission’s activities should include public education, and assistance to the Planning Board and other municipal entities (as appropriate) in reviewing development proposals and in development of ordinances.</p>		
<p><b>Who:</b> Select Board</p>	<p><b>Priority:</b> Low</p>	<p><b>Timeframe:</b> Long-term</p>

<p>Research and establish the annual testing of wells that supply public facilities within Prospect such as the community center, firestation, and town office.</p>		
<p><b>Who:</b> Select Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Long-term</p>

Research programs and grants available that would allow for Prospect residents to have their private wells tested on an annual basis.

**Who:**  
Select Board

**Priority:**  
Medium

**Timeframe:**  
Long-term

*Provide educational materials at appropriate locations regarding aquatic invasive species.*

Contact the Maine DEP for educational materials regarding aquatic invasive species and keep educational materials available at the Town Office.

**Who:**  
Town Office

**Priority:**  
Medium

**Timeframe:**  
Short-term / On-going



# Chapter 3: Natural Resources

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

## Prospect's Natural Resources

### Introduction

Natural resources include the topography, land cover, and wildlife of Prospect. Land cover includes water resources, wetlands, soils, and unique natural areas. Natural resources information is useful in identifying opportunities and constraints for development and for protecting environmentally sensitive areas. The natural resources of Prospect also contribute greatly to the quality of life in Town. They provide desired open space and are valued for recreational opportunities such as fishing, boating, snowmobiling, hunting, canoeing, hiking, and cross country skiing, as well as other activities.

Prospect's shoreline on the Penobscot river is home to The Penobscot Narrows Bridge and Observatory, as well as Fort Knox State Park. These are both operated by the State of Maine, the former as part of Maine DOT, and the latter as a Maine State Park and both are very popular destinations for locals as well as tourists. North of Fort Knox along the Penobscot River is characterized by the beautiful undeveloped coastline of Bowden Point.

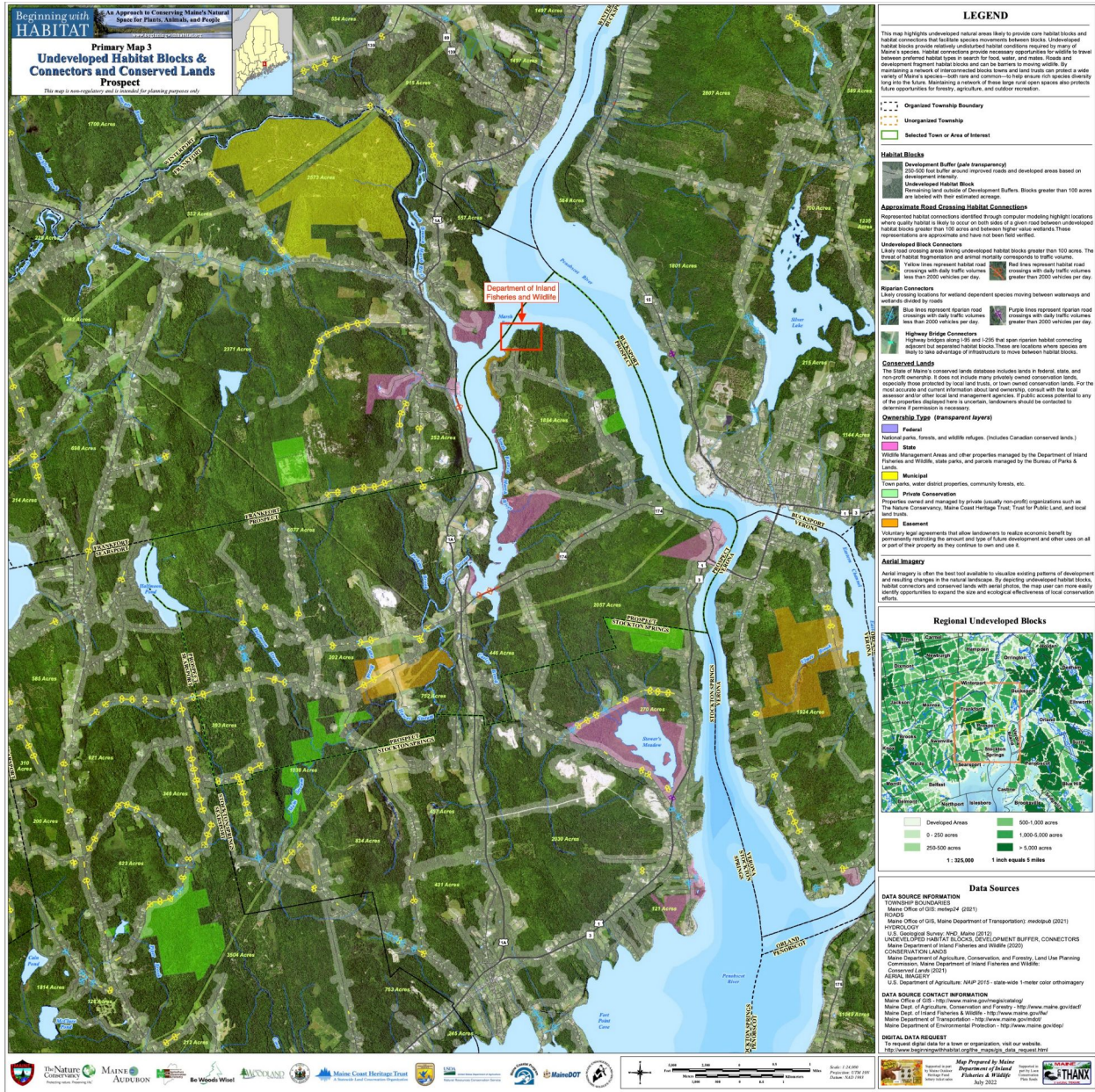
Prospect also has a few areas of private conservation, and an additional area on the northern point of Bowden Point that will be taken over by Maine Department of Inland Fisheries. These are pointed out in Figure 3-1, and also discussed in further detail in Section 4 - Agriculture and Forestry Resources.

The 2022 survey of residents and landowners in the Town of Prospect showed that nearly 50% of the respondents' access to recreational opportunities was adequate and 30% were neutral and were split on whether additional tax raised funding should be spent improving recreational opportunities.

Over 75% of respondents state that the Town should do what it can to preserve forested land, farmland and public lands. There were very similar results when questioned about the protection of air and water within the Town.

It is quite clear from the survey results that the natural resources within the Town of Prospect are very important to the residents and landowners.

Figure 3-1 - Undeveloped Habitat Blocks & Connectors and Conserved Lands



## Topography

The Town of Prospect, Maine is located in Waldo County on the west side of the Penobscot River with its center 20 miles south of Bangor, 13 miles north of Belfast, and 5 miles west of Bucksport. The Town encompasses 11,942 acres (18,66 square miles), 480 acres of which are freshwater wetlands and 979 acres of riverfront wetlands.

Prospect was named for the scenic view offered by the landforms. The land is dominated by a series of hills separated by lowlands carved in part by the Marsh River's South Branch and other small streams. The extreme eastern end is a sloping river bank, with a particularly steep slope on its southern half. Between the hills on the eastern peninsula and the main roads

(Route 1A) is a level valley containing the tidal marsh land surrounding Marsh Stream. Rising west of the valley is an esker running along Route 1A that extends southward to Sandy Point in Stockton Springs and northward with interruptions to Winterport and beyond. West of the esker, the feeder streams to Marsh River have created a series of lowlands interspersing a series of hills extending northward to Frankfort. West of the hills is a more gradually rising upland extending to Searsport and Halfmoon Pond.

In the lowlands and on some of the terraces and rolling hillsides are substantial deposits of agricultural soils. Along the esker that bisects Prospect are large deposits of sand and gravel. Other pockets of sand and gravel soils can be found east and west of the esker, and on glacial till uplands, especially on the western end. The steepest hills and highest areas are dominated by shallow soils of glacial till formation. The poorly drained lowland soils along the Marsh River are inundated by tidewaters and decomposed plant matter. A section of the marsh land extending into Frankfort is protected by the State as wildlife habitat.

## Soils

Soils influence a community in many ways. They impact the viability of agriculture, forestry, and other natural resources industries. They are a factor in determining wildlife habitats and influence the type of development which can take place.

The overwhelming majority of the land in Prospect is rated very poor for septic disposal. This includes all of the lowland areas containing the agricultural Buxton silt loam soils, as well as the poorly drained wetland Scantic and Limerick soils, and other lowland and shallow upland soils. Within the entire town, Prospect only contains five small pockets of fair or good septic soil, and of these, only one is directly accessible by a major road.

The Town of Prospect contains significant amounts of both prime and additional agricultural land. See Section 4, Agricultural and Forest Resources for detailed information.

Prospect is well endowed with deposits of sand and gravel. The most important vein of these resources is the esker which bisects the Town on a course roughly parallel to Route 1A. These soils are most important as aquifer recharge and groundwater sites, as well as for their sand and gravel resource itself.

## Water Resources, Wetlands, Aquifers and Floodplains

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

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

Most wetlands and shoreland areas in Maine are given some level of oversight through the permitting process. At the Federal level, Congress has established federal regulatory power concerning wetlands under Section 404 of the Clean Water Act. The federal definition of regulated wetlands is established through the US Army Corps of Engineers and included in the 1987 US Army Corps of Engineers Wetlands Delineation Manual (see definitions section attached below).

Maine is also charged with implementing provisions of the federal Clean Water Act at the state level. In order to implement wetland protections at the state level, in 1988 Maine passed the Natural Resources Protection Act (NRPA) that established state regulatory authority over wetlands. The state definition of regulated wetlands is consistent with the federal definition.

The Municipal Shoreland Zoning guidelines give explicit authority to local governments to regulate non-forested wetlands greater than ten acres in size, but small wetlands and forested wetlands receive little to no protection. Loss of these wetlands can result in cumulative losses that can have a significant impact on habitat as well as the important services these areas provide Maine communities. The minimum guidelines defined in the Municipal Shoreland Zoning statute, however, leave the option for towns to go beyond regulating only larger non-forested wetlands should they choose to do so.

There are many areas where wetlands exist within Prospect, several exceeding 10 acres in size, and many more under 10 acres in size. Prospect has two significant aquifers in town, both following on a course roughly parallel to Route 1a through Prospect. Figure 3-2 is a map of Prospect from Beginning with Habitat identifying locations of aquifers, streams & brooks, and wetlands and riparian habitat within the borders of Prospect.

The primary function of floodplains is to accommodate flood water. A floodplain may also absorb and store large amounts of water, later becoming a source of aquifer recharge. Floodplains also serve as wildlife habitats. In Prospect, floodplains are located along the South Branch Marsh River, Halfmoon Stream, an area east of Halfmoon Pond, Lane Brook, Perkins Brook, Colson Stream, Hawes Stream and Carley Brock.

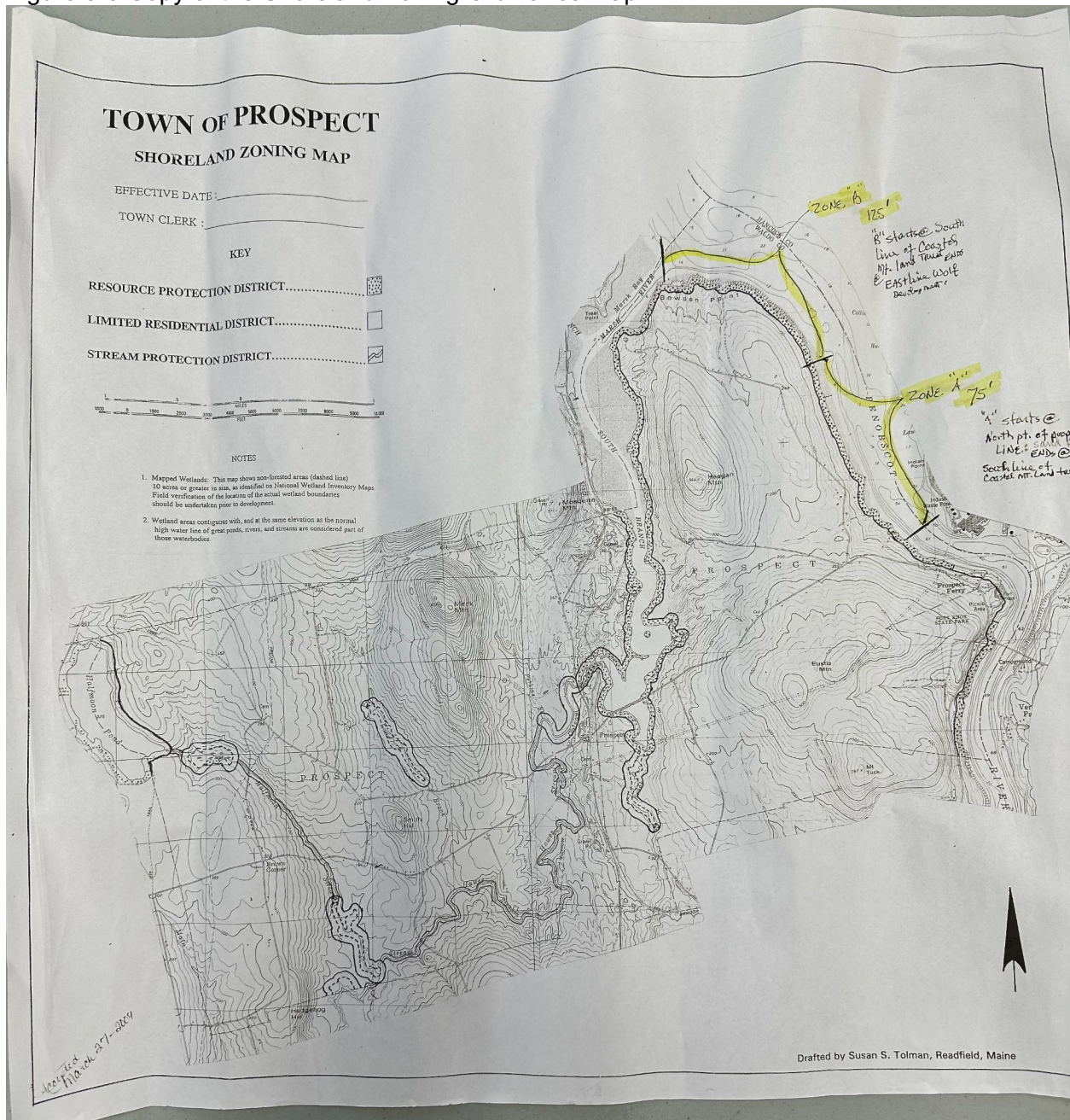
Prospect has both a Shoreline Zoning Ordinance as well as an Aquifer Ordinance in place. These provide significant protections to the Town from uncontrolled development. The Shoreline Zoning Ordinance, along with Site Plan Review Ordinance, were amended and the amendments were approved by the voters of Prospect on April 1, 2023. The Shoreline Zoning Ordinance has been sent to the state for review and acceptance. The Aquifer Ordinance is also being amended currently and will be presented to the Town for vote later in 2023.

The Shoreland Zoning Ordinance does contain a Shoreland Zoning Ordinance Map (Figure 3-3) which classifies three levels of protection with Prospect and notes the areas in town with these special restrictions. The levels of protection are:

- Resource Protection - Land around Penobscot River, Mendall Marsh and Half Moon Pond.
- Stream Protection - Land around the streams in Prospect.
- Limited Residential



Figure 3-3: Copy of the Shoreland Zoning Ordinance Map.



## Wildlife Habitats

Wildlife habitats in Prospect include the water bodies, wetlands, and floodplains previously discussed. In addition, undeveloped forest land, open fields and some agricultural land also provide wildlife habitats.

Prospect is home to nesting pairs of two Endangered Species, the Bald Eagle and Peregrine Falcon. The Bald Eagle nesting pair has been found on the northern point of Bowden Point, and the The 2022 Maine Peregrine Falcon Program Report published by Erynn Call, PhD of the Maine Department of Inland Fisheries and Wildlife, confirms a nesting pair of Peregrine Falcon on the power lines crossing Route 174 along the Penobscot River (page 7).

Figure 3-4 identifies three areas in Prospect designated as deer wintering areas: along the western edge of Bowden Point, on the western edge of the South Branch Marsh area where Colson Stream enters the marsh, and the western edge of Prospect's town border, southeast of Half Moon Pond.

The MDIFW identifies deer wintering areas because "...winter has long been considered a 'bottleneck' for survival of white-tailed deer in the Northeast. During winter, deer in northern climates often subsist on limited quantities of low quality food, while simultaneously coping with low temperatures, chilling winds, and high energy requirements to stay warm. In Maine, studies indicate that mortality of deer can exceed 35% during severe winters. Frequent severe winters, or marginal protective winter habitat, may reduce a deer population to a small fraction of its summer potential."

Beginning with habitat inventories, the status and locations of rare animals, plants, and natural communities are identified. There are two plant Species of Special Concern in Prospect, the Spongy-leaved Arrowhead and Estuary Bur-marigold, both located in the South Branch Marsh area, which itself is designated a Natural Community.

Figure 3-4 is a map of high value plants and animal habitats within Prospect. This map does need to be updated by the State of Maine to reflect the Rainbow Smelt (*Osmerus mordax*) and American Eel (*Anguilla rostrata*), both Species of Special Concern, that are confirmed in streams emptying into the Penobscot River on Bowden Point. The map also should have the "Rare, Endangered or Threatened Wildlife" section updated by the State of Maine to reflect the nesting pairs of Bald Eagle and Peregrine Falcon within Prospect. Suggested updates are highlighted in Figure 3-5.

Figure 3-4: High Value Plant & Animal Prospect

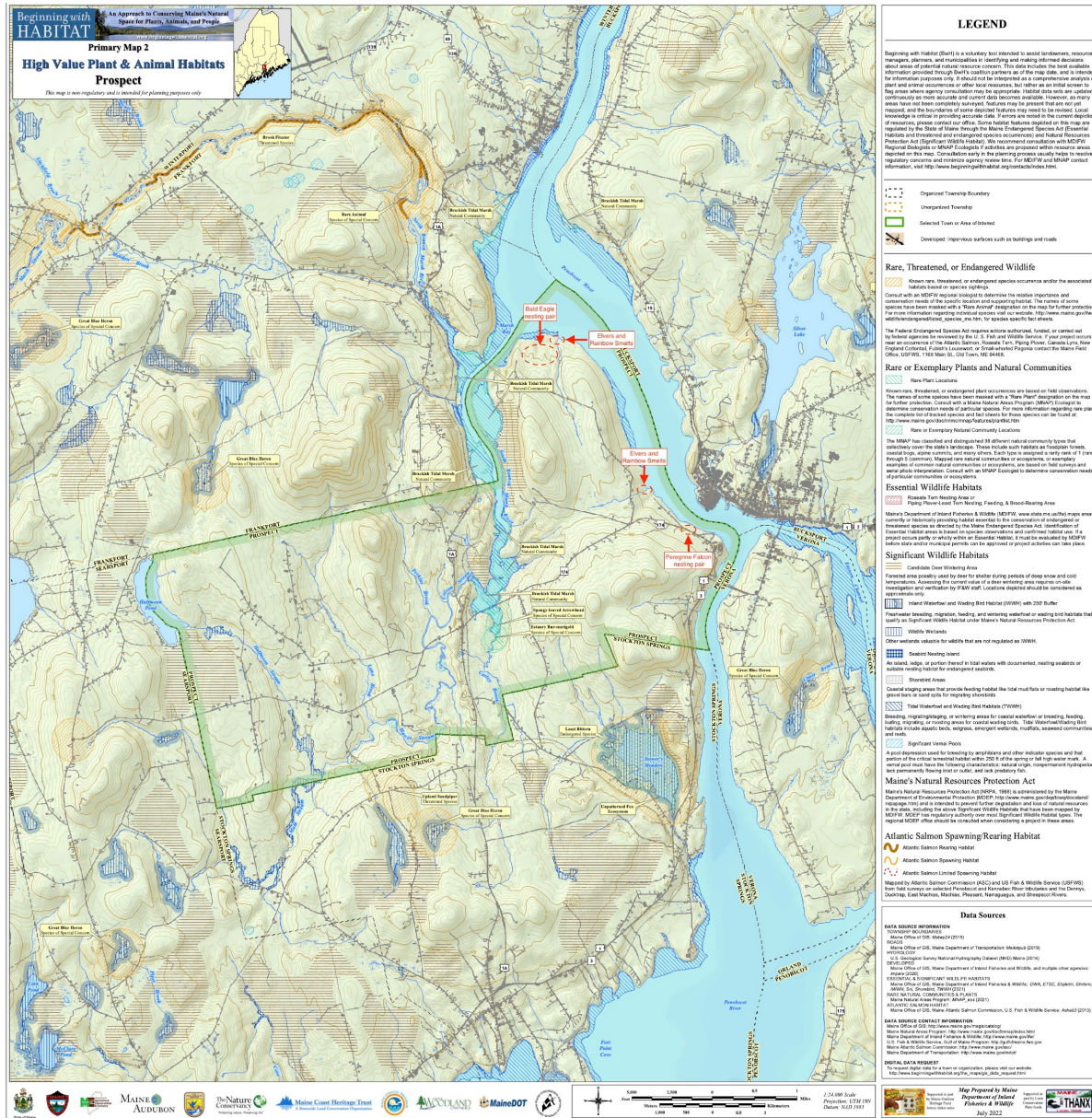
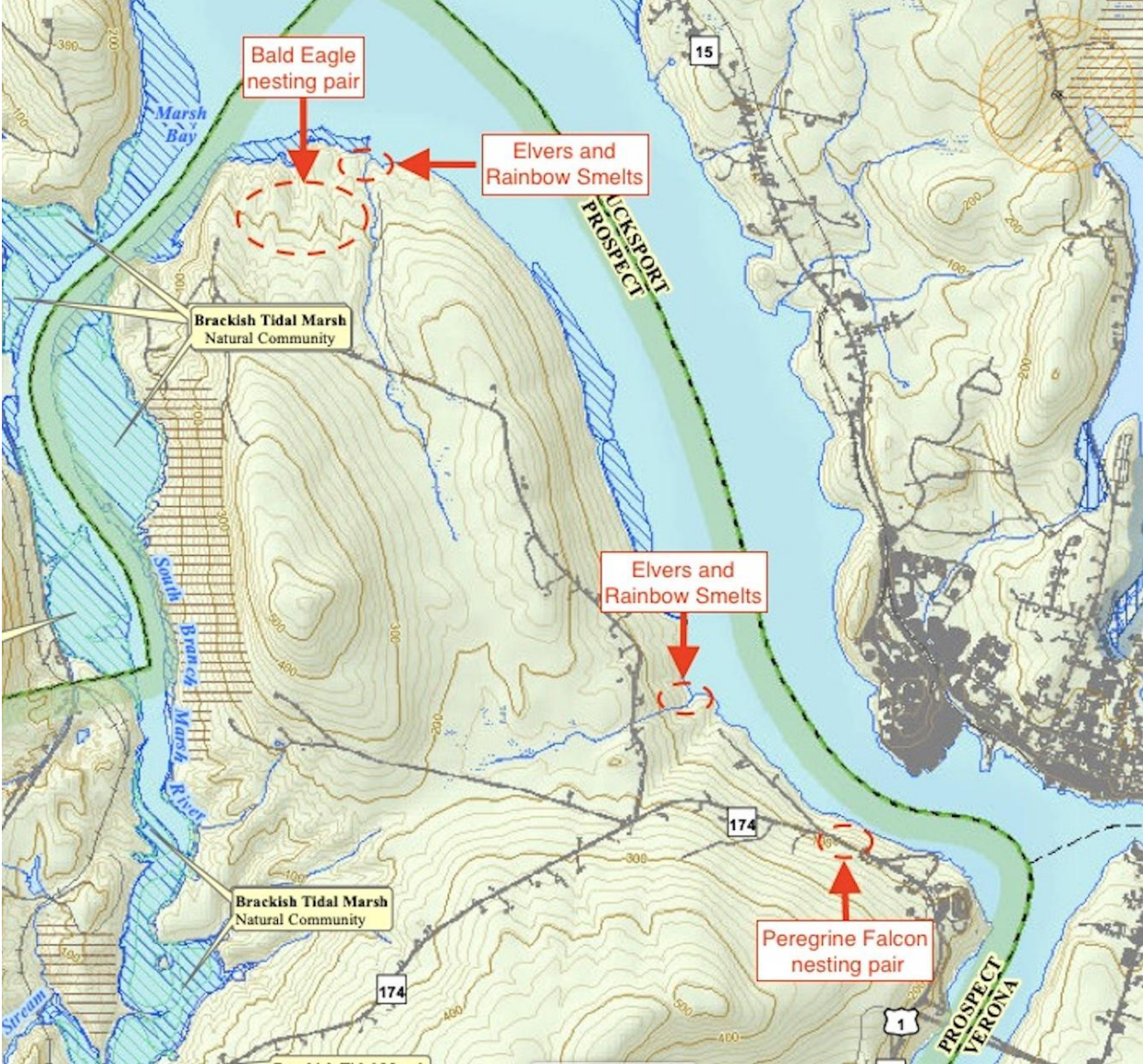




Figure 3-5: Zoom in on primary critical resources areas on Bowden Point



## Analyses

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

Yes, there have been recent filings with Maine DEP seeking to construct a large rock crushing facility and pier extending into the Penobscot River to load barges for transport. This project would affect Heagan Mountain, the deer wintering area to the west of Heagan Mountain, and proposed access to a pier on top of a stream with confirmed elvers and Rainbow Smelt. This project is potentially still an active project, although there have been no recent Maine DEP filings.

There also have been several proposed sites to install solar panel farms. The proposed locations for these solar panel farms are mostly on what were working farm lands. Investigation and determinations should be made to determine if Prospect wishes to convert working farm lands into solar panel farms.

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

Prospect has stricter shoreline zones than that required by the State of Maine. However, potential further updates could be made to address wetlands smaller than 10 acres in size.

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

Prospect has several ordinances in place and is updating the Aquifer ordinance to help protect Prospect's resources.

A Land Use Ordinance will also be investigated and developed in the very near future.

Is there current regional cooperation or planning underway to protect shared critical natural resources? Are there opportunities to partner with local or regional groups?

There are no regional plans in place to protect natural resources. Investigation should be taken to see if there are opportunities for regional protection of natural resources.

Additionally, the Town should consider working with local land trusts to help secure conservation easements, provide technical assistance, and explain to potential donors the process and the benefits they might realize from pursuing a conservation easement.

## Conditions and Trends

The community's Comprehensive Planning Natural Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, Department of Environmental Protection and the Office, or their designees.

A map or description of scenic areas and scenic views of local importance, and regional or statewide importance, if available.

Maps provided in datasets as Figure 3-1 point out the areas of local, regional and statewide importance. Additionally, maps in Figures 3-2 – 3-4 point out specific areas of concern and importance to the Town of Prospect.

## Policies

*To conserve critical natural resources in the community.*

The Town should seek economic and community development grants. These grants can allow local officials to offer financing incentives and technical assistance to channel non-residential, commercial growth to areas within Prospect where residents stated could support commercial activity and away from sensitive habitat areas, conserving sensitive natural areas, while encouraging economic and job growth.

*To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.*

The mitigation of the Penobscot River from mercury contamination is a large regional and state driven operation, and Prospect will be part of this cleanup. There are no other known shared ventures between Prospect and other communities or agencies at this time.

## Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

*Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.*

The Town of Prospect has adopted addendums to the Shoreline Zoning Ordinance and Site Plan Review Ordinance on April 1, 2023.

Aquifer Ordinance is being actively being reassessed and updated and will be put forward to town vote later in 2023.		
<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> On-going

*Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.*

Assess and create a Land Use Ordinance to delineate areas for the Town of Prospect for protection and those areas acceptable for development.		
<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

*Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.*

Preparation of the Land Use Ordinance should take into consideration that developers of subdivisions or non-residential properties look for and identify critical natural resources that may be on site, and take appropriate measures to protect these resources. Additionally, the existing subdivision ordinance should be reviewed to ensure that critical natural resources are also protected in that ordinance.		
<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

*Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.*

The preparation of land use ordinances should take into consideration pertinent BwH maps and information regarding critical natural resources.		
<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

The Select Board, or its designees, should reach out to Bureau of Inland Fisheries & Wildlife, creator of BwH maps, and ensure the maps are updated to reflect and pinpoint areas where nesting Peregrine Falcons, Bald Eagles, Rainbow Smelts, and Elvers are located within Prospect.		
<b>Who:</b> Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

*Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.*

<p>The Select Board should consider the creation of a Conservation Commission for the Town of Prospect. Among the responsibilities of this commission should be the watching over the protection of Prospect’s critical natural resources. In addition, this commission should seek out and work with neighboring towns to help protect critical natural resources that are shared between the communities.</p>		
<p><b>Who:</b> Select Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Short-term</p>

*Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.*

<p>The Select Board, or its designees, should reach out for any available resources that may be available to help protect the Town’s natural resources either through purchase, or to help work with sellers to create easements.</p>		
<p><b>Who:</b> Select Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Long-term</p>

*Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.*

<p>The Select Board, or its designees, should ensure all landowners whose property is in or near critical or important natural resources are aware of these resources and all applicable regulations.</p>		
<p><b>Who:</b> Select Board</p>	<p><b>Priority:</b> High</p>	<p><b>Timeframe:</b> Long-term</p>

# Chapter 4: Agricultural and Forest Resources

**State Goal:** To safeguard the State’s agricultural and forest resources from development which threatens those resources.

## Introduction

Prospect has a rich history of agriculture and forestry according to “The History of Prospect” by Alice V. Ellis. Many of the first settlers were farmers, fisherman, loggers and stone workers, though some were seafarers. While there were other supporting professions, most residents had farms. Because self-sufficiency was needed in that time period, they raised their own crops, meat, and made their own clothes. Later, as the Town expanded, farmers grew crops that were marketed locally and beyond.

In the 1920s and later, larger farms became the norm and included farms such as dairy, poultry and blueberry. Many families had small backyard gardens and raised meat for the immediate family, and this continues throughout Prospect today. Prospect consists of steep, hilly terrain with an elevation of 115 feet.

## Analyses

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

### Agriculture

Local farms contribute to the quality of life in the community. By keeping farmland as farmland rather than developing it, open space is preserved, enhancing the aesthetic qualities of the Town and protecting environmental and wildlife habitat.

Other advantages of farms, farmlands and open space are the environment. A typical Maine farm may consist of pastures, wetlands and woodlands along with cultivated fields. These lands act collectively as a natural filter for drinking water, provide important aquifer recharge areas and minimize flooding. They also provide habitat for a diverse array of wildlife, birds, insects and aquatic species, and serve as a carbon sink.

Due to many economic factors affecting farming today such as the price of land, increased labor and energy costs, and lower prices for produce, there are fewer large farms today with niche farming and small backyard farms becoming the norm.

According to the 2017 Census of Agriculture in Waldo County, there has been an 18% decrease in the number of farms, a 57% decrease in total farm acreage, and a 47% decrease in the average farm size since the 2012 census. The number of farms with a size of 10 to 49 acres now make up the highest percentage (36%) within Waldo County, followed by farms ranging in size from 50 to 179 at 33%. While farm-related income significantly increased since 2017, so have farm production expenses resulting in an overall net loss of 13%. These results show an ongoing trend towards smaller and niche farms from large farms.

Other important needs for the farms and forestry industry are internet access and adequate roadways. (See Chapter 10: Transportation) According to the 2017 Agricultural Census 86% of farms in Waldo County have internet access.

According to the U.S. Department of Agriculture (USDA) and the Maine Department of Agriculture, Conservation and Forestry (DACF), Prospect contains several small areas of land classified as *prime farmland* scattered throughout town, and a significant number of larger areas of land classified as *farmland of statewide importance*. These farmlands are defined as follows:

- **Prime Farmland** is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.
- **Farmland of statewide importance** is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable.

Areas identified as *farmland of statewide importance* are primarily located off Bowden Point Road, along Route 174, east of Ward Rd, south of Hawes Bridge Road and south of North Searsport Road. (See Figure 4-1: Prospect Agriculture)

Prospect's significant crops, Blueberry and Other Hay/Non-Alfalfa, identified on the Prospect Cropland Map (Figure 4-2) are all located on farmland of statewide importance. The only farm listed on Prospect's 2022 Town Farm and Open Space Summary consists of four parcels of farmland (288 acres) for Prospect Farms, a hemp farm founded in 2018. There are a number of small family farms not listed in the summary.

According to the Prospect 2022 Community Survey Results report, "Nearly 9 out of 10 respondents want to protect groundwater, forests, farmlands and public lands. The number one concern was internet access."

Figure 4-1: Prospect Agriculture

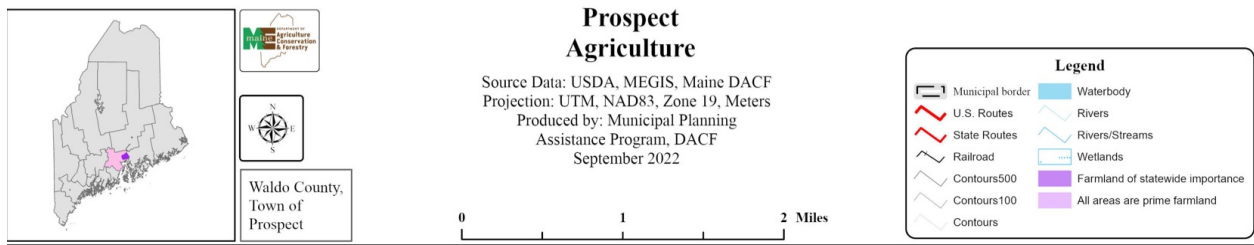
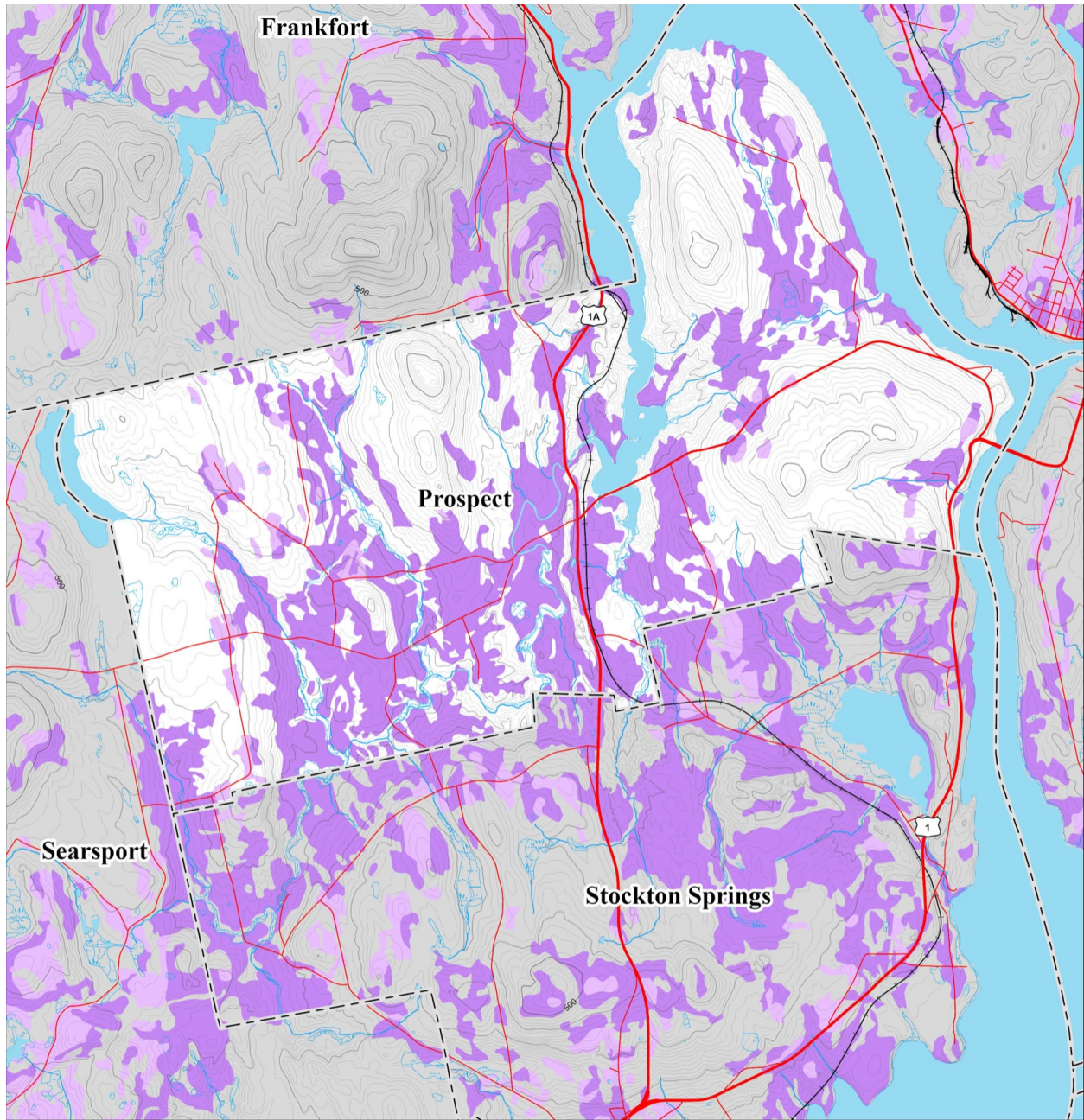
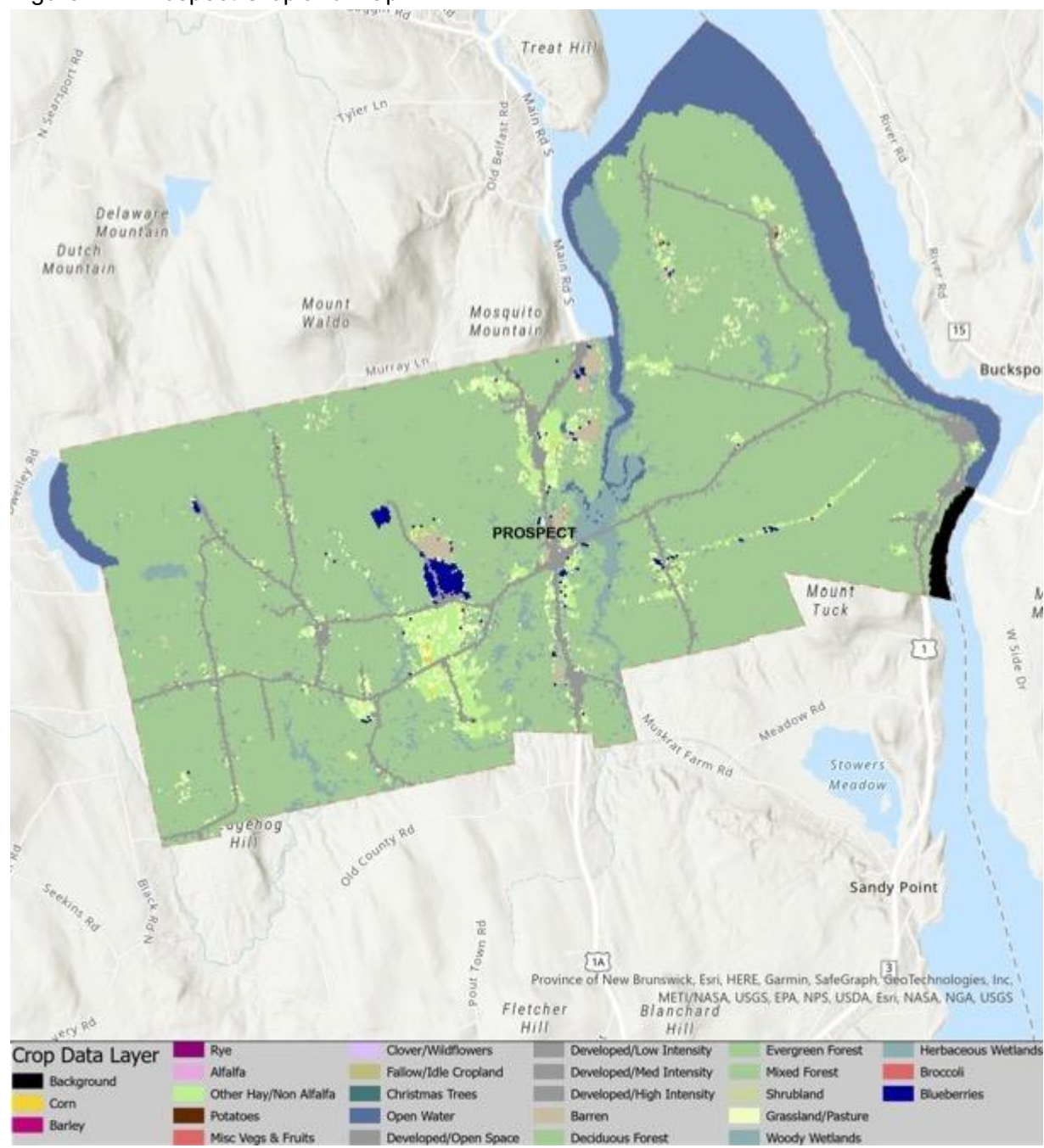




Figure 4-2: Prospect Cropland Map



## Forestry

The forestry industry continues to struggle and change as paper mills close and economics change. With the increase in land values, landowners are more likely to cut lumber and then sell the land for development. As of 2023, there are no licensed Maine Foresters in Prospect. There is no data currently available to identify how much, if any, of Prospect is considered forest.

Forestlands are defined by the state of Maine as land used primarily for the growth of trees and forest.

## Tree Growth

The Maine Legislature enacted the Tree Growth Tax Law in 1972 to help Maine landowners maintain their property as productive woodlands, and to broadly support Maine’s wood products industry. Enrollment requires at least ten acres of forest land managed primarily for the production of commercial forest products and develop a Woodland Resource Action Plan (WRAP).

In the early days woodcutters were needed to clear the land for homes as well as firewood and ship building. Everyone needed wood and nothing was wasted. Today the Town is still heavily wooded. Some of the forestland is in the tree growth program.

As of 09-07-2022, Prospect’s Tree Growth Analysis lists 949.19 acres of softwood, hardwood and mixed growth. (See Figure 4-3). In 2012, Prospect had a total of 655 acres with softwood, hardwood and a mixed growth. This is a 44% increase in tree acreage in Prospect.

According to the Town of Prospect Tree Growth Analysis report (Figure 4-3), enrollment varies by year with no obvious trends identified. There are a total of 949.19 acres enrolled, 8% of the Prospect’s total land acreage, with mixed wood acres making up 52% of the total acres.

Figure 4-3: Tree Growth Analysis, Town of Prospect 09-07-2022

Year	Number of Parcels	Softwood Acres	Mixed wood Acres	Hardwood Acres	Total
2010	1	0	140	110	250
2011	7	39	132.50	74.50	246
2014	3	15	52	10.2	77.2
2015	2	0	15	59	74
2016	2	14	17.99	0	31.99
2021	4	13	130	66	209
2022	2	0	14	47	61

## Tree Harvest

The Summary of Timber Harvest Information for the Town of Prospect, provided by the Maine Forest Service, shows data only where three or more landowner reports reported harvesting in the Town to protect landowner confidentiality. According to the data provided in Figure 4-4, the total acreage subject to harvest in any given year has been, at maximum, less than 4% of the

land area in Prospect, and on average is less than 1.2% over the 29 years of data provided. Clear cutting is minimal in Prospect; there was only one year where clearcut acreage was as high as 30 acres (1996), and over the 29 years, the total acreage clearcut is less than 1%.

Figure 4-4: Tree harvest data for Prospect (Source: Maine Forest Service)

<b>YEAR</b>	<b>Selection harvest, acres</b>	<b>Shelterwood harvest, acres</b>	<b>Clearcut harvest, acres</b>	<b>Total Harvest, acres</b>	<b>Change of land use, acres</b>	<b>Number of active Notifications</b>
1991-1995	327	0	19	346	8	14
1996	185	0	30	215	5	5
1997	175	0	4	179	1	3
1998	35	27	0	62	0	5
1999	22	0	0	22	0	8
2000	33	1	0	34	12	12
2001	77	0	0	77	0	12
2002	205	2	0	207	3	13
2003	180	0	0	180	2	14
2004	115	21	0	136	15	14
2005	42	0	10	52	1	9
2006	23	0	0	23	0	6
2007	99	0	0	99	0	6
2008	250	15	0	265	0	11
2009	347	8	5	360	4	14
2010	217	0	0	217	0	10
2011	150	8	0	158	7	10
2012	139	0	0	139	0	15
2013	417	35	0	452	18	22
2014	338	33	5	376	0	21
2015	68	0	0	68	0	10
2016	6	0	0	6	0	8
2017	66	40	0	106	0	7
2018	187.25	0	0	187.25	0	9
2019	25	116	0	141	3	7
2020	18	0	0	18	0	9
<b>Total</b>	<b>3,746</b>	<b>306</b>	<b>73</b>	<b>4,125</b>	<b>79</b>	<b>274</b>
<b>Average</b>	<b>144</b>	<b>12</b>	<b>3</b>	<b>159</b>	<b>3</b>	<b>11</b>

Keeping the land base from being overdeveloped is economically important not just to the residents but also to the whole region. Rural areas provide balance to the businesses and the services of community and neighboring towns. People in the region enjoy locally grown food. Mills rely on wood from small and large woodlot owners and the burgeoning alternative energy industry will need wood. A wide variety of businesses and individuals get economic benefit from forestry and farming activities, including truckers, logging contractors, foresters, veterinarians, feed suppliers, equipment dealers, mechanics, restaurants, open markets, etc. On average, each dollar spent on farming becomes seven dollars in its impact on the local economy. This is a significant contribution to the economic well being of any community.

Other reasons to encourage farming, from the “Cultivating Maine’s Agricultural Future” are tax based.

While residential development can increase a community’s tax basis, they also increase the community’s cost of schools, roads and local services. Farms and farmlands tend to pay more in taxes than they use in services. Even when farmland is assessed at its agricultural value, it typically requires services that cost less than the local tax revenue it generates and is, on average, \$.37 for every tax dollar collected. Residential development consistently costs more in municipal services than the revenue it produces from property tax, approximately \$1.19 per dollar collected. This is true even when farms and farmlands are enrolled in one of Maine’s “current use” tax programs.

In 2013, the number of residential buildings in Prospect was 318 according to the Valuation Summary for the Town of Prospect. In 2023, the number of residential buildings is listed as 340. This is an increase of 6.9%.

*Is the community currently taking regulatory and/or non-regulatory steps to protect productive farming and forestry lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community?*

*Are farm and forest land owners taking advantage of the state’s current use tax laws?*

At this time there are no regulatory and/or non-regulatory ordinances in place to protect productive farming and forestry lands by the Town of Prospect. Prospect’s Town Farm and Open Space Summary list four parcels of farmland (288 acres) for Prospect Farms, a hemp farm founded in 2018.

Currently there are no parcels listed as Open Space in Prospect. Open Space is land that is preserved or restricted in use to provide a public benefit in any of the following areas: conserving scenic resources, enhancing public recreation opportunities, promoting game management, preserving wildlife or wildlife habitat. These fall under the “current use programs” for the state to reduce assessed value. Open Space has no minimum size requirement but a maximum of 15,000 acres state wide and must be preserved or restricted in use to provide public benefit. Any building/s or improvement areas must be excluded from classification as Open Space. There are many benefits to having Open Space, one of the more important ones is the likelihood that the preservation of the land as undeveloped open space will provide economic benefit to the Town by limiting municipal expenditures required to service development.

There are 1160.67 acres listed on the Town of Prospect Exemption List dated 09-07-2022, see Figure 4-5 for details.

Figure 4-5: Town of Prospect Exemption List 9-07-2022

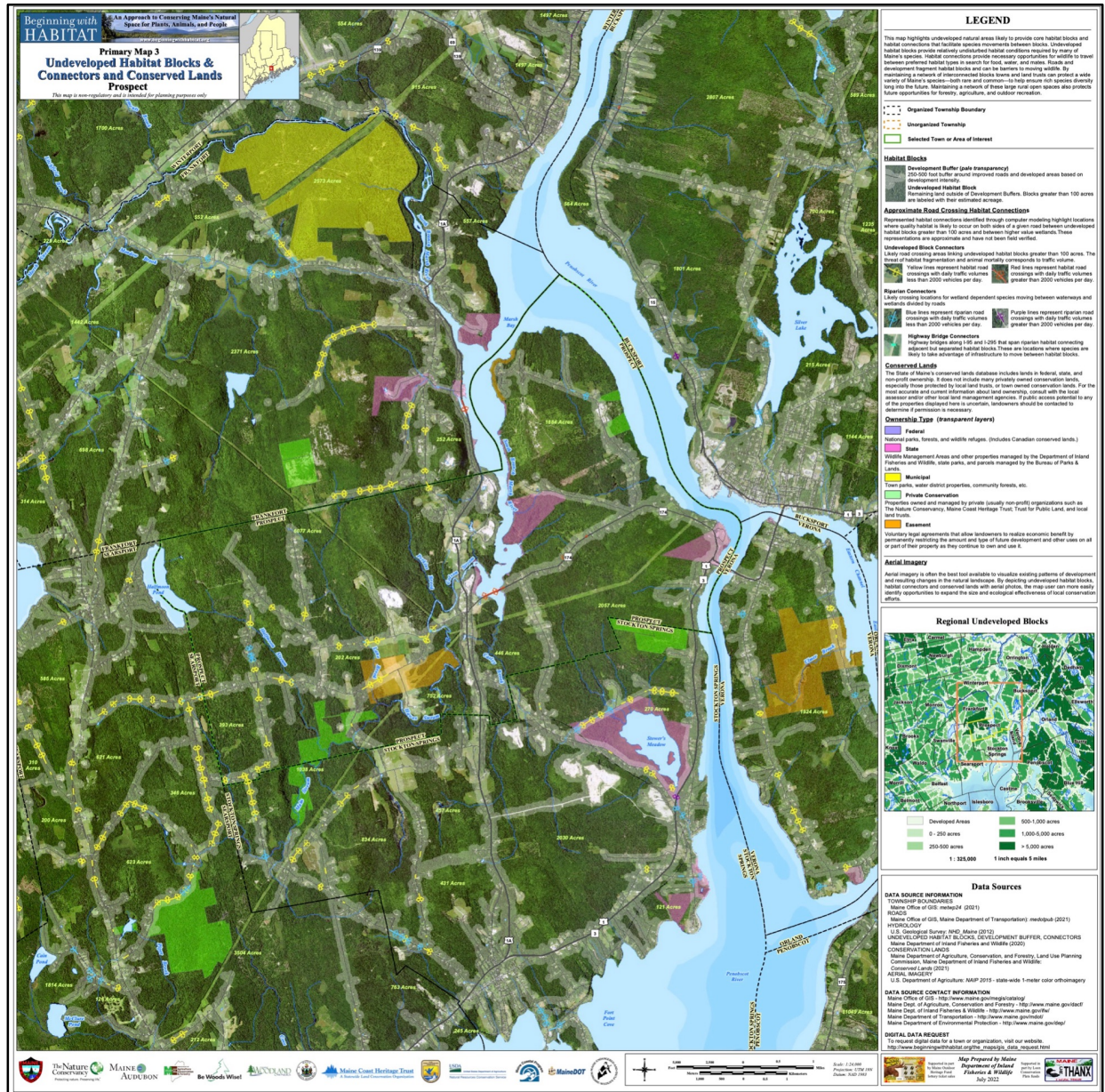
Name	Location	Acres
<b>Coastal Mountain Land Trust</b> 304.3 acres	East of Wagner Road, west of Hatch Road, and north of the Stockton Springs, ME town line	150
	Two parcels located on Bowden Point Road along the Penobscot River	16 43
	West of Blanket lane, south of the power lines, and north of the Stockton Springs, ME town line	40
	Three parcels along Hatch Road	12 18 25.3
<b>Housel-Ryan-Sheldon Wildlife</b>	East of Route 1, north of the Stockton Springs, ME town line	192
<b>Maine Coastal Heritage Trust</b>	Bowden Point Road Extension including Hilltop Lane, Bay Drive and Marshview Drive	110.7
<b>State of Maine</b> 549.13 acres	Three parcels located along the South Branch Marsh	3.7 150 266
	Route 174, across from Fort Knox	85
	Fort Knox	33
	South of Fort Knox, along Route 1, south of Narrows Bridge	4.18
	Route 1, north of Stockton Springs, ME town line	3.5
	Route 1A, north of Colson Stream	3.75
<b>Town of Prospect</b> 4.54 acres	Prospect Town Office - Route 1A	.34
	Veterans Memorial - Route 1A	.36
	Fire Department - Route 1A	.34
	Lot adjacent to the Fire Department - Route 1A	1
	Recreation Fields - Route 1A	.5
	Shore Road (sand/salt storage)	2

According to the Undeveloped Habitat Blocks & Connectors and Conserved Lands Map provided by Maine Department of Inland Fisheries and Wildlife, the following areas are identified in Prospect (See Figure 4-5):

- **Private Conservations (green):** Properties owned and managed by private (usually non-profit) organizations such as The Nature Conservancy, Maine Coastal Heritage Trust, Trust for Public Land and local land trusts.
  - **Penobscot Shore Preserve:** Two parcels, 16 and 31 acres (47 acres total), located on Bowden Point, managed by Coastal Mountains Land Trust.
  - **Main Stream Preserve:** Located at the end of the dead- end Sherer Road, managed by Coastal Mountains Land Trust.

- **State (pink):** 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.
  - Fort Knox State Historic Site, Penobscot Narrows Bridge and Observatory.
  - Area between the east side of the South Branch Marsh River and Heagan Mountain Road, following the shore north.
  - Area east of the railroad tracks near A&M Redi-Mix, and the west shore of the South Branch Marsh River.
- **Easement (orange):** 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.
  - Areas north and south of N. Searsport Road, starting east of Kelly Drive and east until the South Branch Marsh River.

Figure 4-5: Undeveloped Habitat Blocks & Connectors and Conserved Lands Map (Source: Maine Department of Inland Fisheries and Wildlife)



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

Over the last 10 years, there have only been a few tracts of forest lands that have been sold and/or developed for house lots with little to no impact on normal farming and logging operations.

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

There are several large tracts of undeveloped land (>100 acres) identified in Prospect with a total acreage of 11,811 (see Figure 4-5). Of the seven identified, there are two parcels that contain a significant amount of agricultural land considered farmland of statewide importance:

- 446 acres - South of 174 to the Stockton Springs border, east of 1A to Blanket Lane
- 752 acres - North of Hawes Stream, east of Route 1A, south of Hawes Bridge Road.

Currently there are no known farms, farmland, and/or managed forest lands under threat of development for housing. As of spring 2023, there are no subdivisions that have been applied for. (See Chapter 8. Housing)

There is a 1.99 megawatt solar farm under development on a 24 acre lot located at 872 Bangor Road in Prospect. This parcel was a small farm previously used for mixed agriculture. Construction is scheduled to start in May 2023 and be substantially completed by November 2023.

Ellis notes in her book that the future of commercial expansion in Prospect would be limited by the lack of municipal water and sewage systems and the quality of the soil could limit home building “so a large population increase is not desirable, nor is it expected.” According to the 2022 survey of the Town, this sentiment is still felt today.

*Does the community support community forestry of agriculture (i.e. small woodlots, community forest, tree farms, community gardens, farmers’ markets, or community supported agriculture) If so, how?*

The community realizes the importance of agriculture and forestry to the Town, as shown in the Prospect 2022 Community Survey Results report, “Nearly 9 out of 10 respondents want to protect groundwater, forests, farmlands and public lands.” While there are privately owned woodlots in the Town varying in size, there is no community forest, nor local tree farms, orchards or community gardens. The closest year round farmer’s markets are located in Belfast and Hampden, both approximately 20 miles away from Prospect. Bucksport has the nearest seasonal farmer’s market and is located less than 10 miles away. The closest orchards are Wrights Orchard in Bucksport and Hillcrest Orchards located in Winterport.

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

At present, Prospect does not have any town or public woodlands under management.

## Conditions and Trends

*The community’s Comprehensive Planning Agriculture and Forestry Data Set prepared and provided to the community by the Department of Agriculture, the Maine Forest Service, and the Office, or their designees.*

Data provided by the Department of Agriculture, the Maine Forest Service, and the Office, or their designees is included above in the **Analyses** section.

*Information on the number of parcels and acres of farmland, tree growth, and open space enrolled in the state’s farm, tree growth, and open space law taxation programs, including changes in enrollment over the past 10 years.*



Details regarding the number of parcels and acres of farmland, tree growth and open space can be found in the **Analyses** section.

*A description of any community farming and forestry activities (e.g. community garden, farmer’s market, or community forest).*

As mentioned above, there are currently no community farming or forestry activities in the Town of Prospect.

## Policies

- *To safeguard lands identified as prime farmland or capable of supporting commercial forestry.*
- *To support farming and forestry and encourage their economic viability.*

## Goals and Strategies

### Goals

1. Encourage forest landowners to retain and improve their holding of forest lands and promote better forest management process 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 Prospect’s forests and increase biodiversity.
3. Maintain, increase, and better manage farmland.

### Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

*Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.*

<b>Who:</b> Planning Board	<b>Priority:</b> Medium	<b>Timeframe:</b> On-going
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*Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.*

<b>Who:</b> Planning Board	<b>Priority:</b> Medium	<b>Timeframe:</b> On-going
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*Develop and enact land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.*

Research and develop zoning ordinances.  Review subdivision ordinance to amend to include a site plan review ordinance that subdivision or commercial developments with significant farmland locations must maintain areas with prime farmland soils as open spaces to the greatest extent practical.		
<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

*Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers’ markets, and home occupations.*

Research similar towns and their approaches.		
<b>Who:</b> Planning Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Mid-term

*Encourage owners of productive farm and forest land to enroll in the current use taxation programs.*

Provide forest landowners with information from the MFS about forest management, and a list of the Maine Licensed foresters in surrounding towns.  Ensure up-to-date information is available to property owners at Prospect’s Town Office: <ul style="list-style-type: none"> <li>● Maine Tree Growth Tax Law and application forms</li> <li>● Maine Best Management Practices</li> <li>● Maine foresters for certification</li> </ul>		
<b>Who:</b> Town Clerk	<b>Priority:</b> Medium	<b>Timeframe:</b> Short-term

*Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.*

Pass a local ordinance establishing the right to practice agriculture and forestry to support small farms and woodlot operations.		
<b>Who:</b> Planning Board, Select Board	<b>Priority:</b> Low	<b>Timeframe:</b> Mid-term

*Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.*

Ensure “right to farm” and “right to timber” policies are in place to limit nuisance complaints by existing or potential development.		
<b>Who:</b> Planning Board	<b>Priority:</b> Low	<b>Timeframe:</b> Long-term

# Chapter 5: Marine Resources

**State Goal:** To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

## Introduction

The Town of Prospect is a small town in Waldo County with all the marine waterfront on the western shore of the Penobscot River. Much of this tidal shoreline has very steep access to the river, with the notable exception of Fort Knox State Park and the area around the park. Because of this steep terrain leading to the shoreline, it has prevented shoreline buildup and provided exceptional scenic quality and maritime feel to nearly the entirety of the marine landscape in Prospect.

There are no working waterfronts, marinas, boat yards, or boat launches within Prospect. Due to the terrain, this is unlikely to change in the foreseeable future.

However, applications have been submitted to Maine DEP for the building of a rock crushing facility on the northern shores of Bowden Point, and a 710 foot pier to be built out in the Penobscot River. This facility could have a significant impact on the marine ecological integrity, potentially compounding the pollution problems already being faced by the Penobscot River in the immediate region around Prospect.

## Analyses

*Is coastal water quality being monitored on a regular basis?*

The Penobscot River around the Bucksport area is required to be monitored by the Whole Oceans wastewater discharge license. The five monitoring sites extend from just north of the Whole Oceans property down to the tip of Verona Island, and have been monitored annually since 2019. While none of these monitoring sites are technically within Prospect waters, it is fair to say that two of the five monitoring sites would likely be representative of conditions in the Penobscot River and lower Marsh River portions of Prospect waters.

Department of Marine Resources (DMR) Bureau of Public Health routinely monitors water quality for bacterial pollution that impacts harvesting shellfish. All the stations are sampled a minimum of 6 times per year. Sample locations can be seen on the DMR website and are activated by selecting the P90 layer. There are no active DMR water quality sampling locations in Prospect because all the marine waters in the Penobscot River are classified as Prohibited for shellfish harvest per David Miller - Department of Marine Resources.

*Is there a local or regional plan in place to identify and eliminate pollution sources?*

There has been significant mercury contamination of the Penobscot River. The courts ruled in October of 2022 that 187 million dollars, with a possible additional \$80 million dollars for the cleanup of the mercury contamination of the Penobscot River. For additional information, see the following website:

<https://www.penobscotrивerremediation.com/>

The Whole Oceans project also has specific language to protect the river from pollutants from their operations.

*Has closing of clam or worm flats threatened the shellfishing industry, and are sources of contamination known? If so, are sources point (direct discharge) or nonpoint sources?*

As noted above, all shellfishing and worm flats are closed due to the mercury contamination of the river. Maine Department of Marine Resources also states that point sources of pollution are associated with the Water Treatment Plant in Bucksport. In addition, all crabbing and lobster fishing has also been closed.

*Are traditional water-dependent uses thriving or in decline? What are the factors affecting these uses? If current trends continue, what will the waterfront look like in 10 years?*

There are no marine water dependent uses in Prospect.

*Is there a reasonable balance between water-dependent and other uses, and between commercial and recreational uses? If there have been recent conversions of uses, have they improved or worsened the balance?*

There are no marine water-dependent uses in Prospect.

*How does local zoning treat land around working harbors?*

There are no working harbors in Prospect.

*Is there a local or regional harbor or bay management plan? If not, is one needed?*

One is not needed.

*Are there local dredging needs? If so, how will they be addressed?*

Dredging would be highly discouraged as this would exacerbate the mercury contamination already present in the river.

*Is there adequate access, including parking, for commercial fishermen and members of the public? Are there opportunities for improved access?*

There are very few commercial fishermen in Prospect, and they do not utilize Prospect waters for their fishing purposes. Marine public boat launches are very close to Prospect, one being on Verona Island just over the Penobscot Narrows Bridge, and the other being in Frankfort on the South Branch Marsh River.

*Are important points of visual access identified and protected?*

Fort Knox and The Penobscot Narrows Bridge are the most important points of visual access, and these are protected by the state. The coastline of Prospect is protected by the Shoreline Zoning Ordinance, which is assessed and updated on an ongoing basis.

## Conditions and Trends

*The community's Comprehensive Planning Marine Resources Data Set prepared and provided to the community by the Department of Marine Resources, and the Office, or their designees.*

*A map and / or description of water-dependent uses.*

There are no water-dependent uses within the Town of Prospect.

*A brief summary of current regulations influencing land use patterns on or near the shoreline.*

The Shoreline Zoning Ordinance for the Town of Prospect exceeds State guidelines with regard to the setback from shorelines from 100 feet to 250 feet. Prospect also has a Site Plan Review Ordinance which also dictates development within the shoreline of Prospect.

*A description of any local or regional harbor or bay management plans or planning efforts.*

This is not applicable to Prospect.

*The location of facilities (wharves, boat ramps, pump-out stations, etc.), with a brief description of any regional or local plans to improve facilities.*

This is not applicable to Prospect.

*A description or map showing public access points to the shore. Include a brief description of their use, capacity, physical condition, and plans to improve, expand, or acquire facilities such as parking or toilets.*

Across the Penobscot Narrows Bridge on Verona Island is a public boat launch into the Penobscot River. This boat launch provides access to most trailered boats, has access for one boat at a time and is in excellent condition with parking for 20 plus vehicles and trailers. There are no public bathrooms at this facility.

The public boat launch in Frankfort on the South Branch March River is available for smaller trailer boats and access is dictated by the tides. It is primarily available for smaller boats, has plenty of available parking but also does not have any public bathrooms.

Buckports Marine is a public facility and provides the option of renting a slip or mooring ball for larger boats. Stockton Springs is planning the opening of a public facility for slips and mooring balls as well, which could be available in 2023 or 2024.

Finally, there is also Fort Knox and the Penobscot Narrows Bridge within Prospect, which does have shoreline access, but it is limited to viewing only and not available for accessing the shore.

*A list of scenic resources along the shoreline, including current ownership (public or private) and any protections.*

The primary scenic resources within Prospect, as outlined above, are Fort Knox and The Penobscot Narrows Bridge, both of which are under the control of the State of Maine.

Coastal Maine Land Trust holds nearly 46 acres with waterfront access. There is no public parking and the trails are difficult to traverse. There is very limited access to the Penobscot River from these parcels.

The Department of Inland Fisheries and Wildlife is in the process of accepting a large parcel of land on the northern side of Bowden Point. This will be under the control of the State of Maine when this transfer of ownership is completed in the near future.

## Policies

*To protect, maintain and, where warranted, improve marine habitat and water quality.*

By far the largest project that will be undertaken to improve marine habitat will be the remediation of the Penobscot River from the mercury contamination present.

The DEP assesses attainment of water quality standards on a biennial basis as part of a reporting requirement under the Clean Water Act.

Additionally, as mentioned above, the Penobscot River is being tested as part of Whole Oceans discharge license.

*To foster water-dependent land uses and balance them with other complementary land uses.*

There are no water-dependent land uses in Prospect.

*To maintain and, where warranted, improve harbor management and facilities.*

There is no harbor in Prospect.

*To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism.*

The primary public physical and visual access to the marine resources within the Town of Prospect are Fort Knox and the Penobscot Narrows Bridge and Observatory. Both of these are under the control of the State of Maine.

The accessory access to the scenic views of Prospect's beautiful coastline and any fishing would be primarily by way of boat, with some views available from Bucksport and Verona Island. These views are protected by the Shoreline Zoning Ordinance along with the Site Plan Review Ordinance.

## Strategies

*Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).*

There are no plans for providing access for commercial or public access.

*Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.*

There are no marine businesses in Prospect.

*Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.*

There is no working waterfront within Prospect.

*Support implementation of local and regional harbor and bay management plans.*

There is no local harbor or bay within Prospect. The availability of access to marine resources is adequate as it exists.

*If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission.*

Not applicable.

*Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.*

As mentioned above, the primary physical and visual access to marine resources are Fort Knox State Park and the Penobscot Narrows Bridge and Observatory. These are protected and controlled by the State of Maine.



# Chapter 6: Population and Demographics

**State Goal:** None Required

Prospect is a town in Waldo County, Maine, United States. The population was 698 at the 2020 census. This is a decrease of -1.6% from 2010. Prospect historically has changed in population in a pattern similar to the other neighboring towns on the Route 1A corridor, (Winterport, Frankfort, Stockton Springs and Searsport). All of these towns were noticeably more populous in 1870 than in recent years. Economically speaking, shipbuilding, granite or stone quarrying and port-related activities declined as the 1900s approached and there has been no recovery. None of these towns regained the economic position attained during the late nineteenth century.

No major economic developments have taken place in Prospect over the past few decades, and the Town remains the least developed, both residentially, and commercially, of any along the Winterport-Searsport corridor. The present population should consider the future growth and development of Prospect and prepare for any potential growth that may occur. According to “The History of Prospect” by Alice V. Ellis, “The future commercial expansion in Prospect seems to depend on the agricultural and mineral resources of the Town. The types of soil and a lack of municipal water supply and a lack of a municipal sewage system is not conducive to big industrial expansion. Neither are the soils suitable for extensive expansion in home building, so a large population increase is not desirable, not is it expected.”

## Analyses

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

The population of Prospect is not anticipated to speed up in the near future. The population is anticipated to remain the same or fluctuate slightly either way. According to the 2020 Census, there is a 19.1% increase projected from between 2018 - 2038. This growth seems highly unlikely. Prospect is a slow growth town.

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

Prospect is a slow growth town. It is centrally located to Bangor, Belfast and Ellsworth and within commuting distance to Bucksport, Searsport and Winterport. Most residents choose to live in Prospect due to its rural characteristics. As per survey results from residents in town, most residents would like to keep it that way. There were five births in 2021, there were 11 marriages in 2021 and 8 deaths in 2021. If this trend continues, present accommodations would certainly be adequate but the Town may see an increase in taxes to the Bucksport school system of choice.

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

The Town of Prospect is not dependent on seasonal visitors. It does not have a significant seasonal population and that is not expected to change in the near future.

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

The Town of Prospect does not have a major employer. There is no significant increase in daytime population that is larger than its resident population. The most prominent landmark in Prospect is Fort Knox, a large 19th century fort. It is now a major tourist attraction, as is the Penobscot Narrows Bridge and Observatory. It has ample parking for the population that visits the area. They also have a small shop for snacks and drinks. Bucksport is just across the river with hotel and food accommodations, but most visitors are passing through and not looking to stay for the day in the Town of Prospect.

### Condition and Trends

*The community’s Comprehensive Planning Population and Demographic Data Set (including relevant local, regional, and statewide data) prepared and provided to the community by the Office or its designee.*

Population and Demographic information was provided by the State Economist Homepage and the Census State Data Center as well as the Maine Department of Labor.

<b>Total Population</b>	<b>2020</b>	<b>2000</b>	<b>1990</b>	<b>1980</b>	<b>1970</b>
Prospect	698	642	542	511	412
Waldo County	39,607	36,280	33,018	28,414	23,328
Maine	1,362,359	1,274,923	1,227,928	1,125,043	998,135

<b>Median Household Size</b>	<b>2020</b>	<b>2000</b>	<b>1990</b>	<b>1980</b>	<b>1970</b>
Prospect	1.95		2.64	3.21	3.58

<b>Unemployment Rate</b>	<b>2023</b>	<b>2022</b>
Prospect	2.5%	4.0%
Maine	2.8%	3.2%
Waldo County	3.6%	4.5%

<b>Age Cohort Breakdown</b>	<b>2020</b>	<b>2000</b>
Under 5 years	31	37
5-9 years	44	56
10-14 years	44	51
15-17 years	35	26
18-19 years	18	11
20 years	7	5
21 years	3	7
22-24 years	16	14
25-29 years	30	31
30-34 years	41	50
35-39 years	44	72
40-44 years	49	59
45-49 years	66	44
50-54 years	76	48
55-59 years	57	42
60+ years	148	89

<b>Educational Attainment</b>	<b>2020</b>	<b>2010</b>
High School Graduate or Higher	502 (93.8%)	527 (91.0%)

<b>Other Categories</b>	<b>2020</b>
Median Household Income	\$60,000
% of Families Below Poverty Level	5.4%
Commute to work	90 min.

As of the census of 2010, there were 709 people, 291 households and 197 families living in the Town. The population density was 39.2 inhabitants per square mile (15.1/km). There were 337 housing units at an average density at an average of 18.6 per square mile (7.2/km). The racial makeup of the Town was 98.4% White, 0.3% African American, 0.4% Native American, 0.1% Asian, and 0.7% from two or more races. Hispanic or Latino of any race were 0.3% of the population.

## **Policies**

*None required*

## **Strategies**

*None required*

# Chapter 7: Economy

**State Goal:** Promote an economic climate that increases job opportunities and overall economic well-being.

## Analyses

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

The Town of Prospect has been a primarily residential community for some decades. Until 2019, a large percentage of townspeople were employed at the Verso Paper Mill in Bucksport. Because Prospect is located about a half hour or less from Ellsworth, Bangor, and Belfast, others commuted to work in those communities. The town has experienced a significant change with the closing of the mill. After the mill closed, people have found employment in Bucksport and in those three more distant communities.

In 1990 there were 301 people in the labor force in Prospect, and by 2020 there were 408 people in the labor force in Prospect (see US Census data information). Of the 408 people in the labor force in Prospect, 376 were commuting to work. 32 residents of Prospect were not commuting to work in 2020. Some of these residents were working from home, and some were employed in the small number of current businesses in the Town.

According to town officials, the tax base in Prospect has remained quite stable. The Select Board and the budget committee have been able to keep the mill rate from rising. Town officials are aware of the need to support future businesses in Prospect, as the Town tries to attract younger people to live and work within the Town to maintain both the tax base, and the viability of maintaining an independent town governing body.

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

At this time, the Town does not have defined priorities for economic development. The survey that the Comprehensive Plan Committee sent out to residents makes it quite clear that a large number of residents would like Prospect to stay the rural, primarily residential town that it is now. A job for the Planning Board and the Select Board as we move into the future would be to match that desire of the Town’s residents with the need to attract businesses and therefore younger people to the Town and create a more defined plan.

The Town of Bucksport, across the river from Prospect, has a very defined economic development plan. If successful, this plan would benefit Prospect residents in terms of providing more employment opportunities. One option would be to support Bucksport in its journey toward growth of businesses; that would provide job prospects for Prospect residents while allowing Prospect to maintain its rural, residential character.

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

There is no traditional downtown or village center in Prospect. There is a crossroads where Rt 1A and Rt 174 connect. This is where the Town office, the fire station, and a community center are located. In the past there has been a small store at that crossroads, but it has been difficult to maintain that business.

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

Tourism is not much of an important part of the local economy in Prospect. Although Rt. 1 passes through the Town, the geography does not lend itself to businesses along that route, as one side of Rt. 1 rises up from the road, with a rocky face, and the other side of Rt. 1 falls off steeply to the river. Fort Knox Historic Site and the Penobscot Narrows Observatory are in Prospect just off Rt. 1. There are a significant number of tourists attracted by Fort Knox and the Observatory. At this time property around Fort Knox is primarily used for residential purposes. There are no ordinances prohibiting commercial use in that area. The Town should plan for continuing to allow commercial use in that area in the future, in order to encourage some economic development there.

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

A number of people in Prospect work from home, especially since the pandemic. Allowing home offices attached to houses would be a good way for the Town to support such employment. Any ordinances applying to the use of homes for commercial purposes should take this need into consideration.'

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

There are some areas in the Town of Prospect that are more appropriate than others for industrial or commercial development; these areas were reflected in the survey to townspeople. Along Rt. 1 and along Rt. 1A were repeatedly mentioned as more appropriate areas for development in citizens' responses to the survey. People seemed to feel more open to industrial and commercial development in those areas than in the rest of Prospect. The Planning Board might wish to take that into consideration. Many Prospect residents in responding to the survey that the comprehensive plan committee sent out supported the idea of encouraging small business in Prospect, rather than trying to encourage larger businesses.

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

One of the barriers to economic development in Prospect is that there is no public water and no public sewer anywhere in the Town. Broadband access at this time is somewhat less than adequate. The essentially rural, spread-out character of the Town makes public water and sewer difficult, if not impossible, to provide. As the State of Maine works to improve broadband access, Prospect should be quick to accept any ways to improve broadband access in the Town. (See Chapter 15 - Future Broadband Planning.)

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

If the Select Board and planning committee were to adopt some Tax Increment Financing (TIF) districts in the future, they should do so in such a way to encourage development only along Rt 1A, an appropriate growth area.

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

At this point Prospect does not seem to use its unique assets as opportunities for economic growth. As suggested above, the Town of Prospect should look at the presence of Fort Knox and the tourism that it attracts as a possible opportunity for creating potential economic growth, particularly in the area of smaller businesses (ice cream shops, recreational opportunities, souvenir shops, etc).

*The community's Comprehensive Plan Economic Data Set prepared and provided to the community by the Office or its designee.*

The sites <http://econ.maine.gov/index/comprehensive> and [www.careeronestop.org/toolkit/jobs/find-businesses.aspx](http://www.careeronestop.org/toolkit/jobs/find-businesses.aspx) gave no useful information about economic conditions in Prospect. There are no large employers in Prospect. As stated above, many Prospect residents worked in the paper mill in Bucksport before it closed. At present, there is a plan for Whole Oceans to build and run a sustainable salmon fish farm in Bucksport. If that were to happen, it would provide some jobs for Prospect residents, but it has not moved forward so far.

There are about seven small businesses in Prospect (not counting individuals who are self-employed). Most of these businesses do not employ very many people. There is a construction company, a concrete company, and a sand and gravel supply company. Although these companies seem to thrive, they do not require the employment of a large number of people. The other four or five small companies are mainly run by the owners, with an occasional employee, often a family member. As stated above, most Prospect workers commute to work, primarily to Belfast, Ellsworth, and Bangor.

*A brief historical perspective on how and why the current economy of the community and region developed.*

White settlers came to Prospect in the eighteenth century as Fort Pownall was being built on Cape Jellison in what is now Stockton Springs. During the nineteenth century Fort Knox was built. The forts required granite and wood, as well as people to do construction. Shipbuilding was also a strong industry in Prospect until Prospect and Stockton Springs split apart. That ended the shipbuilding in Prospect, as there was no harbor, although a number of ship captains lived in Prospect up into the 20th century. However, there were several sawmills and a gristmill. As the forts were completed, and shipbuilding became less possible, Prospect became more of a farming community.

There were several large dairy farms and some chicken farms; some of those empty chicken houses still exist. Then, as work in Bucksport and other, bigger, towns became available, people in Prospect moved toward those occupations, creating the essentially residential community that Prospect is now. As stated above, work in the paper mill in Bucksport was primary until 2019 when the mill closed, leaving the choice of commuting to work being the primary option.

*Where does the community's population work and where do employees in your community reside? A description of the major employers in the community and labor market area and their outlook for the future.*

As described above, most Prospect residents work in Bucksport, Bangor, Belfast, and Ellsworth. Those residents who work in local businesses are often family members of the owner of the business, and the few employees of local businesses tend to reside within the Town of Prospect.

*A description of any economic development incentive districts, such as tax increment financing districts, in the community.*

We have no economic development incentive districts within Prospect at this time. The Select Board and Planning Committee might investigate the value of an incentive district for use with future developments.

## Policies

*To support the type of economic development activity the community desires, reflecting the community's role in the region.*

1) The Town of Prospect shall identify appropriate areas for economic development within the Proposed Land Use Section of this plan. (and in the future Land Use Ordinance?)

The Select Board, or their designee(s), following the guidelines of the Proposed Land Use Section of this plan, shall identify suitable land areas and outline acceptable uses for current and potential businesses and industries to relocate to Prospect.

2) The Town shall seek opportunities to attract and maintain businesses and/or light industries in Prospect.

The Select Board, or their appointed committee, shall create guidelines for the development and/or relocation of businesses to the Town of Prospect. The residents of Prospect clearly indicated in the survey of 2022 that the Town would be welcome to commercial or light industrial business. The Town shall seek to make available to the public educational materials about available funding and programs for public and private entrepreneurial ventures.

*To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.*

*To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.*

The Town of Prospect shall seek to join the neighboring towns of Winterport, Stockton Springs and Frankfort for the implementation of affordable, high speed broadband internet. This will likely involve a financial commitment by the Town. (See Chapter 15 - Future Broadband Planning.)



The Select Board, or its designee(s), shall apply to join the Memorandum of Understanding, and work closely with representatives of these towns to seek any available grants and bring high speed internet to the region.

## Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

*If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community’s economic development director, a regional economic development initiative, or other).*

The Select Board, or its designee(s), upon successfully joining with the surrounding towns, shall seek to make financial contributions to allow implementation of high speed internet.		
<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Short-term

*Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.*

The Planning Board, working together with the Select Board, are actively reviewing and updating current Ordinances. These boards shall work together to develop a Land Use Ordinance, using the guidelines of the Land Use Section in this plan.		
<b>Who:</b> Planning Board / Select Board	<b>Priority:</b> High	<b>Timeframe:</b> On-going

*If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)*

*Participate in any regional economic development planning efforts.*

The Select Board, along with representatives of neighboring towns, shall seek to obtain grants to bring high speed internet to the region. If local funding is also necessary, then the Select Board will determine the best options available, including local tax dollars.		
<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Short-term

# Chapter 8: Housing

**State Goal:** To encourage and promote affordable, decent housing opportunities for all Maine citizens.

## Analyses

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

It is complex to project the future housing needs of Prospect. Because job opportunities have decreased since the closing of the paper mill in Bucksport, many young people have settled elsewhere. Since the pandemic, the ability for some to work online from home has created the possibility for people to move to Prospect, buying homes, or building homes. There is no question that much of the population of Prospect is aging, which raises the need for accessible homes and for in-law apartments. The Town is working on plans to encourage younger people to settle in Prospect. These plans should include encouraging rental units and affordable homes.

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

There are 79 renter occupied units in Prospect. 75 of these units are rented with cash rent. The median cost of rental housing in Prospect in 2020 was \$938/month, or \$11,256/year. The income needed to pay that median rental cost was \$37,539. Median income for renters in Prospect was \$41,428. The rent affordable to the median income is \$1036. However, 44.7% of renters in Prospect are unable to meet the median rental amount. That translates to 17 rental households who were unable to meet the median rent. These figures were established by the Maine Housing Authority in 2020.

There are 353 owner-occupied units in Prospect. For owner-occupied homes the Maine Housing Authority figures date from 2018. As of 2018 the median cost to buy a home in Prospect was \$155,000, and the income needed to buy that home was \$46,678. The number of households in Prospect in 2018 unable to afford to buy a median priced home was 35.6% or 103 of the households in Prospect. In 2018 there were 11 homes sold. 7 of those were in the “attainable” range. 4 were beyond that range. That means that some homes being sold in Prospect may be more likely to be sold to new families arriving from elsewhere. It may also mean that young people in Prospect might look elsewhere. These figures were established by the Maine Housing Authority in 2018, and are the most recent figures available.

Prospect should consider whether to establish a community affordable housing committee, or perhaps more usefully considering the size of the Town, join in the work of a regional affordable housing coalition.

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

The number of seasonally occupied homes has risen from 4 to 7 over the last 10 years, but has stayed fairly low, less than 2%. Most homes in Prospect are occupied year-round. There does not seem to be any distinct trend of seasonal homes being converted for year-round use or vice versa. The number of dwelling units has increased, but the basic picture has remained fairly stable and any impact is very low.

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

There is no question that much of the population of Prospect is aging, which raises the need for accessible homes, for in-law apartments, and for transportation to Bucksport, Belfast, and Ellsworth for shopping and medical appointments. Some of these needs will be met regionally, rather than locally. For example, Bucksport, Ellsworth and Belfast all meet these needs, and local people in Prospect tend to rely on those facilities and services. There is ample research emphasizing the need for social interaction for older people in order to maintain health. Prospect has an active community club which holds suppers and other social events. That kind of activity needs to be supported.

Additionally, the Select Board and the Planning Committee should be considering ways in which the Town can encourage the building of low-income and senior living housing. A committee could be formed to look at these issues. An example might be to reduce the 2 acre minimum lot requirement for building.

*Are there other major housing issues in the community, such as substandard housing?*

At this time there is an occasional instance of substandard housing in Prospect, though this has not been a major issue. Some instances reflect the strong wishes of the resident. Others are a result of need. Efforts are being made to aid these residents; for example, the Community Club in Prospect has a heating fund that helps needy residents fill their heating needs. However, plans need to be made to respond to other areas of need, such as home insulation, accessibility, and ensuring water supply.

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

Prospect does not have many ordinances that affect the development of affordable/workforce housing. However, as stated above, an example of a helpful change might be to reduce the 2 acre minimum lot requirement for building. It might be useful to review the subdivision ordinance to ensure that it does not discourage affordable housing.

## Conditions and Trends

*The community's comprehensive planning data set prepared and provided to the community by the Maine State Housing Authority, and their office, or their designees.*

Appendix B: Housing contains the following characteristics for Prospect, Hancock County and Waldo County:

- Income
- Owner Housing
- Poverty

- Rental Housing

The data sets can be viewed at: <https://www.mainehousing.org/policy-research/housing-data>.

*Information on existing local and regional affordable/workplace housing coalitions or similar efforts.*

Waldo County Community Action Project has a program supporting affordable housing. This program offers help with weatherization, central heating improvement, above ground storage tanks, powerline extension, and home repair.

H.O.M.E, Inc. in nearby Orland offers help to those needing housing or needing help to repair or restore their housing.

The Hancock Hardin Wyandotte Putnam Community Action Commission promotes creation of affordable housing through a variety of methods including housing rehabilitation services, new construction of single-family homes, and new construction of lower-rent apartments. Specific projects vary in each county each year.

*A summary of local regulations that affect the development of affordable/workplace housing.*

Some local Land-use regulations focus on shorelands, wetlands, and set minimum lot sizes and setbacks. These regulations restrict building in some areas. There is a building notification ordinance, which requires notification before building, sets standards for plumbing and other code enforcements. There is an ordinance which sets the minimum size for a building lot at 2 acres per building, and which requires setbacks from public and private property lines. There is a subdivision ordinance, which sets standards designed to assure comfort, convenience, safety, health, and welfare of the people of the Town of Prospect, as well as protect the environment and to promote the development of an economically sound and stable community.

Overall, these ordinances allow for building on a relatively small piece of property and do not impede the building of affordable properties. As suggested above, Prospect might want to consider reducing the minimum size of a building lot.

## Policies

*To encourage and promote affordable workforce housing to support the community's and region's economy.*

Many of the residents of Prospect want to see employment opportunities increase. Others fear that Prospect would be a different and less desirable place to live if there were too much business, or businesses that are too large. Some people see jobs as the most important thing, while others fear the damage some businesses might do to the environment. Future plans need to take both these needs into consideration, hopefully finding ways to increase job opportunities without damaging the environment. Our survey of Prospect citizens reflects a desire for small business, rather than large industry. If Prospect is to support the region's economy, affordable housing will be very important. Caution should be taken in establishing new ordinances in order to make sure that they do not inhibit the establishment of new affordable housing. Prospect has been a good source of workers for businesses throughout the area, and should continue to play that role.

*To ensure that land use controls encourage the development of quality affordable housing, including rental housing.*

An effort should be made to maintain any land use regulations that encourage the development of affordable housing, while at the same time protect the natural environment of Prospect that is so important to our residents. Ordinances could be enacted that allow the addition of one accessory apartment per dwelling unit in growth areas, subject to site suitability. This would not only increase the possibility of affordable housing, but also increase the ability of the elderly to stay in their homes.

Citizens of Prospect usually want to stay in their homes, no matter what their age. This means that not only is accessibility an issue, but that water supply is an important issue. Maintaining the aquifers in Prospect is important, as the water supply to every home is through private wells. Energy efficiency needs to be supported so that people can afford to heat and light their homes.

*To encourage and support the efforts of the regional housing coalitions.*

Prospect should consider whether to establish a community affordable housing committee, or perhaps more usefully considering the size of the Town, join in the work of a regional affordable housing coalition.

The Town should work with other close-by communities to ensure that there is an availability of affordable housing. Working with Waldo Community Action Partners (WCAP), the Town of Bucksport, and connecting with HOME in Orland are ways that Prospect can join with other communities to support affordable housing. Establishing an affordable housing committee would facilitate that collaboration.

## Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

Maintain, enact, or amend growth area land use regulations to increase density, decrease lot size, setbacks, and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.

<p>The committee suggests that the Town review all land use regulations to ensure that the ordinances do not unduly prohibit the development of affordable/workforce housing. Every attempt should be made to encourage affordable housing at the same time that we preserve the rural character of the Town. Our survey makes it clear that most residents of Prospect wish that rural character to be preserved.</p>		
<p><b>Who:</b> Planning Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Short-term / On-going</p>

<p>The Town should consider land use regulations that encourage business growth along Rt 1A and Rt 1, as much as possible, increasing the possibility of local job growth while preserving the rural character of the rest of the Town. Our survey supports these areas as appropriate areas for increased business, leaving most of the Town open to residential use.</p>		
<p><b>Who:</b> Planning Board</p>	<p><b>Priority:</b> High</p>	<p><b>Timeframe:</b> Short-term</p>

<p>The Town should review the 2 acre lot building restriction to ensure that this restriction does not restrict affordable housing.</p>		
<p><b>Who:</b> Planning Board/Select Board</p>	<p><b>Priority:</b> High</p>	<p><b>Timeframe:</b> Short-term</p>

<p>The Town should allow for accessory apartments in all areas.</p>		
<p><b>Who:</b> Planning Board</p>	<p><b>Priority:</b> High</p>	<p><b>Timeframe:</b> Short-term</p>

<p>The Town might consider whether there are sufficient options for rental housing and maintain awareness of the impact that Airbnb's might have on rental accessibility.</p>		
<p><b>Who:</b> Planning Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Mid-term/Ongoing</p>

<p>The Town should consider forming an affordable housing committee. That committee should connect with and support other affordable housing committees and groups in the area.</p>		
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<b>Who:</b> Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term
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The Town should review the subdivision ordinance to make sure it is complete and satisfactory.

<b>Who:</b> Planning Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Short-term
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The Town should take the question of allowing mobile home parks to the voters.

<b>Who:</b> Select Board/townspeople	<b>Priority:</b> High	<b>Timeframe:</b> Short-term
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While looking at and employing strategies to support affordable housing, the Town should seek to achieve at least 10% of new housing being built in the next decade be affordable. A biennial check-in would be appropriate, so that the Town can see that this goal is on its way to being met.

<b>Who:</b> Affordable Housing Comm.	<b>Priority:</b> High	<b>Timeframe:</b> Ongoing
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# Chapter 9: Recreation

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

## Analyses

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

The Town of Prospect has been and looks to remain populated in the older age bracket. The younger population, in general, are not staying in the area, but moving to other regions where there are more opportunities for employment. The Prospect Community Club provides some opportunities for recreation for senior citizens; weekly community meetings are held on Wednesdays each week for anyone in Town to attend. Public suppers are held Spring through Fall on a monthly basis. The basketball court is in need of repair and no one has used it in recent memory. There are recreational programs in surrounding towns which include Bucksport, the school district of choice. Surrounding towns provide recreational trails and activities as well.

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

The Prospect Community Club needs upgrades. It could possibly be used for certain types of activities for the younger population as well as senior citizens. There is a lot of interest in providing more recreational opportunities within the Town in addition to the activities in the surrounding towns. The Town’s basketball court could use major upgrades, but with recreational activities provided by the Bucksport schools and Bucksport recreation programs, it is unclear how much use the court would get from younger residents in Town.

In the Town survey, the question was proposed “Access to Recreational opportunities is Adequate? The survey results were 4.7% agree, 40.1% strongly agree and 30.8% neutral. 19.5% disagreed and 4.7% strongly disagreed. It is not clear what the small Town of Prospect could do without significant funding to increase the recreational facilities and/or create new facilities for the Town.

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

The Penobscot Shores Preserve is owned by Coastal Mountains Lands Trust (CMLT). That ~47 acre preserve will remain owned and managed by CMLT, as it has been for quite some time. It will remain that way. It is located on Bowden Point Road. No parking lot is available. There is minimal signage. There is a trail from the roadside to the Shore, see Figure 9-1.

Figure 9-1: Penobscot Shore Map and Information





# Penobscot Shore

Bowden Point Road, Prospect

#penobscotshorepreserve

TRAIL: Coming Fall 2017

SIZE: 47 acres

## PENOBSCOT RIVER FRONTAGE

Our first preserve in Prospect offers 1,800 feet of forested shoreline along the Penobscot River. Several old foundations can be found along the shore, and you can view the old Bucksport mill across the river on the Bucksport shoreline.

## DIRECTIONS

From Belfast, drive north on Route 1 toward the Penobscot Narrows Bridge, but turn left at the lights onto Route 174 before the bridge. In 1.4 miles, turn right onto Bowden Point Road. The preserve is on the right in 1.1 miles, 100 yards before Worcester's Lobster Bait. No parking lot currently exists. Park along the road.

## LOOK FOR

- Interesting ice shapes and heaved over ice sheets along the shore in winter
- Shorebirds along the mudflats
- Portions of the discontinued Shore Road run parallel to the river, midway through the preserve.

## HISTORY

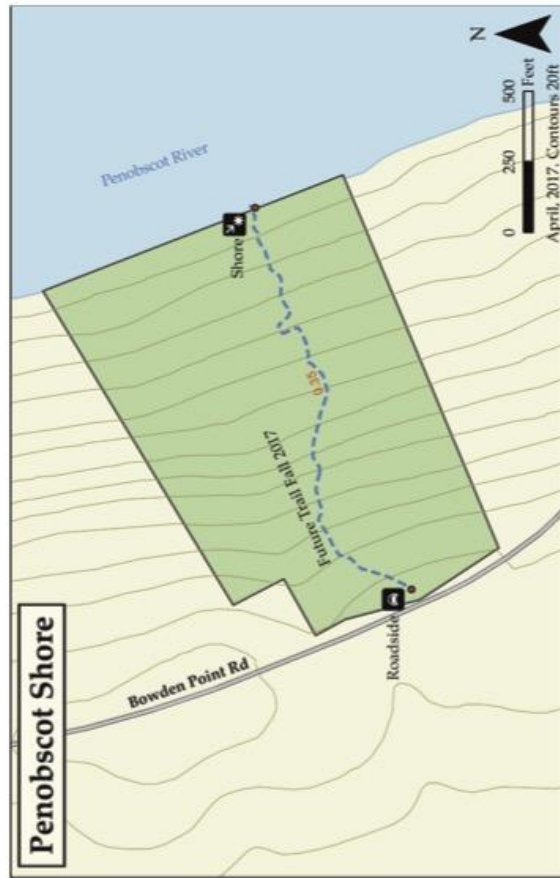
Transferred from Great Pond Mountain Conservation Trust in 2017, originally donated by Elizabeth Wemett.



60



Coastal Mountains Land Trust



Protecting land for the community, forever.

61

Maine Dept of Inland Fisheries and Wildlife “Howard Mendall Wildlife Management Area”. is in the final processes of finalizing a long project in partnership with Maine Coast Heritage Trust and the Town. We are hopeful that things will be complete and we can install signage etc. soon. It is open to the public and folks can certainly hike anywhere, including the gravel roads that exist there. However as MDIFW WMAs are aimed at habitat conservation along with public use and there will not be any formal hiking trails, instead allowing folks to use the property as is. It is located on Bowden Point Road.

Almost all the land in Prospect is privately owned. The majority of landowners allow hunting and limited access, but if any areas see future development, this could limit access to private land.

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

Maine Dept of Inland Fisheries and Wildlife “Howard Mendall Wildlife Management Area” is in the final process of finalizing a long project in partnership with Maine Coast Heritage Trust and the Town. We are hopeful that things will be complete and we can install signage etc. soon. It is open to the public and folks can certainly hike anywhere including the gravel roads that exist there. However as MDIFW WMAs are aimed at habitat conservation along with public use and

there will not be any formal hiking trails, instead allowing folks to use the property as is. It is located on Bowden Point Road. There are currently “no” open spaces in Town.

*Does the public have access to each of the community’s significant water bodies?*

One of the Town’s major water bodies is the Penobscot River. There is no public boat landing in the Town, except those on private property which are not accessible to the Public. There is, however, a boat landing on Verona Island, and one in Frankfort, Stockton Springs, Bucksport and Orland that are accessible to the Public.

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

The Town does not maintain any recreational trails. Coastal Mountains Lands Trust manages the 47 acre preserve it owns. The Trust would be responsible for any conflicts on this land. There are no use conflicts on these trails.

There are 30+ abandoned roads in Town but none of them have a public easement for possible development by the Town for use by the public. These roads have reverted back to the landowners and if there are any land use conflicts it would be between the landowners and anyone trying to access their property.

*Is Traditional access to private lands being restricted?*

As tracts of land in Prospect become developed, access may become restricted.

## Conditions and Trends

*The community’s Comprehensive Planning Recreation Data set was prepared and provided to the community by the Department of conservation, and the Office, or their designees.*

Information was received but the data was not significant enough to be included in the responses.

*A description of important public and private active recreation programs, land and water areas (including hunting and fishing areas), and facilities in the community and region, including regional recreational opportunities as appropriate, and identification of unmet needs.*

The Prospect Community Club is a group of citizens that promote and provide community functions. The Community Building, the former Knights of Pythias Building, is the site of community breakfasts and suppers. It is also used for parties and can be rented for private functions. They sponsor a Memorial Day Parade and host a Christmas party.

The basketball court located on Route 1A was a lighted court at one time and had a lot of use. It is in disrepair at this time and not really used by the community.

Fort Knox State Park is located in Prospect just ¼ mile north of the Penobscot Narrows Bridge. The construction of Fort Knox began in 1844 as a result of a northern boundary dispute with Great Britain. Fort Knox is on the National Historic Register and is visited by people from all

over the United States. The State Park allows visitors to walk around and tour the Fort and also to ascend the observatory to take in the views in the area. A picnic area is also provided for the visitors. Fort Knox is maintained by the State of Maine Bureau of Parks and Recreation.

There are snowmobile trails but they have not been maintained and most trails are located on private property.

Also, Bucksport provides many recreational opportunities for school age children including soccer, basketball, football, cheering and other activities. Bucksport also has the Tim Emery Municipal Pool which is accessible to Prospect residents. There is an ice rink, basketball court, track, tennis courts and a playground.

There are trails in Bucksport as well, the Miles Lane Walking Trails, the Silver Lake Trails and the Waterfront/Veterans Park walkway.

*An inventory of any fresh or salt water bodies in the community determined locally to have inadequate public access.*

There is no public access to fresh or saltwater in the community. There are, however, public boat launches in Frankfort, Stockton Springs, Searsport, Bucksport and Orland.

*A description of local and regional trail systems, trail management organizations, and conversation organizations that provide trails for all-terrain vehicles, snowmobiling, skiing, mountain biking, or hiking.*

There are presently no public access trails available for off road vehicles.

*A map or list of important publicly-used open spaces and their associated facilities, such as parking and toilet facilities.*

See Figure 9-1: Figure 9-1: Penobscot Shore Map and Information.

## Policies

*To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.*

The Select Board may choose to form a committee to look into what the needs for specific recreational activities would be sufficient and appropriate for the Town's youth. There are currently many recreational activities available in surrounding Towns that the youth are involved with. Many of those activities are in nearby Bucksport.

*To preserve open space for recreational use as appropriate.*

There are currently no [defined] open spaces in the Town of Prospect.

*To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.*

For the long term, if necessary, the Town could look for a suitable public access boat launch. It will be suggested to the Select Board to investigate looking into obtaining a site. The Select Board would then have to figure out how to build and maintain the public boat launch.

## Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

*Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.*

Investigate appointing a recreational committee to look into the recreational needs in town.		
The committee could develop a plan and annually inventory the area’s recreational facilities and make sure that all of Prospect’s citizens are being served.		
<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Short-term

*Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.*

Investigate appointing a committee that could look into privately owned properties to see if there is a possibility to create motorized trails. There have been snowmobile trails on private property in the past. As far as non-motorized uses, there are trails available on Bowden Point.with Maine Coast Heritage Trust and Maine Dept. of Inland Fisheries and Wildlife. (See Figure 9-1).		
<b>Who:</b> Select Board	<b>Priority:</b> Low	<b>Timeframe:</b> Short-term / On-going

*Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.*

Work with the Maine Coast Heritage Trust and Maine Dept. of Inland Fisheries and Wildlife on preserved property on Bowden Point.		
<b>Who:</b> Select Board	<b>Priority:</b> High	<b>Timeframe:</b> On-going

*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.*

Investigate whether this is something a committee could accomplish.		
<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Short-term / On-going

**Comments**

The Town annually provides a sum of money to Down East YMCA in Ellsworth giving all of Prospect residents full access to Bucksport's recreational facilities. The Town also reimburses snowmobile registrations for residents that join and use the trails that the Winterport Snowmobile Club maintains.

Recreation is important to the citizens of the Town of Prospect. When a Recreation Committee is created, the Committee could work on long range recreational plans. This plan would build upon what the Town already has working with the Maine Coast Heritage Trust and the Maine Dept. of Inland Fisheries to address all recreational needs of the community, including access to surface water. The ultimate responsibility would be with the Select Board.

# Chapter 10: Transportation

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

As Prospect grows and becomes more interwoven with neighboring communities, the need for a quality transportation system becomes more and more important. Businesses need transportation to move products and draw customers. Commuters need a way to get to their jobs out of town, and small businesses need a way to get out of town workers here. Families need transportation to schools, services, shopping, and recreation. Tourists and summer residents need a way to get here.

The transportation system to this point has grown somewhat organically; that is, we grew up from cow paths and wagon trails to the highways we use now. As the cost of building and maintaining the system grows, though, we suddenly have to begin planning for how to manage it with more limited resources.

## Analyses

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

Transportation system concerns in the community and region vary and are complex. The road systems, Rt 1, Rt1A (Bangor Rd) and Rt 174 are main thoroughfares with heavy traffic at certain times of day and times of year. Tourism puts a heavy demand on the roadways and bridges during the spring, summer and fall months on Rt1, Rt.1A and Rt. 174. Maintenance funds are not meeting the State’s needs of updating bridges and roads. Rt. 174 currently has the most vehicle accidents due to the blind hills, multiple curves and no passing lanes. In town crossing Rt 1A (Bangor Rd) from the Prospect Town Office to the Community Center is dangerous due to no crossing signs, or lights. Currently there are no signs to notify traffic they are coming into a small community center, though the speed limit does drop.

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

Yes, according to the MDOT traffic volume annual report, The Count Book Report, the intersection of Rt 174 and Rt 1A and the Hawes Road have one of the highest volumes of traffic in the Town. Rt 174 is an arterial route which carries commuter traffic and has some moderate seasonal changes in summer traffic volumes. Route 174 intersects with Rt 1A, which has heavy traffic at the morning commute hours, 7-8am, with a second heavy traffic later in the day during homeward commutes 4-6pm. Rt 1A is a connector road from Rt. 1 to Bangor and northern Maine.

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

The Town of Prospect has no sidewalks. The children of Prospect are bused to school in Bucksport. The school in Prospect was discontinued years ago. There are no stores in Prospect, only the Town Office/Fire Department and across the road from the Town Office is the Community Building. There are no other daily destinations within walking distance. The rural nature of the Town itself makes the use of sidewalks at this time unnecessary. (See Recreation)

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

At this time there are no walking or bicycling lanes integrated into the community's transportation network. (See above c.) Recreational biking is more common in the summer months on Rt 1, Rt. 1A and Rt 174. However, with no bike lane on 174, and heavy traffic at peak hours, these modes of transportation are not commonly used. Bicycling lanes are provided by a wide paved shoulder on Rts.1 and 1A but Rt. 174 and the collector roads are so narrow as to be unsafe for bicyclists.

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

The Maine DOT Three Year Work Plan, 2023 to 2025 shows work scheduled for 2023-2024 for highway and bridges includes the Colson Bridge over Colson Stream, located 0.38 of a mile north of the Hawes Bridge Road; Marsh Bridge over Carley Brook, located 0.40 of a mile east of Route 1A; along with work planned for 2023-2024 for the Penobscot Narrows Bridge and Observatory, including repairs for the Observatory, over Penobscot River, located on the Prospect-Verona Island town lines. Other improvements are a rural highway located 0.20 of a mile north of the Switzer Spring Rd.

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

2022 expenditures:

- Road maintenance: \$37,200
- Resurface: \$54,000
- Snow removal: \$145,300

2023 proposed:

- Maintenance:\$36,000
- Resurface: \$64,000
- Snow removal:: \$150,000

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

There is parking next to the Fire Department and Town Office on Route 1A, along with a small area of parking next to the Community Center across the road from the Town Office. Other destination areas in town include Fort Knox (which has its own parking lot) and a small basketball court on Route 1A (see recreation). As there is no school or local store nor bus stop, the need for parking is adequate at this time. If there is more development near the Town Office and Community Center, the parking issue may have to be revisited.

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

There is one ordinance on parking listed under town ordinances. The ordinance, "Parking, snow.pdf" covers parking during the winter that could inhibit snow removal. There is no parking standard ordinance.

According to the 2022 Community Survey Results, 27.6% strongly agreed that winter road maintenance, plowing and sanding is adequate, with 48.3% agreeing.

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

WCAP, Mid Coast Transportation, is the only transportation for senior citizens or locals needing transit to Bangor and surrounding towns.

*If the community hosts a transportation terminal, such as an airport, passenger rail station, or ferry terminal, how does it connect to other transportation modes (e.g. automobile, pedestrian, bicycle, transit)?*

The Town of Prospect does not host any transportation terminals. Residents of Prospect drive their own vehicles to either Bangor, Augusta or Portland to access airports and the passenger rail station. They can take the Concord bus that has stops along Rt 1 and Rt. 1A. The closest stop is in Searsport at the Steamboat gas and convenience store.

*If the community hosts or abuts any public airports, what coordination has been undertaken to ensure that required airspace is protected now and in the future? How does the community coordinate with the owners(s) of private airports?*

There are no private airports in Prospect. There are municipal airports in Belfast and Pittsfield.

*If you are a coastal community are land-side or water-side transportation facilities needed? How will the community address these needs?*

Although Prospect is a coastal community situated along the west bank of the Penobscot River and drained by the south branch of the Marsh River, the topography of the land has prohibited anything other than small private boat access to the water. The Town does not have land-side or water-side transportation facilities. At this time, there has not been a need for such facilities in Prospect,

as those needs are being met by a boat landing on Verona Island, the neighboring town, and a marina in Bucksport, the next town over from Verona.

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

The only written standards are in the " Road Acceptance Ordinance "

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

Yes, at this time, the roads do support the community's desired land use pattern. The Town of Prospect follows the State of Maine guidelines for roadway construction.

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



At this time the Town of Prospect does not have any bike or pedestrian supported means of transportation.

*Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a network of local streets? Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead-ends resulting in compact and efficient subdivision designs?*

There are no recent subdivisions in town. The only ordinances about subdivisions are on the building/ setbacks etc. There are no ordinances about subdivision roads.

## Conditions and Trends

*The community's comprehensive Planning transportation Data Set was provided to the community by the Department of Transportation, and the Office, or their designees and used for the preparation of the Transportation section.*

*Location and overall condition of roads, bridges, sidewalks and bicycle facilities, including any identified deficiencies or concerns.*

### Roadway Inventory, Town of Prospect, Waldo County, Maine

#### Public Road Inventory

Name of Roadway	Length (miles) '94 CP	Type (arterial, collector, local)	Owned / Maintained	Dead End	Comments
Bangor Rd (Rt. 1A)	3.03	Arterial	State/State		Frankfort town line to Stockton town Line
US Rt. 1	1.13	Arterial	State/State		Frankfort line to Stockton springs line
Rt. 174	3.8	Collector	State/State		Rt. 1 to Rt. 1a
N. Searsport Rd.	3.57	Collector	Town/State		Hawes Bridge Rd. to Searsport line
Hawes Bridge Rd.	0.6	Collector	Town/State		Rt. 1A to intersection w/N. Searsport Rd.
Blanket Lane	1.13	Local	Town/Town		Rt. 174 to Stockton Line
Bowden Pt. Rd. & Ext.	2.44	Local	Town/Town	X	Rt. 174 to dead end
Clark Rd.	3.56	Local	Town/Town		N. Searsport Rd. to N. Searsport Rd (loop)
Ferry Rd.	0.3	Local	Town/Town		Rt. 174 to Rt. 174 (loop)
George Rd	1.53	Local	Town/Town		N. Searsport Rd. to Searsport line

Green Valley Rd.	0.6	Local	Town/Town		George Rd. to Stockton line
Hatch Rd.	0.83	Local	Town/Town		N. Searsport Rd. To Stockton town line
Hawes Bridge Rd.	1.2	Local	Town/Town		N.Searsport Rd. to Clark Rd.
Muskrat Fm Rd. (Sandy Point Rd.)	0.42	Local	Town/Town		Rt. 1a to Stockton line
Partridge Rd.	0.46	Local	Town/Town	X	N. Searsport Rd to dead end
Poor Bill's Drive (Old Rt. 1A)	0.21	Local	Town/Town		Rt. 1a to Rt. 1A (loop)
Quarry Rd.	0.3		Unmaintained	X	Bowden Pt Rd to dead end
Shore Rd.	0.4	Local	Town/Town	X	Rt. 174 to dead end
Spout Hill Rd.	0.71	Local	Town/Town		Rt 1a to Frankfort line
Switzer Spring Rd. (Frank George Rd.)	0.34	Local	Town/Town		Rt 1 to Dyer Lane
Wagner. Rd	0.6		Unmaintained	X	No. Searsport Rd to dead end
Ward Rd.	1.16	Local	Town/Town	X	Clark Rd to dead end
<b>Total Miles</b>	<b>28.32</b>				

### Private Road Inventory

Name of Roadway	Length (miles) '94 CP	Type (arterial, collector, local)	Owned / Maintained	Dead End	Comments
Bay Drive	Unknown	Private	Land owner	X	Bowden Pt Rd to dead end
Deer Rd.	Unknown	Private	Land owner	X	Switzer Spring Rd to dead end
Dyer Lane	Unknown	Private	Land owner	X	Rt. 1 toward Penobscot Narrows Bridge
Hilltop Lane	Unknown	Private	Land owner	X	Bowden Pt. Extension to dead end
Moody Rd.	Unknown	Private	Land owner	X	Clark Rd. to dead end

Provencher Rd.	Unknown	Private	Land owner	X	Spout Hill Rd to dead end
Rainey Drive	Unknown	Private	Land owner	X	Spout Hill Rd to dead end
Grant Rd.	Unknown	Private	Land owner	X	Clark Rd. to dead end
Haley Rd.	Unknown	Private	Land owner	X	Rt. 1a to dead end
Heagen Mt. Rd.	Unknown	Private	Land owner	X	Rt. 174 to dead end

### Bridge Inventory

Name of Bridge	Owned by / Maintained by	Year	Condition	Location
B&A RR	Railroad	1951	Satisfactory	Colson Stream
Dead Brook	State/State	1940	Mod. To Major Deteriorated	North Searsport Rd.
Colson Stream	State/State	1976	Poor/Fair	Bangor Rd
Marsh	State/State	1979	Satisfactory	Rt 1A
Burdeen	State/State	1945	Mod. to Major Deteriorated	North Searsport Rd.
Hawes	Town/State	1959	Satisfactory	Hawes Bridge Rd.
Carley Brook	Town/Town	2006	Satisfactory	Muskrat Fm.Rd.
Devereau	State/State	Unk	Satisfactory	Bowden Pt. Rd.
Dickey Brook	Town/Town	1940	Excessively Deteriorated	George Rd
Lane	Town/Town	1945	Excessively Deteriorated	Hatch RD
Wescott	Town/Town	1960	Excessively Deteriorated	Hawes Bridge Rd

The major structural bridge in Prospect is the Penobscot Narrows Bridge, which crosses the Penobscot River. The bridge was opened on December 30, 2006. The bridge is state-maintained because it is located on Route 1 and connects Waldo and Hancock Counties. The

condition of the bridge is satisfactory. Under Analysis see section e. on DOT 3 year plan for repairs on bridges.

### **Arterial Roads (State maintained highways)**

Routes 1, 1A, and 174 are maintained by the State of Maine. Routes 1 and 1A are arteries through the Town linking Prospect with neighboring towns. Rt. 174 not only links Rt. 1 with Rt. 1A, but also provides access from Western Waldo county to Rt1, Bar Harbor and Downeast. All three of these have not only automobile traffic but also heavy truck traffic with Rt. 174 providing a highway for heavy tractor-trailer trucks hauling gravel from the gravel rich eskers on the West side of the Penobscot River to construction projects on the East side of the Penobscot River.

While Rt. 1 and Rt. 1A are constructed to handle these heavy loads, Rt. 174 is narrower and mountainous with occasional sight limitations. This has led to 17 reported crashes in the past five years on this road, most due to excessive speed, poor driving conditions (weather related), and animals in the road.

In spite of being only slightly over 1 mile long, Rt.1 starting at the intersection of the Penobscot Narrows Bridge and Rt. 174, has had nine crashes in the past five years with at least one fatality.

Traffic approaching the intersection at Rt. 1A from the East on Rt. 174 finds itself needing to stop on a steep grade and finds obstructed vision to both the North and the South on Rt. 1A. Numerous attempts have been made to alleviate this problem (reconfiguring the intersection with a traffic island, painted lines in the road, stop signs and yield signs both at the center and sides of the intersection) but nothing has prevented this from being a dangerous intersection. (Note: Solutions will be addressed under "Strategies"; recommend flashing 4-way yellow lights.)

### **Collector roads**

Collector roads are town constructed and maintained and are constructed with suitable construction to handle the expected traffic of personal vehicles and occasional delivery trucks. These are fed by local, usually dead-end roads which deliver traffic to Arterial highways. Collector roads have had a total of 15 reported crashes in the past five years over 3.6 miles of road, nearly all of these having been "fender benders" caused by animals in the roadway or bad weather conditions.

### **Local Roads**

Prospect has 16.2 miles of local roads. These roads, like the Collector roads, are town constructed and maintained by the Town and constructed with suitable construction to handle the expected traffic of personal vehicles and occasional delivery trucks. These roads have had only three reported crashes over the past five years.

An examination of traffic counts provided in the dataset shows that reliable trends for traffic counts for all roads in Prospect are unobtainable due to the infrequency of the data being collected by the State, with only a very few counts having been collected on any roads during the designated five-year period. Due to the effects of the pandemic, it's difficult to determine any trends, but a return to at least pre-pandemic levels is expected in the next few years.

Prospect defers to the State for design and construction of those roads and bridges maintained by the State. The Town of Prospect “Road Ordinance” details construction standards for new construction on town owned and maintained roads.

**Private Roads**

Private roads are essentially driveways with two or more dwellings as defined by Enhanced 911 (E911). Prospect has no standards for private roads, believing that private roads belong to the owners of the roads and are therefore beyond the jurisdiction of the Town.

The remaining roads are dirt. According to the 2022 Town Survey, residents of Prospect are satisfied with the condition of the roads.

**Railroads**

An approximately three mile portion of the rail spur connecting Bangor with the Sprague Dock in Searsport runs through Prospect, intersecting with the roadways at two points, those being at Rt. 174 and the Muskrat Farm Rd. The intersection at Rt. 174 is well marked with flashing warning lights when a train is approaching, while the intersection at the Muskrat Farm Rd. is marked only with a sign.

The products most commonly transported on this spur are petroleum products being transported to Bangor and beyond but are also occasionally used to transport both dry bulk and break bulk goods to the North and the South.

*Identify potential on and off-road connections that would help provide bicycle and pedestrian connections to neighborhoods, schools, waterfronts and other activity centers.*

Due to the rural nature and geographical terrain, there is difficulty providing connections to waterfront, parks, and the Town center with anything other than vehicles.

*Identify major traffic (including pedestrian) generators, such as schools, large businesses, public gathering areas/activities, etc. and related hours of operation.*

One area of town with a major traffic issue would be the Town center where Rt 1A, Rt 174 and the Hawes Bridge Rd join. The Fire Department/Town Office is located in the corner of Rt. 1A and the Hawes Bridge Rd, with the Prospect Community building across the road. The Town office is open three days per week and generates a significant amount of traffic during those periods. The Community Club hosts public suppers during the spring and summer, requiring additional occasional seasonal parking. Meeting and community functions are held there as well. The Community Center has very limited parking and most cars are now parked across the Rt 1A. This is an area of heavy traffic making crossing Rt. 1A hazardous.

Public parking is provided by a small parking lot beside the Community Club building (appx. six spaces), areas behind and beside the Fire Department/Town Office building, municipal parking (10 spaces), and a large town-owned lot directly across from the Community Club building (25+ spaces) providing ample parking for all functions and town business. In addition the roadway in this area is wide enough for a limited amount of on-street parking if necessary. Excellent sight lines along Rt. 1A make excellent access and exits onto and off Rt. 1A at any time but are hampered by Rt. 174 intersecting Rt. 1A in that area (see the last paragraph of “Arterial roads”).

Another major traffic generator in Prospect is Fort Knox and the Narrows Bridge Observatory, open to guests from May 1st through October 31st from 9am to 5pm. The park grounds are open year round from 9am to sunset.

*Identify policies and standards for the design, construction, and maintenance of public and private roads.*

The Town of Prospect's Road Acceptance Ordinance details construction standards for new construction on town-owned and maintained roads. The Town of Prospect follows the State of Maine guidelines for roadway construction.

*Identify airports within or adjacent to the community and describe applicable airport zoning and airspace protection ordinances your community has in place.*

There are no private airports in Prospect. There are municipal airports in Belfast and Pittsfield, and an International Airport in Bangor.

*Identify bus or van services.*

The Town of Prospect does not host any transportation terminals. Concord Coach Lines bus that has stops along Rt 1 and Rt. 1A. The closest stop is in Searsport at the Maritime Farms Steamboat gas and convenience store.

*Identify existing and proposed marine and rail terminals within your community including potential expansions.*

There are no marine or rail terminals within the Prospect community.

*If coastal communities identify public ferry service and private boat transportation support facilities (may be covered under Marine Resources with cross reference) including related water-side (docs/piers/wharves) and land-side (parking) facilities.*

There is currently no public ferry service in Prospect or the surrounding communities. Bucksport Harbor, located approximately 2 miles from Prospect, provides dockage at the Public Dock and Municipal Marina. The marina season runs from May 15th through October 15th.

## Policies

*To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.*

*To safely and efficiently preserve or improve the transportation system.*

The Select Board has an ongoing "open door relationship" with all department heads, including the Road Commissioner. In addition, the Select Board will meet with the Road Commissioner at least annually to discuss transportation needs regionally and within the community and prioritize recommendations to preserve or improve the transportation system.

*To promote public health, protect natural and cultural resources, and enhance livability by managing*

*land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.*

When new ordinances are written, the Planning Board will be cognizant of managing land use to maximize the efficiency of the transportation system including minimizing vehicle miles traveled.

*To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).*

Prospect will continue to work with WCCSA to provide transportation for the elderly and disabled. In addition, the Town will reach out to Concord Coach Lines to establish a regular bus stop of its “coastal route” in Prospect if/when a suitable opportunity becomes available on Rt.1A

*To promote fiscal prudence by maximizing the efficiency of the state or State-aid highway network.*

Prospect has a long history of fiscal prudence in managing town affairs and spending. This is accomplished by an outstanding relationship between the Select Board and the heads of all departments, including the Road Commissioner as well as the MDOT.

## Strategies

*Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community’s transportation network.*

The Town has a solid plan in place that has proven its worth when planning and budgeting improvements, repairs and maintenance of the road system. Prospect’s Road Commissioner meets annually with the Select Board and the Budget Committee where priorities are set for all road work.		
<b>Who:</b> Road Commissioner / Select Board / Budget Committee	<b>Priority:</b> Medium	<b>Timeframe:</b> On-going
Investigate adding a bike lane on 174.		
<b>Who:</b> Select Board	<b>Priority:</b> Low	<b>Timeframe:</b> Long-term
Conduct a feasibility study on adding a 4-way flashing light at the intersection of Route 174 and Route 1A near the Community Center and Prospect Town Office/Fire Station.		
<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Mid-term

*Initiate or actively participate in regional and state transportation efforts.*

<p>The Town of Prospect continues to work with the Maine Department of Transportation in a cooperative manner to recognize and alleviate any transportation issues in the Town, as well as assisting the MDOT in construction and reconstruction efforts when possible. The MDOT is cooperative in alerting the Town to construction and reconstruction efforts within the Town, as well as in neighboring towns when necessary to provide detours.</p>		
<p><b>Who:</b> Select Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> On-going</p>

*Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:*

- a. Policy objectives of the Sensible Transportation Policy Act (23M.R.S.A. §73);*
- b. State access management regulations pursuant to 23 M.R.S.A. §704; and*
- c. State traffic permitting regulations for large developments pursuant to 23 M. R. S. A. §704-A.*

<p>The Planning Board and Select Board should review and update (as needed) local ordinances to avoid conflicts with the Sensible Transportation Policy Act, as well as access management regulations as they pertain to State and Local highways. Prospect’s Comprehensive Plan makes no allowances for large developments.</p>		
<p><b>Who:</b> Planning Board / Select Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Short-term / On-going</p>

*Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.*

<p>When new roads are proposed in subdivisions, the standards are well defined either in the Subdivision Ordinance or the Road Acceptance Ordinance (as applicable) to be certain that the roads meet the criteria set by the Land Use Ordinance.</p> <p>Because the Road Acceptance Ordinance was voted on and enacted over 30 years ago, this should be reviewed/updated as needed to comply with any new state rules/regs.</p>		
<p><b>Who:</b> Select Board/Planning Board</p>	<p><b>Priority:</b> Medium</p>	<p><b>Timeframe:</b> Short-term / On-going</p>



# Chapter 11: Public Facilities and Services

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

## Introduction

Prospect is a very small rural community at the mouth of the Penobscot River. There is no “downtown” area within Prospect, no sidewalks, limited street lights and no street tree program. Public utilities and infrastructure are limited and include electric, cable, telecommunications and internet, with high speed internet capability not readily available to all residents. The Town has no public water or sewage treatment. There is a small fire department, emergency services provided by Stockton Springs and law enforcement provided by Waldo County Sheriff’s Office and Troop D of Maine State Police. Educational needs are provided by RSU #25.

Overall, the needs of the community now and for the near term future are adequate. However, there are areas of concerns that should be looked into for future planning.

## Key Findings & Issues from the 1994 Comprehensive Plan

The 1994 Comprehensive Plan's summary for Public Facilities noted public facilities and services are adequate to serve the present and anticipated further needs of the Town. However, it stressed that there was a need for groundwater protection. The other areas of concern have already been addressed, and include solid waste disposal, recycling and preparations for 911.

## 2022 Public Opinion Survey Results

52.3% of survey respondents stated that the Town government was doing a good job, versus 16.3% for not doing a good job with 1/3 of the respondents neutral. Other topics pertinent to this chapter include favorable views of fire protection 64.9%, emergency medical services 65.5%, education 50.3%. The 2022 survey results indicate continued need for groundwater protection, as well as protection of air and town resources. Other areas where improvements can be made include internet access, access to services for elderly, a convenience store, gas station and a desire to increase a sense of community.

## Town Government

Prospect has a town meeting form of government with daily affairs tended to by three municipal officers. There is no full-time staff, with the Select Board, Code Enforcement Officer, Treasurer, Town Clerk, Deputy Town Clerk, Fire Chief & Road Commissioner and several others all serving as part-time positions. There are a total of 21 people who were employed by the Town in some capacity. The Town has a fair website where all services are listed and mostly kept up to date, along with some general information about Prospect.

Prospect has a population of 698 residents according to the 2020 census, but could experience future development in housing and industry which may result in population increase. Increases in regulations, whether state or local, are also anticipated. Together, these could also place a greater burden on the Town employees.

The Town's website could be updated to provide easier searching for specific items, and updated with more up to date information for the residents of Prospect.

**Fire Protection**

Prospect's Fire Department is located at the intersection of Route 1A and Route 174. The fire department has a paid Fire Chief and twelve on-call volunteers. The fire station building houses the Town Office in the rear.

The Fire Department's major equipment is as follows:

Figure 11-1: Fire Department Equipment

Truck Model	Attributes	Gals Water	Pump Rate/Gal Minute	Condition
89 Simon Duplex Young	2 Person Enclosed Four Person Exposed Ladder Truck	1000	1500	Fair – To Be Sold
2004 Amer LaFrance	8 Person Enclosed Ladder Truck	1000	1250	Excellent
90 GMC 7000	Pumper	1550	1000	Fair
90 GMC 7000	Tanker	3000	0	Poor
2012 Ford F350	Forestry / Utility Pickup	0	0	Excellent

In 2021, the Fire Department received a total of 62 calls for assistance, resulting in the following actions identified in Figure 11-2.

Figure 11-2: Types of assistance calls

Assistance Needed	# of Calls
Ambulance Lift Assists	8
Vehicle Fires	4
Grass, Brush and/or Forest Fires	1
Vehicle accidents	17
Traffic Control	8
Trees Down/Wires Down	8
Mutual Aid	4
Other	12

The Town of Prospect's Fire Department expenditures are provided in Figure 11-3.

Figure 11-3: Expenditures

Expenditure	2018	2021
Gas/Oil	\$752.27	\$509.64
Repairs	\$14,534.84	\$7,450.96
Pine Point (Training)	\$270.00	\$0.00
Fire Tech and Safety	\$3,473.00	\$4,657.65
Industrial Protection	\$1,845.00	\$0.00
Fire Truck Emergency Repair	\$0.00	\$24,664.70
Misc	\$1,139.32	\$902.65

The Town of Prospect has maintained two funds on behalf of the fire department. At the 2021 Town Meeting, the Town voted to combine the two funds into one fund in 2022. The funds and their balances, as of April 2021, are provided in Figure 11-4.

Figure 11-4: Fire Department Funds

Fund	2018	2021
Fire Truck ICS Fund	\$115,816.48	\$136,407.15
Fire Department Emergency ICS	\$13,850.47	\$832.80

Prospect purchased a used 2004 American LaFrance ladder truck in 2023. This truck is in excellent condition and has an expected life time of around 20 years. This purchase also included significant upgrades in firefighting accessories. The 1990 GMC 7000 pumper truck is in fair condition and has needed numerous repairs in the last couple years. Expectations of 2-3 more years before selling and upgrading to newer pumper truck. The 1990 tanker is obsolete and rarely used. It will likely be disposed of and not replaced. The 2012 Ford F350 is expected to remain in service for at least 10 more years.

At this time, the Fire Department adequately provides for the Town's needs. However, as mentioned above, there will be future needs for the Town. These include possible replacement of the 1990 GMC pumper truck, as well as possibly adding a third bay to the existing Fire Department building, or building a new facility in the lot next to the current Fire Department. There are also several equipment purchases that will need to be made as part of safety practices. Funding for these will need to be anticipated and planned for by the select board and budget committee.

### Law Protection

There is no municipal police department in Prospect. Law enforcement is provided by the Waldo County Sheriff's Office headquartered in Belfast, and the Maine State Police provided by Troop E headquartered in Augusta. Maine State Police has an active Resource Coordination Agreement with Waldo County Sheriff Office, together which provide professional, full service law enforcement services for the Town of Prospect. Response time varies widely but the overall average is around 30 minutes.

## Emergency Medical Services

Emergency Medical Services are provided by Stockton Springs Ambulance Service. This service is established by way of a contract between the Town of Prospect and the Town of Stockton Springs, and the current contract is valid thru 2024. Average response times for emergency medical services was 22 minutes.

In 2021, Stockton Springs Ambulance Service responded to 67 calls from Prospect, which equated to 21% of their total call volume. A breakdown of calls are provided in Figure 11-5.

Figure 11-5: Type of ambulance calls

Call Type	# of Calls
Fall	18
Sick Person	9
Chest Pain	6
Traffic Accident	6
Other	28

Transports were evenly split between Eastern Maine Medical in Bangor and Waldo County General Hospital in Belfast, with only four transports to St. Joseph's Hospital in Bangor.

The Stockton Springs Ambulance Service faced recent challenges, including changes in leadership as well as coping with the pandemic, rising costs and retaining staff. Fortunately, these appear to have been resolved and with funding help from Prospect, a second ambulance was brought back into service and upgrades to EMS equipment were completed.

In 2018, the total cost of service by the Stockton Springs Ambulance to Prospect was \$5,000. In 2021, this cost increased to \$7,500.

As mentioned above, the survey results showed that over 65% of the residents of Prospect feel EMS services are adequate. Prospect signed a two year contract in 2022 thru 2024 for EMS services. It is anticipated that the contract will be renewed in 2024 without issue. This provides for near term and long coverage for EMS services for the Town of Prospect. It is likely that the costs of ambulance services will continue to rise, so the Town should take this into consideration in future budget planning.

## Solid Waste Disposal & Recycling

Prospect uses Pinkerton & Sons Disposal for municipal solid waste disposal and for recycling to residents. The current contract with Pinkerton is valid thru 2024 and is renewed every three years. The current rate for solid waste removal is \$85.46 per ton. While recycling is zero-sort, Pinkerton's does bring all recycling back to their facilities to sort recycling for quality purposes. The Town of Prospect's expenditures for solid waste disposal and recycling are provided in Figure 11-6.

Figure 11-6: Solid waste & recycling costs

<b>Expenditure</b>	<b>2018</b>	<b>2021</b>
PERC – Tipping Fees	\$28,412.94	\$31,798.61
Pinkerton & Sons	\$20,400.00	\$20,600.00
Pinkerton & Sons Spring Cleanup	\$1,500.00	\$1,500.00
Pinkerton & Sons Fall Cleanup	\$1,500.00	\$1,500.00
Stockton Springs Universal Recycling	\$720.00	\$1,440.00
Pinkerton & Sons (Recycling)	\$6,000.00	\$5,500.00

The contract between Prospect and Pinkerton & Sons is put out to bid every two years. The select board decides who to select and places agreement on Town Warrant. Prospect may face increasing costs associated with solid waste management programs, either by way of increased population, or increased fees.

Prospect could lessen the financial impact of solid waste disposal by promoting two efforts within the Town:

1. Prospect could promote increased participation in recycling, and promote stricter guidelines for recycling by residents. Both of these would directly reduce solid waste disposal.
2. Establishing town wide composting, or promoting composting by residents would also directly reduce the amount of solid waste disposal.

**Education**

Education is by far the largest budget item for Prospect. As there are no active schools in the Town, approximately 100 students from Prospect attend school in Bucksport for grades K-12. Figure 11-7 provides the last five years enrollment of children in RSU #25 from Prospect.

Figure 11-7: Student enrollment and expenditures

<b>Year</b>	<b>Students</b>	<b>RSU #25 expenditure</b>
2022	93	
2021	92	\$580,944
2020	91	\$590,795
2019	100	\$575,204
2018	97	\$529,596

Prospect will continue to have its educational needs handled by continuing as a member of RSU #25 for the foreseeable future. It is anticipated that educational costs will increase over time, and could be significantly affected should the population within Prospect increase in the future. Prospect's near and long term educational needs are adequate.

# Public Works

## Road Maintenance

Road maintenance is the second largest expenditure for the Town of Prospect. The Town has a part time Road Commissioner and the duties include light road maintenance and cleanup of roads to ensure safe passage. The Road Commissioner position is an elected position every year and town meeting.

Snow removal is handled on a contract basis and is put out for bid every two years, and the Select Board approves the winning bid and places the agreement on Town Warrant. This has been handled by Boynton's & Sons of Prospect for many years.

The Town does not own or plan to own any road maintenance assets. If needed, the Town will lease or rent any necessary equipment. When larger road maintenance projects are required, requests for bids stipulate the bidder for the contract must provide all necessary equipment.

The Town also owns a 2 acre lot on Shore Rd for purposes of storing salt and sand. The Town also provides to residents sand/salt mixture behind the Town Office. Road maintenance expenditures are provided in Figure 11-8. The Town of Prospect has a few accounts set up for future road expenditures, Figure 11-9 provides the balance of said accounts.

Figure 11-8: Road maintenance expenditures

Expenditure	2018	2021
Town Road Repair	\$15,722.05	\$20,753.32
Town Road Resurface	\$63,898.05	\$70,265.69
Snow & Ice Removal	\$117,848.60	\$133,983.04
Culvert / Bridge Replacement	\$0.00	\$89,925.00
Cemetery	\$4,000.00	\$4,000.00

Figure 11-9: Future road expenditure account balances

Account	2018	2021
Town Road Resurfacing ICS	\$29,758.62	\$49,898.45
Culvert / Bridge Replacement ICS	\$75,037.14	\$2,399.00
Cemetery ICS	\$4,015.03	\$5,288.93

The Road Commissioner is an elected position, and will remain that way into the foreseeable future. The Road Commissioner will continue to address small road projects and maintenance, and will lease any equipment as needed as the Town does not plan to purchase any road maintenance equipment. Larger road projects will continue to go out to bid and stipulate that the bidder must supply all their own equipment.

Snow and ice removal will also continue to be put out to bid, and bidders will also have to supply their own equipment. Salt prices have been stable in recent years, with expenditures around

\$6,500.00. As seen in Figure 11-7, road maintenance has increased steadily, and the expectation is that it will continue to increase at the same rate.

Unfortunately, the Hawes Bridge Culvert was repaired locally by the Road Commissioner, and work on this bridge was done without engineering consultation. Due to inadequate repairs, and several severe storms, the bridge's footings have become unstable and the bridge needs to be closed if there is anticipated heavy rainfall. The expected repairs of this bridge now are \$33,000 in engineering fees, and \$900,000 in replacement costs.

The Dickey Hill Bridge also needs complete renovation, and the expected costs for replacement exceed those costs of Hawes Bridge.

The minor road repairs the Road Commissioner handles are adequate to address the needs of the Town. However, large projects should only be put out to bid and have engineering designs completed to ensure the repairs/replacements are done appropriately.

### Public Water & Sewage

There is no public water or sewage treatment plant in Prospect. All residents and businesses must rely on wells for water and septic systems for sewage. There are no local policies or regulations with regard to septage. Septage is pumped by haulers and transported to acceptable locations for treatment.

There are no plans for any future development of public water or sewage treatment in Prospect and all residents and businesses will utilize wells for water and septic systems for handling sewage.

### Stormwater Management

Stormwater management has been handled on a case by case basis and if the project is small enough, is handled by the Road Commissioner. However, larger projects such as bridges and culverts are put out to bid. There are two bridges in town that will need to be improved including the Hawes Stream bridge and the Dickey Hill bridge.

As mentioned above in the Road Maintenance section, unfortunately the Hawes Stream bridge was recently repaired, but it was not planned and executed adequately and will need to be redone in the very near future. This failure to adequately replace the Hawes Bridge / culvert should be understood completely to ensure that subsequent projects do not run into the same issues.

The Town does maintain several ICS accounts for future expenditures. As noted in Figure 11-8, the Culvert / Bridge Replacement ICS took a serious hit in 2021, with a balance of \$2,399.00 at the end of the year. The Town should consider provisioning for replenishing this fund as soon as possible. The current estimate for replacing the Hawes Stream bridge is \$900,000, and estimated to be significantly more for the Dickey Hill bridge.

### Utilities

Electric power is provided to Prospect by Central Maine Power, with a few households being off the grid and providing their own power by way of solar panels. Three phase power is located at

the sub-station on Rt. 174 close to the intersection of Rt. 1A and Rt. 174 where the Fire Department is located.

There are multiple providers of cable and internet services. Not all of the various methods are available to all, as access is very location dependent and often of poor quality. Some services also have a significant upfront expenditure that make it not a viable option

According to the 2022 survey results, more than 60% of residents of Prospect agreed that internet access is inadequate. The Town of Prospect has joined with neighboring towns of Winterport, Frankfort and Stockton Springs to bring high speed internet to the region.

## Town Office

The fire department building was constructed in the 1970s, and an addition was built in 1991 for the Town Office located in the back of the building.

Town meetings are held in the Fire Department bays. Town officer meetings are most often held at the Prospect Community Center, which is across the street from Town Office. This building was recently upgraded to provide the capability for remote meetings.

## Analyses

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

Municipal services are adequate now and should be into the future considering the likelihood that population and demographics will not materially change. However, the Select Board should be vigilant to monitor population growth and changes in demographics.

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

Prospect does share fire and emergency services with neighboring towns. The library is free in neighboring towns, and boat launches are available in the nearby towns. The community center is also open for use to those in the region.

*If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future? Is the sanitary district extension policy consistent with the Future Land Use Plan as required by (38 M.R.S.A. §1163), or will it be?*

There is no public sewer system, nor are there any plans for a public sewer system.

*If the community has a public water system are any public water supply expansions anticipated? If so, have suitable sources been identified and protected? Is the water district extension policy consistent with the Future Land Use Plan?*

There is no public water system, nor are there any plans for a public water system.

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



Prospect's current and projected growth do not rely on public sewer or public water systems being available.

*Are existing stormwater management facilities adequately maintained? What improvements are needed? How might future development affect the existing system?*

The failure of the replacement of the Hawes Bridge is an example of not adequately maintaining the Town's stormwater management, and roads. The Hawes Bridge will need to be addressed and funding is being sought to address this concern. This is anticipated to be addressed within the next two years. Investigation by the Select Board should take place to ensure Prospect does not have this happen again.

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

There are numerous septic tank services in the region, and it is up to each homeowner to ensure timely and proper septic tank waste removal.

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

Prospect does not have a school system, and relies on RSU #25 in Bucksport for educational needs. RSU #25 is currently under-utilized, so expansion should not be needed into the foreseeable future.

*Is the community's emergency response system adequate? Are improvements needed?*

Emergency services are adequate for the Town, and this is confirmed by the satisfaction of residents via the Town survey. The relationship between Prospect and Stockton Springs is strong with regard to the providing of emergency services to the residents of Prospect.

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

Pinkerton and Sons Disposal of Belfast has provided both solid waste removal and recycling services to the Town of Prospect. Their services will continue into the foreseeable future. Providing information to the residents of Prospect about the do's and don'ts of recycling could help increase the amount and quality of recycling.

*Are improvements needed in the telecommunications and energy infrastructure?*

The survey results made it quite clear that the majority of residents in Prospect desire high speed internet. Prospect has joined with neighboring towns to bring high speed internet to the region.

*Are local and regional health care facilities and public health and social service programs adequate to meet the needs of the community?*

There are several regional hospitals and drop in emergency services in the area that handle emergency care. There are many physical therapy and mental health facilities in Bucksport.

One area of concern that was brought up often in the survey results was improving the care for the elderly. The Select Board should research what may be able to be done to address this concern.

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

It is likely in the future that the fire department will need to be expanded, or a new facility will need to be constructed. This need will probably need to be addressed within the five to ten year period. Capital reserves are being set aside to address this issue.

*To what extent are investments in facility improvements directed to growth areas?*

Investments in facility improvements are primarily directed to the fire department, and they are focused on handling aging equipment or satisfying increased regulations. These investments will in turn force Prospect to have to expand these facilities, providing greater space for the fire department as well as town offices. This will allow the Town to handle anticipated growth.

*Does the community have a street tree program?*

The Town of Prospect does not have a street tree program and does not plan to implement a street tree program.

## Conditions and Trends

*Location of facilities and service areas (mapped as appropriate)*

Town Offices, the fire department and community center are all at the intersection of Route 1A and Route 174 in Prospect. See Figure 11-10.

Figure 11-10: Prospect Town Facilities



*General physical condition of facilities and equipment*

See **Fire Protection and Town Office** sections for detailed information.

*Capacity and anticipated demand during the planning period*

The capacity and demands on capacity are adequate for the near term future. The expansion of the fire department will likely need to be addressed within five to ten years.

*Identification of who owns/manages the systems*

The Town of Prospect owns and manages the Town Office and fire department building and equipment, as well as the light road maintenance equipment. The community center is privately owned and maintained. All other services provided to the Town of Prospect are owned and maintained by entities outside of Prospect.

*Estimated costs of needed capital improvements to public facilities*

- A. Sewerage and/or Water Supply – none

- B. Septage – none
- C. Solid Waste – none
- D. Stormwater Management – As discussed above, Hawes Bridge will need to be repaired. A reserve account is available, and the Town is seeking grants and alternative funding. It is anticipated this could cost up to a couple hundred thousand of dollars.
- E. Power and Communications – As discussed above, high speed internet is desired. The Town of Prospect has joined a regional group to pool together to obtain grants, and lower cost of implementation. It is not known yet at this time what the expense will be for the Town, but like to reach hundreds of thousands.
- F. Emergency Response System – As discussed above, the fire department will need to be expanded. This will likely be an expense exceeding one half million dollars.
- G. Health Care – none
- H. Municipal Government Facilities and Services – none
- I. Street Tree Program – none

## Policies

The following timeline is used for the Policy and Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

*To efficiently meet identified public facility and service needs.*

*To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.*

Continue to review and update existing Ordinances.		
<b>Who:</b> Planning Board / Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> On-going

Seek to implement a Land Use Ordinance following the guidelines of this Comprehensive Plan. These Ordinances, together with the Comprehensive Plan will provide Prospect with a strong vision for the future for the Town of Prospect.		
<b>Who:</b> Planning Board / Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

## Strategies

*Identify any capital improvements needed to maintain or upgrade public services to*

*accommodate the community’s anticipated growth and changing demographics.*

Investigate structural integrity of Hawes Stream bridge and determine how to address any inadequacies found.		
<b>Who:</b> Select Board / Town Office	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

Investigate structural integrity of Dickey Hill bridge and determine how to address any inadequacies found.		
<b>Who:</b> Select Board / Town Office	<b>Priority:</b> High	<b>Timeframe:</b> Short-term

Investigate bringing high speed internet to Prospect.		
<b>Who:</b> Select Board, or its designee(s)	<b>Priority:</b> Medium	<b>Timeframe:</b> Short-term

*Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.*

The fire department building expansion will be either an addition to the existing fire department building, or a new building in the lot directly next to the existing fire department / town office of Prospect at the intersection of Route 1A and Route 174.		
<b>Who:</b> Fire Department / Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Mid-term

*Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.*

*If public water supply expansion is anticipated, identify and protect suitable sources?*

There are no plans for local sewer or water districts.

*Explore options for regional delivery of local services.*

Prospect engages in regional delivery of local services in many ways currently as stated above.

# Chapter 12: Fiscal Capacity and Capital Investment Plan

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

## Analyses and Key Findings

Prospect is a small town of 698 people located near the mouth of the Penobscot River. Its legislative body is the Town Meeting and the Town’s daily business is done by a town office staffed by two part time employees who are overseen by a three-person Select Board. 83% of the people surveyed believe that he Town’s officials are doing a good job.

Due to sound financial planning and management, taxes in Prospect have remained fairly static over the past five years. Thus far, new development and increased intergovernmental funds have been able to offset the increased costs of the Town. However, in order to continue to provide the services that the people of Prospect have come to expect, taxes may have to increase as expenses rise.

*How will future capital investments identified in the plan be funded?  
If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds?*

Prospect has been able to fund capital projects by means of Capital Reserve Funds (CRF), money appropriated at the annual town meeting to be dedicated to a specific purpose. Given the success of this process, Prospect has no plans to borrow money immediately or in the near future to fund capital projects; however, should an unexpected need arise, they should have no problem securing a loan given their complete lack of indebtedness.

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

Prospect has been active in exploring the sharing or partial funding of capital investments with other towns. Prospect has no school system and are members of RSU 25. Students are bused to Bucksport and 89% of the people surveyed stated that Bucksport’s school system is adequate or better.

In addition, Prospect has entered into mutual aid pacts with neighboring town’s fire departments and have for some time participated in an agreement with the Stockton Springs Fire Department for ambulance services. 96% of the people surveyed in town rated our fire protection as adequate or better and 85% rated our ambulance service as adequate or better.

## Conditions and Trends

Identify community revenues and expenditures by category for the last five (5) years and explain trends.

**FISCAL YEAR**  
**January 1, 2018 - December 31, 2018**

**REVENUES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
Property Tax	771,782	71.85
Personal Property	6,069	.57
Excise Tax	152,692	14.22
Local Fees	4,305	.40
Intergovernmental Revenues	139,287	12.97
<b>Total Revenues</b>	<b>\$1,074,135</b>	<b>100.00</b>

**EXPENSES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
General Government	132,277	12.47
Public Safety	32,254	3.04
Highways	197,439	18.61
Sanitation	60,258	5.68
Recreation	1,235	0.12
Cemeteries	4,000	0.38
Misc. Donations	6,216	0.59
Community Service Grps.	500	0.05
Education	529,596	49.92
ARPA Grant (Covid)	0	0.00
County Tax	97,036	9.15
<b>Total Expenses</b>	<b>\$1,060,811</b>	<b>100.01</b>

The largest source of revenue for the fiscal year 2018 was taxes with Property Tax and Excise Tax revenue, comprising 86% of the revenue. This was followed by intergovernmental revenues which included State Revenue Sharing and the Town Road Block Grant.

The largest expenditures were on education (50%), highways which include all maintenance and construction (19%) as well as snow and ice removal, and the operating expenses of the Town government, including building maintenance.

Through good planning, sound management and the good fortune to not have any unforeseen emergencies the Town was able to balance its budget with a \$13,324 surplus at the end of the year as well as appropriating \$5000 to our fire truck reserve fund and \$25,000 to the reserve fund for replacement of culverts and bridges.

**FISCAL YEAR**  
**January 1, 2019 - December 31, 2019**

**REVENUES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
Property Tax	878,939	74.77
Personal Property	5,750	0.49
Excise Tax	150,219	12.78
Local fees	4,349	0.37
Intergovernmental Revenues	136,322	11.60
<b>Total Revenues</b>	<b>\$1,175,579</b>	<b>100.00</b>

**EXPENSES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
General Government	126,916	11.16
Public Safety	26,829	2.36
Highways	232,343	20.44
Sanitation	63,155	5.55
Recreation	1,300	0.11
Cemeteries	4,000	0.35
Misc. Donations	3,921	0.34
Community Service Grps.	537	0.05
Education	575,204	50.59
ARPA Grant (Covid)	0	0.00
County Tax	102,709	9.03
<b>Total Expenses</b>	<b>\$1,136,914</b>	<b>100.00</b>

Prospect saw an increase of slightly over \$100,000 in property tax revenue in 2019 mostly due to new residential construction. With the total of all other revenues being somewhat equal, Prospect's total revenues for the year increased by that same \$100,000.

However, nearly half of that \$100,000 in increased revenue was eaten up by a nearly \$50,000 increase in educational expenses and \$50,000 appropriated to Capital Reserve Accounts (CRA).



**FISCAL YEAR**  
**January 1, 2020 - December 31, 2020**

**REVENUES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
Property Tax	878,971	72.59
Personal Property	5,750	0.47
Excise Tax	139,661	11.53
Local fees	8,546	0.71
Intergovernmental Revenues	177,960	14.70
<b>Total Revenues</b>	<b>\$1,210,888</b>	<b>100.00</b>

**EXPENSES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
General Government	147,997	12.64
Public Safety	26,520	2.27
Highways	215,630	18.42
Sanitation	63,552	5.43
Recreation	1,300	0.11
Cemeteries	4,000	0.34
Misc. Donations	3,945	0.34
Community Service Grps.	500	0.04
Education	590,795	50.46
ARPA Grant (Covid)	4,268	0.36
County Tax	112,303	9.59
<b>Total Expenses</b>	<b>\$1,170,810</b>	<b>100.00</b>

Revenues for 2020 were up considerably over 2019 due to increases in the Town's State Revenue Sharing and the timing of receiving the Homestead Exemption Refunds.

The largest increase was in General Government, as money was spent on our Municipal building for some much needed maintenance.

Like most towns Prospect's expenses remained fairly constant due to the pause from Covid. Most of the additional income for the year remained in the General Purpose Checking Account in anticipation of the wishes of the Legislative Body at the 2021 Town Meeting.

**FISCAL YEAR**  
**January 1, 2021 - December 31, 2021**

**REVENUES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
Property Tax	986,209	73.16
Personal Property	6,246	0.46
Excise Tax	148,983	11.05
Local fees	5,680	0.43
Intergovernmental Revenues	200,935	14.91
<b>Total Revenues</b>	<b>\$1,348,053</b>	<b>100.00</b>

**EXPENSES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
General Government	140,395	11.06
Public Safety	51,017	4.02
Highways	313,928	24.74
Sanitation	65,339	5.15
Recreation	1,100	0.09
Cemeteries	4,000	0.32
Misc. Donations	2,733	0.22
Community Service Grps.	500	0.04
Education	580,945	45.79
ARPA Grant (Covid)	0	0.00
County Tax	108,872	8.58
<b>Total Expenses</b>	<b>\$1,268,829</b>	<b>100.00</b>

Revenues were up for the second straight year, due in part to increased property tax and excise tax revenue with the largest factor being an increase in State Revenue Sharing.

Public safety and highways expenses were up this year and Prospect hit the "perfect storm" financially, having to make major repairs to a fire truck as well as replacing a bridge that washed out in a heavy rain.

Town revenues for the year appear to have exceeded the expenses only because the Town was able to make significant contributions to its Town Roads Reserve and municipal building reserve accounts.

**FISCAL YEAR**  
**January 1, 2022 - December 31, 2022**

**REVENUES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
Property Tax	97,4934	73.74
Personal Property	4,188	0.32
Excise Tax	155,600	11.77
Local fees	5,554	0.42
Intergovernmental Revenues	181,813	13.75
<b>Total Revenues</b>	<b>\$1,322,089</b>	<b>100</b>

**EXPENSES**

<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
General Government	208,808	15.66
Public Safety	61,873	4.64
Highways	248,655	18.65
Sanitation	68,780	5.16
Recreation	1,412,	0.11
Cemeteries	5,199	0.39
Misc. Donations	4,595	0.34
Community Service Grps.	1,840	0.14
Education	578,176	43.36
ARPA Grant (Covid)	39,440	2.96
County Tax	114,737	8.60
<b>Total Expenses</b>	<b>1,333,515</b>	<b>100.00</b>

Revenues were slightly down for the year mostly because of the influx of ARPA funds inflating the 2021 revenues. However, when the ARPA funds are removed from the equation the total revenue for the five year period shows expected slight yearly growth.

Expenses followed suit as the Town was able to offset a reduction in highway costs with the installation of heat pumps in our municipal building and firehouse. Inflation also took its toll but the Town was still able to add to some of its capital reserve accounts to provide for future expenses.

*Describe means of funding capital items (reserve funds, bonding, etc.) and identify any outside funding sources.*

Prospect directly provides very little in the way of municipal services, choosing instead to contract them out. Therefore, Prospect's ownership is limited to its municipal building / firehouse, a building located at the salt and sand storage area, its roads and bridges, and its firefighting equipment. (See Chapter 10: Transportation and Chapter 11: Public Facilities and Services for a complete inventory).

Due to the size of the investment in equipment necessary to facilitate, Prospect’s directly providing these services won’t change until/unless the Town gets the need for them as well as a large infusion into its tax base. As a result of this policy, Prospect owns no heavy equipment (dump trucks, graders, loaders, trash trucks etc.) so most of Prospect’s Capital Reserves are dedicated to fire prevention services, road and bridge maintenance and municipal buildings.

Prospect has a long and successful history of funding these capital expenditure items by use of long term saving and planning to have funds available when the needs arise. The Town currently has \$350,000 available in accounts to fund Fire Department expenses and emergencies, Municipal Building major repairs, town roads & bridges, etc. as well as a checkbook balance of \$431,407. These assets as well as their willingness to purchase pre-owned emergency vehicles will serve the Town well in meeting their needs.

**Reserve Accounts**

	2018	2019	2020	2021	2022
Federal ARPA (Covid)				59,394	78,035
Fire Dept Equipment Reserve	13,850	13,991	14,045	833	14,067
Cemetery Acct. Reserve	4,015	4,564	4,781	5,299	5,316
FireTruck Reserve	110,816	130,121	130,638	136,407	*136,407
Culvert Reserve	50,033	56,853	57,071	2,389	2,411
Town Road Reserve	1,132	33,749	33,882	73,917	73,917
Municipal Bldg. Reserve	8,269	10,092	10,131	22,830	22,830
RSU25 reimbursement				24,075	24,075
<b>TOTAL</b>	188,115	249,370	250,548	325,144	0357,059

\*It should be noted that an examination of the previous five years financial statement would indicate that the Town is showing a positive balance of ~\$100,000 per year. This balance allows the Town to appropriate sums of money to the Capital Reserve Accounts each year while maintaining a balance suitable to pay its bills throughout the fiscal year. In addition, it is also a policy of the Town to appropriate a portion of the funds remaining at the end of any year for the purpose of reducing the tax burden in the succeeding year.

While the Town has no immediate or short term needs requiring the borrowing of money, should the need arise, their compliance with the statutory limit on municipal debt\*, their lack of municipal indebtedness and history of fiscal responsibility should preclude any problems with obtaining any necessary loans necessary.

Identify local and state valuations and local mil rates for the last five (5) years.

**Valuations and Mil Rate**

	2018	2019	2020	2021	2022
State Valuation	\$63,500,000	\$54,500,000	\$59,150,000	\$61,550,000	\$63,500,000
Municipal Valuation	\$50,853,210	\$45,943,420	\$51,916,405	\$52,225,534	\$68,305,732
Mil rate	15.15	17.25	19.40	19.40	14.40

How does total municipal debt (including shares of county, school and utility) compare with the statutory and Maine Bond Bank recommended limits on such debt?

*\*No municipality may incur debt which would cause its total debt outstanding at any time, exclusive of debt incurred for school purposes, for storm or sanitary sewer purposes, for energy facility purposes, or for municipal airport purposes to exceed 7 1/2% of its last full state valuation...\**

Prospect’s 2022 full State Valuation has been set at \$63,500,000 placing their debt limit at \$4.9MM. With no current outstanding debt exclusive of the provisions of subsections 5702 & 5703 (above), Prospect should have no problem remaining below that debt limit should the need to borrow arise.

Total valuations remained fairly constant from 2018-2022 when considering that our Homestead Reimbursement Value lags a year behind the reimbursement. The assessors applied a market adjustment in 2022 which was offset by a corresponding decline in the tax rate. 81% of the people surveyed feel that the taxation process is adequate or better in Prospect.

**Policies**

- *To finance existing and future facilities and services in a cost effective manner.*
- *To explore grants available to assist in the funding of capital investments within the community.*
- *To reduce Maine’s tax burden by staying within LD 1 spending limitations.*

To date, the Town has been able to finance existing facilities and structures by the use of Federal and State grants, i.e a CETA grant to finance the construction of the Fire Station and Jobs Bond Grant which was used to rebuild and pave many of our town roads. The Select Board and Department Heads (Fire Chief, Road Commissioner, etc.) will be proactive by making themselves aware of grant money or any other funds available to the Town to fund the Town’s needs.

The legislative body will continue to make contributions to dedicated Capital Reserve Accounts at their annual town meeting and the Select Board and the Budget Committee will monitor their recommendations to be certain not to violate the spending limitations of LD 1. Should the Budget Committee and the Select Board deem it necessary to violate these limitations a separate article will be voted on to allow the raising of the funds beyond the limitations. The Town will continue to use a combination of grants and Capital Reserve Accounts to finance capital projects in a cost effective manner.

# Strategies

*Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.*

As referenced on Page 1 of this section, Prospect has a history of working with surrounding communities for planning and financing capital projects as evidenced by their agreements with Verona Island, Orland, and Bucksport to create RSU 25, as well as mutual aid emergency services with Stockton Springs and by extension with numerous surrounding towns. In addition, the Town has agreements with both Stockton Springs and Searsport regarding plowing short sections of town roads where common sense dictates.

Prospect will continue to explore any agreements with surrounding towns with the intention of reaching mutually agreeable outcomes. Prospect has joined with Winterport, Frankfort and Stockton Springs to bring high-speed internet to the region. (See Chapter 11 - Public Facilities and Services).

# Capital Investment Plan

As referenced in the “Conditions and Trends” section of this document, Prospect per se provides few services instead contracting out most services. The Town has no heavy equipment or buildings beyond the Municipal Buildings which incorporate our fire station, the building at our salt/sand storage area, and the ownership of the roads and bridges. Therefore, their capital needs are limited to these departments.

## Capital Improvement Plan for the Town with priorities and funding.

Project	Cost (est)	Priority	Comments
Purchasing all-purpose Truck for Fire Department	\$46,300*	1a	Prospect has reached the point where all three of its fire trucks are needing replacement. Due to the ongoing good planning, the Town has the necessary funds to replace these vehicles once "the right ones" have been located. Step 1a of the upgrade was performed in 2022 with the purchase of a used all-purpose fire truck funded through the Fire Department Emergency fund. See the Capital Reserve Fund table above.

Purchasing second all-purpose Fire Truck for Fire Department	\$50,000 (est)	1b	This is Step 1b in the process of upgrading our firefighting equipment. The purchase of a second, larger used all-purpose truck is already in the works with an agreement having been made and is awaiting finalization. With >\$90,000 in the CRA Prospect will have adequate funds to fill this need.
Purchasing Tank Truck for Fire Department	\$25,000 (est)	1c	This is Step 1c in the process of upgrading our firefighting equipment. With >\$29,000 in the CRA, Prospect will have adequate funds to fill this need and have enough remaining to still have a nest egg for the future.
Municipal Building	Unknown	2-3	One of the limitations Prospect has in purchasing fire equipment is that our current Fire Department building is not large enough to hold today's modern fire trucks. Two options are being explored, 1) to build an addition onto the existing building large enough to hold newer trucks, or 2) build a new fire station on town-owned land next to the existing station and convert the current station into a meeting hall. It's a decision we have to make but it's not something of top priority.
Replacing Wescott Bridge	\$900,000	Unknown	This bridge is part of one of the main collector roads in the Town. It was recently replaced after a washout but washed out a second time necessitating a big unusual expense for the Town. The Town currently has >\$75,00 in a Town Road Reserve CRA but no decision has been made yet as to how to fund the project but it's something that has to be done.

Replacing Dickey Hill Bridge	TBD	3	This was a higher priority before the second washout of the Wescott bridge. It's not on a main artery or a collector road and all properties can be accessed by an alternate route. While no decision has been made yet for its replacement the Town is recognizing that in an extreme case it may be necessary to temporarily close the bridge until we can obtain funding for rebuilding it.
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\*While this truck was purchased in 2022 the transfer of \$46,300 from the CRF to the checking account wasn't made until January of 2023.



# Chapter 13: Existing Land Use

**State Goal:** None required.

## Introduction

Prospect has not significantly changed since the last attempt to complete a comprehensive plan in 1994 with regard to existing land use. The overall population has remained stable; however; the population is aging and with the closing of the paper mill, younger working-aged people have left Prospect in pursuit of available jobs.

The Town of Prospect has 353 owner-occupied units and 79 renter occupied units. Prospect has 7 seasonal occupied units. There are no subdivisions in Prospect. There are a couple of sand and gravel operations, and a few home-based businesses in town. Fort Knox State Park and the Penobscot Narrows Bridge Observatory are two major landmarks in town.

As discussed in many areas throughout this comprehensive plan, there are several ordinances in place that are designed to protect the natural resources in town. These ordinances are being reviewed and updated as needed. A future land use ordinance will attempt to further define areas within Prospect that can be designated for commercial development, areas for housing, and areas that should not be developed.

The survey results clearly show that the majority of the residents and landowners wish for Prospect to remain the same with over 55% agreeing “The Town should remain like it is today.” and another 20% being neutral on the question.

## Analyses

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

All development within Prospect has been done on a lot by lot basis. Nearly all such development has been for housing, with a few developments for light commercial concerns. This level of development is directly in line with the community's vision as reflected in the survey results.

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

As stated above, Prospect has several ordinances in place to ensure development within Prospect is controlled. These ordinances are being reviewed and updated on an ongoing basis. The future land use ordinance will significantly increase the ability of the Town to protect the rural character of the Town that the residents clearly have indicated is important with regard to both residential and light commercial development.

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

In the Spring/Summer of 2023, Prospect is going through a transition. The Select Board consists of three newly elected members, the Planning Board has replaced two members who have stepped down, and the Town Clerk has resigned. An ongoing search for a new Town clerk is underway. While these are significant changes to Prospect's town administration, many of the Town's officials are long-time residents who have a deep understanding of existing land use.

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

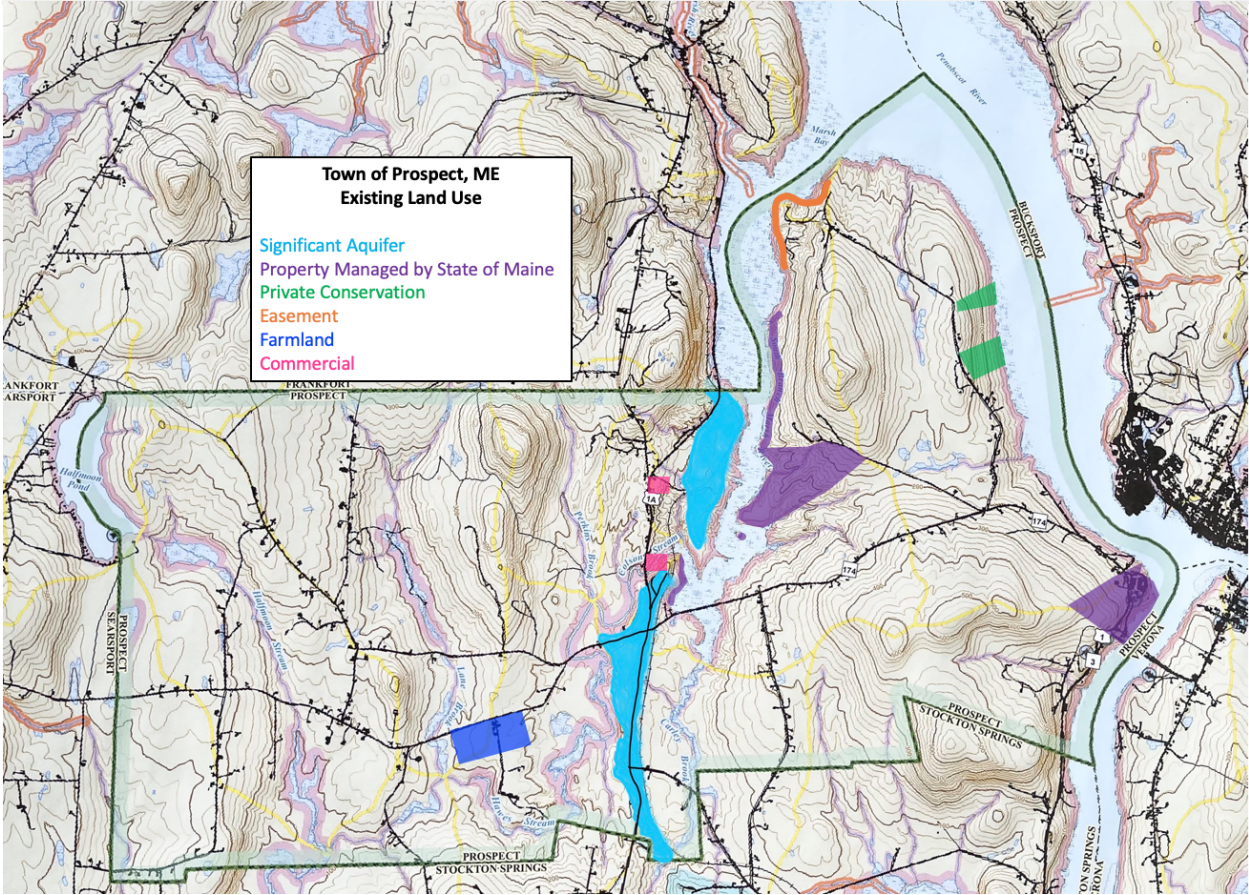
The floodplains within Prospect are defined in Chapter 3. Natural Resources, Section Water Resources, Wetlands, Aquifers and Floodplains. The Town does not currently participate in the National Flood Insurance Program. It is recommended that the Town investigate whether it should, as there are areas along various rivers, streams and Halfmoon Pond that are located within high-risk areas (zones A and V) identified on Federal Emergency Management Agency (FEMA) flood maps.

The Town does not currently have a floodplain management ordinance, and the protection of the floodplain falls under the guidelines of the Shoreline Zoning Ordinance. The future land use ordinance should further help define development and protect the Town's floodplains.

# Conditions and Trends

An existing land use map, by land use classification (such as mixed-use, residential, commercial, institutional, industrial, agricultural, commercial forests, marine, park/recreational, conserved, and undeveloped land).

Figure 13-1: Existing Land Use



A summary of current lot dimensional standards.

Prospect has a minimum two acre lot size for new construction of homes.

A description or map identifying the location of lots and primary structures created within the last ten years. Include residential, institutional, commercial, and industrial development.

Prospect does not keep records of intentions to build, or completed development. In the last ten years, it is estimated that Prospect has less than fifteen houses built for residential use. Prospect Farms on Partridge Road is an organic hemp farm that was formed in 2018 and is the only new commercial development within the last ten years. There has been no new institutional or industrial development within Prospect.

*Provide a brief description of existing land use regulations and other tools utilized to manage land use, including shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances.*

Prospect has several ordinances for land use regulations, and these are being reviewed and updated on an ongoing basis. A link to the Town’s ordinances can be viewed here:

<http://prospectmaine.org/other.html>

In addition, the Town will be working toward creating a Land Use Ordinance which will designate areas for targeted development.

*Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least ten (10) years into the future.*

There has been very little development of any kind in Prospect for quite a long time, and it likely will not materially change into the foreseeable future. The Future Land Use Plan goes into more detail about the issues involving future development within Prospect and how this will affect projected land needed for this development.

## Policies

*None Required*

## Strategies

The Select Board, or its designees, should investigate whether the Town should participate in the National Floodplain Insurance Program, and/or if the Town should develop a floodplain management ordinance.		
<b>Who:</b> Select Board	<b>Priority:</b> Low	<b>Timeframe:</b> Long-Term

The Select Board, or its designees, should investigate if records should be kept of all completed development within Prospect.		
<b>Who:</b> Select Board	<b>Priority:</b> Low	<b>Timeframe:</b> Long-Term

# Chapter 14: Future Land Use Plan

**State Goal:** To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

## Introduction

In order to develop a workable Comprehensive Plan, it is important to understand the lay of the land for the Town of Prospect. Understanding Existing Land Use, and what is needed for the future, is the goal of this topic. Suggestions laid out in this section are the result of the survey that can be viewed in the Public Participation section and in Appendix A: Survey Results.

Preservation of natural resources is critical to the Town and presenting strategies to support this endeavor is key in Future Land Use. The residents of Prospect could not have been more clear in the survey results. They want to keep the Town much as it is today. The current ordinances should be reviewed on a regular basis and changes made when necessary.

## Analysis

*Does the Future Land Use Plan align and/or conflict with the community's vision statement?*

The Future Land Use Plan follows the clear desire of Prospect residents who responded to the survey—that most residents want Prospect to stay much the way it is now. This means that the Future Land Use Plan must allow for protection of land, water, wildlife, and resources, as well as continue to give residents the satisfaction that the Town will remain rural and protected as it has always been.

*Is the configuration of the growth area(s) shaped by natural opportunities and/or constraints (i.e. the physical suitability or unsuitability of land for development)? The location of public facilities? The transportation network?*

The growth areas for Prospect are clearly defined by the physical suitability of the land for development and by the flow of traffic through Prospect. Two growth areas have been designated. One is along Rt. 1A, where the land is not too steep, where there is an adequate aquifer, and where there is traffic flowing through Prospect. The conjunction of Rt. 174 and Rt. 1A also holds the Town Office, the Fire Department, and the Community Club building. These public facilities encourage growth in this area. In addition, a short section of rail line (<2 miles) runs parallel and close to Rt. 1A and would be an ideal place for a distribution center, warehouse, etc.

The second growth area is designated along Rt. 174 from Ferry Rd to Rt. 1, and continuing along Rt. 1 to the line between Prospect and Stockton Springs. This area includes Fort Knox and the Penobscot Narrows Bridge and Observatory, so it has more visitors than the rest of Prospect. The presence of visitors/tourists makes this an appropriate area for some growth.

Much of the rest of Prospect is made up of areas that preclude development: steep slopes, floodplains, wetlands, wildlife habitat, farm/tree growth parcels, gravel pits, and public/historic/or recreation sites, making those areas unsuitable for development.

*How does the Future Land Use Plan relate to recent development trends?*

There has been very little development that has occurred in Prospect in recent years. The Town of Prospect is primarily a residential community for the surrounding area. The most concentrated area for homes is along Route 1A approaching the junction of Route 174 from both directions. Along Route 174, which traverses Prospect in an east-west direction, and on various roads branching from Route 174 and connecting other towns to it, are most of the remaining homes in Prospect.

As long as no major industrial development occurs in the Prospect area, it is unlikely that Prospect will grow much larger than its current population of 698. Recent and future development trends are likely to remain similar over the upcoming years. The protection of Prospect's natural resources is a top priority of the Town according to the results of surveys received from the residents in Town.

*Given current regulations, development trends, and population projections, estimate how many new residential units and how much commercial, institutional, and/or industrial development will likely occur in the planning period? Where is this development likely to go?*

Prospect has a minimum lot size of two acres for house lots. There are many multi-acre lots that are long and narrow, with limited road frontage. As in the past, new houses and mobile homes have developed into a strip pattern with lots of two acres or more being subdivided from larger parcels along the main roads.

Light commercial development would be encouraged but keep in mind that the Town of Prospect currently does not have public water or sewer facilities. Any light industrial development or commercial development that would like to relocate to Prospect will need to provide its own services. In order to protect any agricultural or forestry operations, buffer provisions will be recommended above and beyond those mandated by the State.

The goal of the State and the Town is to protect the State and Town's rural character, making efficient use of public services and preventing and destruction of natural resources.

*How can critical natural resources and important natural resources be effectively protected from future development impacts?*

Prospect currently has a 250 foot setback for building near the water. One recommendation of the Comprehensive Plan Committee is to add an additional 300 foot buffer zone for bodies of water. This would protect fish and wildlife, as well as the water bodies themselves. An important part of developmental planning would be to contain industrial development to appropriate growth areas and to monitor what impact each development might have on the surrounding environment when granting permission for that development.

It is recommended that existing land use ordinances remain in effect, and that the additional buffer zone for bodies of water be accepted. Existing land use ordinances should be reviewed and updated periodically in order to preserve the Town's natural resources for the use of the citizens.

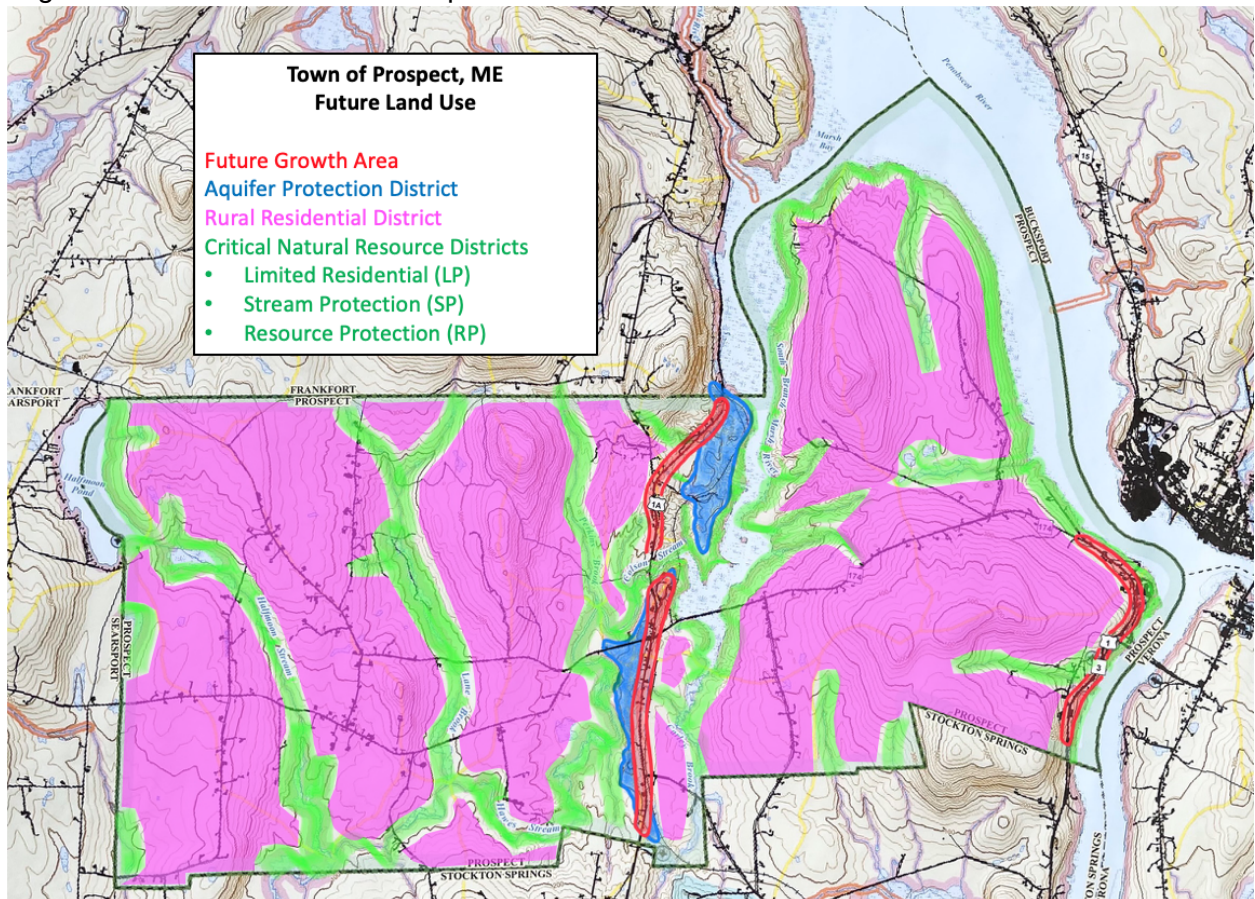
Necessary ordinances should be established which protect the natural resources—water, soil, farmland, forest, wildlife—so that the Town has the ability to review future potential enterprises. At the same time attention should be paid to allow productive development.

## Components

A map or maps showing:

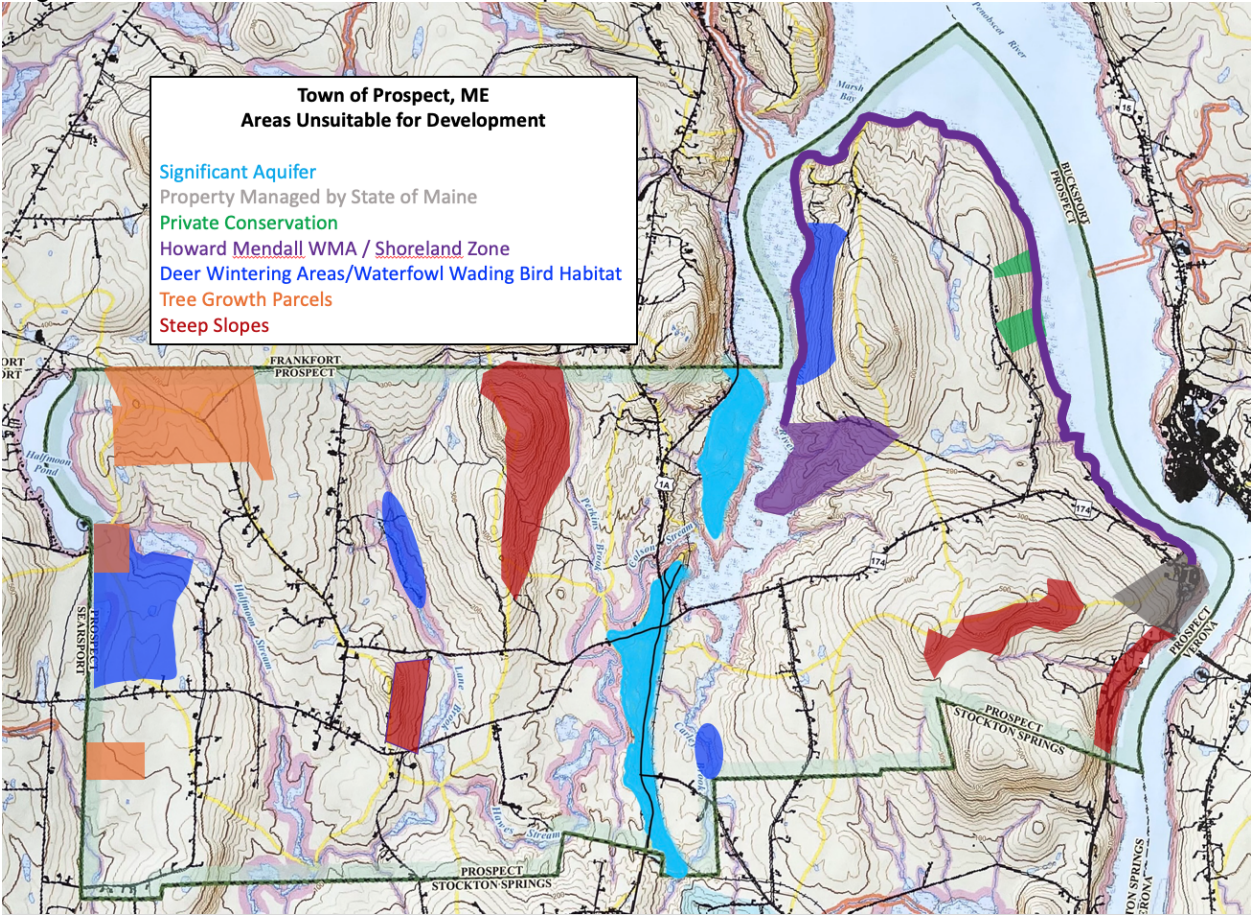
- a. Growth area(s) (unless exempted) and Rural area(s) and any land use districts within each;
- b. Critical Natural Resources in accordance with 4.3.F, above
- c. Any of the following optional land use areas, if proposed, along with any land use districts within each: Transitional, Critical Rural, Critical Waterfront.

Figure 14-1: Future Land Use Map



A map depicting the constraints to development identified in the plan (may be a combination of maps from other sections).

Figure 14-2: Areas Unsuitable for Development



- A narrative description of each land use district including:
- a. The district’s relationship to the community’s vision;
  - b. The district’s natural opportunities and/or constraints;
  - c. The types and intensity of proposed land uses, including residential density;
  - d. The compatibility or incompatibility of proposed uses to current uses, critical natural resources and important natural resources within and around the district along with any special development considerations (e.g. need for additional buffers, conservation subdivision provisions, architectural design standards, etc.); and
  - e. Any anticipated major municipal capital investments needed to support the proposed land uses

**Rural Residential District:**

- a. The Rural Residential Districts consist of those areas that the Town of Prospect intends to protect, such as agricultural land, forested land, scenic areas, and open spaces, from incompatible development. This district also includes those areas of low density residential development. Preserving these areas is the primary wish of the residents of Prospect, as made clear in the results of our survey and described in the vision statement.



- b. The Rural Residential Districts will leave open the possibility of farming, logging, and recreation. It will allow for residential use within the constraints of existing Town ordinances, including homes, small businesses, and some light industrial activities such as farming, lumber yards, sawmills, and storage. Due to the location of Fort Knox and the Penobscot Narrows Bridge, there may be opportunities for small businesses related to tourism. As stated earlier, constraints are due to the nature of the land—steep slopes and wetlands, as well as a number of conservation areas. Prospect also does not have public water or sewer facilities, which inhibits some activities.
- c. As of now, Prospect has a minimum lot size of 2 acres with a minimum road frontage of 200 feet. Prospect also has a subdivision ordinance that is consistent with minimum provisions of the State of Maine Subdivision Law. Single mobile homes will be permitted. The Town should look into allowing auxiliary dwellings, in line with new State of Maine recommendations. These ordinances affect residential density. Uses such as farming and logging will continue as they are at present. Large multi-family dwellings should be regulated. Commercial and industrial activities should be prohibited or regulated.
- d. Recreation, residential housing, and small businesses, as well as farming and logging, are compatible with the vision of Prospect residents, as well as the constraints created by the land itself. Large industries are unlikely to be compatible, due to the lack of public water and public sewer, and the constraints of the land itself. The large amount of water areas add to the constraints. The water resources and the wildlife that depend on that water need to be protected.
- e. It is unlikely that Prospect would be able to engage in any major municipal capital investments at this time. Decisions about future investments would be up to the Select Board.

**Shoreland District:**

- a. Prospect residents have made it clear over the years that they wish to preserve the shorelands within the Town. This was clear once more in the results of the survey, and is reflected in the Vision Statement as well.
- b. Prospect has a great deal of shoreland area. The Town also has wetlands and conservation areas. These areas offer opportunities for recreation and tourism. Shoreland is protected by a 250 foot setback in the shoreland zoning ordinance. This puts constraints on building and industry within that 250 feet, which protects the shoreland areas.
- c. The Town of Prospect has already established the following Shoreland Districts within the Shoreland Zoning Ordinance to regulate activities within these areas.
  - Limited Residential District (LR) - This designation will include those areas suitable for residential or recreational development. It includes areas other than those in the Resource Protection District or the Stream Protection District.
  - Stream Protection District (SP) - This district will include land areas within 75 feet, horizontal distance, of the normal high-water line of a stream, exclusive of those within 250 feet, horizontal distance, of the normal high-water line of a great pond, river, or upland edge of a freshwater wetland. The Comprehensive Plan Committee recommends an additional buffer zone of 300 feet.
  - Resource Protection District (RP) - This district will include areas in which development would possibly adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values.. These areas will not allow development due to their sensitive nature. Examples: wetlands, endangered species, fisheries, plants, critical rural areas such farm & farmland, recreation, and residential.

- d. Current federal and state laws warrant protection from the negative impact of development within shoreland districts. The Town of Prospect already has a Shoreland Zoning Ordinance which further increases the protection of State and federal laws already in place. The Comprehensive Plan Committee has recommended an additional 300 foot buffer. These protections would be compatible with protecting critical resources.
- e. At this point in time it is unlikely that the Town of Prospect would engage in any major capital investments.

**Aquifer Protection District:**

- a. There are two significant aquifers located in Prospect. There is no public water supply in Prospect. Therefore it is crucial that our aquifers be protected. Protecting our water sources is crucial to protecting the public health, safety and general welfare of the Town, and to minimize the adverse impact of water extraction on the people of the Town. It is also crucial to the rural quality of the Town.
- b. The aquifers make the stretch along 1A the natural place for a growth area. Access to water sources is very important if that area is to grow appropriately. At the same time the importance of protecting both the quality and the amount of water in the aquifers make it important to regulate those areas, so that the aquifers remain in good condition.
- c. The importance of the aquifers will designate the type of land use in and abutting the aquifers. The Planning Board and Select Board should take the protection of the aquifers into consideration when reviewing requests for growth and development in those areas.
- d. At this time there is no plan for capital investment in the Aquifer Protection District.

## Policies

*To coordinate the community's land use strategies with other local and regional land use planning efforts.*

It is recommended that the Planning Board and the Select Board reach out to adjoining towns like Frankfort, Stockton Springs, and Bucksport to review each other's land use plans and strategies. If advisable the Select Board could establish a Land Use Committee for the purpose of coordinating with surrounding towns.

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

Land Use policies in Prospect reflect the strong feedback by the residents in Town to keep the Town rural and unchanged. This goal is also reflected in the Vision Statement. Policies should support the rural character of the Town. Policies (and ordinances) should be written that make clear the limits of size, and the type of proposed Land Uses that will, or will not, be approved. Each policy and ordinance should take into consideration the Town's strong desire that it maintain its rural character.

*To support the level of financial commitment necessary to provide needed infrastructure in growth areas.*

It is recommended that the Select Board, or an appropriate committee, explore the need to enlarge or improve the building that houses the present Town Office and Fire Department. It is

also recommended that they look into any grants and any other funding that the Town could utilize to help fund any existing or other infrastructure needs in Town.

*To establish efficient permitting procedures, especially in growth areas.*

The Town of Prospect has permitting procedures in effect at this time. We recommend that those procedures be reviewed periodically to ensure that procedures are up to date, and to keep up with Future Land Use needs.

*To protect critical rural and critical waterfront areas from the impacts of development.*

Prospect should continue to maintain the 250 foot setback that has been in place for years and which has been supported in Town meetings several times. In addition, it is recommended the Town establish additional 300 foot buffer zones for waterfront areas in order to protect resources and wildlife. Any permits for building or industry near waterfront areas should be carefully assessed for what impact such development might have on the Town’s natural resources.

## Strategies

The following timeline is used for the Strategy implementation should be considered as:

- Short-term: 2023-2026
- Mid-term: 2026-2029
- Long-term: 2029 - 2033
- On-going: As needed or as a continuous process

*In addition to the strategies required below, include any strategies as necessary to support the establishment of any rate of growth or impact fee ordinances proposed. These may include strategies found in other sections of the plan.*

<b>Who:</b> Select Board	<b>Priority:</b> High Medium Low	<b>Timeframe:</b> Short term
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Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.

<b>Who:</b> Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Short term
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*Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:*

- a. *Clearly define the desired scale, intensity, and location of future development;*
- b. *Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and*

- c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
- d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.

<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> Short term
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*Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.*

<b>Who:</b> Select Board/Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> Medium
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*Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.*

<b>Who:</b> Planning Board/Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Ongoing
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*Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.*

<b>Who:</b> Select Board	<b>Priority:</b> High	<b>Timeframe:</b> Ongoing
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*Track new development in the community by type and location.*

<b>Who:</b> Planning Board	<b>Priority:</b> High	<b>Timeframe:</b> Ongoing
-------------------------------	--------------------------	------------------------------

*Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.*

<b>Who:</b> Select Board	<b>Priority:</b> Medium	<b>Timeframe:</b> Ongoing
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*Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.*

**Who:**  
Planning Board/ Select Board

**Priority:**  
High

**Timeframe:**  
Ongoing

# Chapter 15: Future Broadband Plan

As everyday life in home and business becomes more reliant on the internet, it is imperative to include broadband infrastructure and digital equity plans within the broader comprehensive planning strategies so Prospect can remain economically and socially viable with future proof internet services.

In 2022, the State of Maine defines Broadband as 100Mbps/100Mbps (download/upload) while the Federal Communications Commission (FCC) is currently still at 25Mbps/3Mbps. A key goal for the Town of Prospect is to have reliable internet that meets the State of Maine’s definition.

High-speed internet access is considered critical infrastructure for remote work, education, health, and recreation. Having reliable high speed internet will ensure Prospect can draw in future residents, provide the ability for our community to work remotely, and encourage businesses to invest here.

In planning for the future, Prospect envisions its residents having access to affordable broadband (fast and reliable) no matter where they live in town. We would like to see access to affordable internet-connected devices to meet their needs, along with free digital skills training and technical support to achieve their goals. Universal access to these tools will build community and economic resilience; support work, education, healthcare, and entrepreneurship; and decrease isolation so that all people can thrive as they live, work, and play in Prospect, now and in the future.

The following sections will provide basic facts relative to the availability of Broadband, the future needs for its services, and the path forward for buildout of infrastructure and digital equity planning - what we believe is the future for Broadband access in Prospect.

## Prospect’s Current Infrastructure

As the United States economy becomes increasingly connected via the Internet, adequate connectivity and availability has become a key component of our everyday infrastructure, and seemingly as vital and necessary as electricity, telephones, and roads. All have evolved over time and are considered integral today. In 2020, Maine defined Broadband as 100Mbps/100Mbps and provided \$15 Million through a voter backed effort to help. COVID-19 brought to light critical connectivity shortfalls that were highlighted in areas such as at-home or remote work, online education, access to telehealth services, and staying connected with loved ones, just to name a few.

In 2022, a town wide survey was conducted here in Prospect and less than 20% of the nearly 200 surveys returned found internet access adequate. According to the FCC Commission Registration System (CORES), Prospect’s 404 households are identified as follows:

- Number of hours adequately served: 0 (zero)
- Underserved households with speeds (<100/20): 402
- Unserved households with speeds (<25/3): 2

This data reinforces and reiterates our local survey results. Reaching all these residents, according to the FCC data, will require the installation of 28 miles of total fiber connections in Prospect. Currently there are only limited options for internet access here. DSL, satellite, and Starlink. Maine has 1,100 miles of open-access middle mile fiber in place, Prospect needs to be proactive to take advantage of this network to bring reliable, affordable high-speed internet to their communities.

## Regional Broadband Committee

In Maine, the institutional framework supporting internet expansion in rural areas is improving. Recently, a bipartisan bill by the Maine legislature was signed into law. This created a Maine Connectivity Authority with funding and a legal status to promote public/private partnerships in a variety of forms. The mission of this new authority is to advance rural broadband expansion across a wide front. Maine was allocated \$128 million of federal funding under the 2021 American Recovery Act, which will be deployed by this new Maine state agency. In addition, the American Rescue Plan Act of 2021 allocated funding to states, counties, municipalities, and tribal governments for investment in broadband expansion. Maine Connectivity Authority is facilitating the development of a Broadband Action Plan (BAP) that is rooted in digital equity. It will be submitted to the Federal Government on August 1, 2023 and will serve as the five-year road map to bring economic, health, education, and social benefits to Maine's high-speed internet connection.

Through our comprehensive planning efforts, and survey data, the undeniable need for reliable internet became very clear. As we gathered community input, the lack of accessible and affordable internet was front and center. As a result, Prospect joined into a Regional Broadband Group.

A representative for Prospect is working alongside representatives from our neighboring towns including Winterport, Frankfort, and Stockton Springs to navigate the complex process of bringing this critically needed infrastructure of fiber optic cable, affordably to every resident in each of our towns. The Committee meets bi-weekly, and has been working closely with the Maine Connectivity Authority, Island Institute, internet service providers (ISPs) and Waldo County Action Partners (WCAP). To learn more about the Committee, visit: <https://www.wfsbroadband.com>.

Prospect should continue to follow developments, and participate fully in the process of bringing this critical infrastructure and access to our community.

## The Path Forward for Broadband Infrastructure and Digital Equity

As broadband investments are being made Statewide in the near future, it is imperative and important that Prospect seek grants, federal and state funding to aid in our efforts to bring digital equity, affordability and inclusion to our entire community.

Prospect's Select Board will be meeting with the Regional Broadband Committee soon to discuss the next steps and collaborate during this important regional fiber infrastructure upgrade. In addition, the Committee will focus on the following

- Prioritize efforts to inform the community of fiber opportunities,
- Encourage public participation and input from residents,
- Partner with outside resources to research available grants, as well as state or federal funding opportunities.
- Connect residents with resources to attain affordable internet service, build digital skills, and improve opportunities to thrive in our evolving digital world.

According to the National Digital Inclusion Alliance (NDIA), digital equity is the condition in which all individuals and communities have the information technology capacity needed for full participation in society, democracy, and economy. Digital equity is necessary for civic and cultural participation, employment, lifelong learning, and access to essential services.

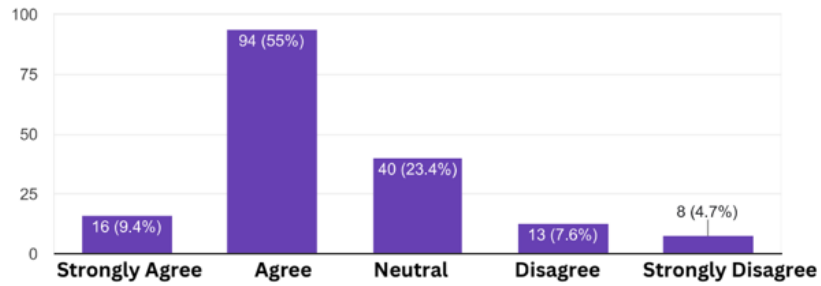


# Appendix A: Survey Results

- Multiple choice responses
- Written responses

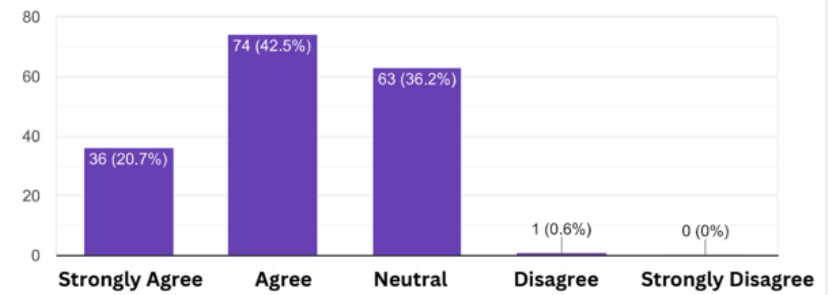
Fire protection in Prospect is adequate.

171 responses



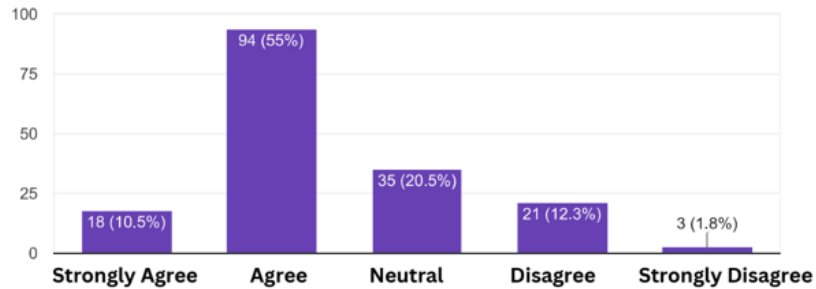
Volunteerism and civic participation are important to me.

174 responses



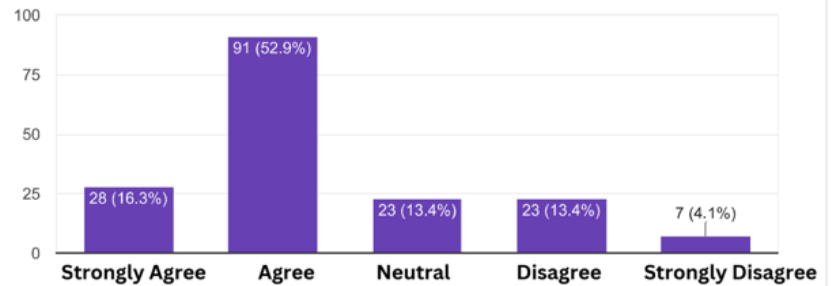
Ambulance services in Prospect are adequate.

171 responses



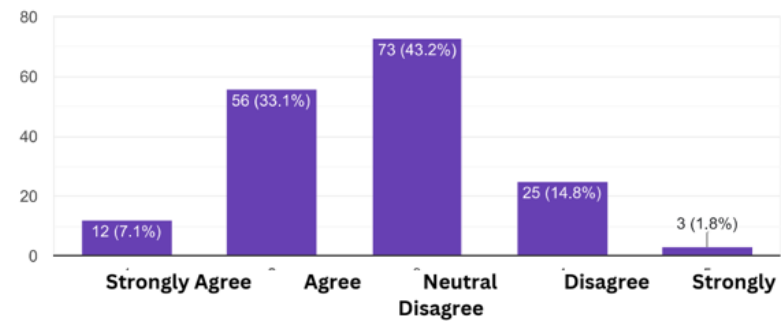
Road maintenance is adequate.

172 responses



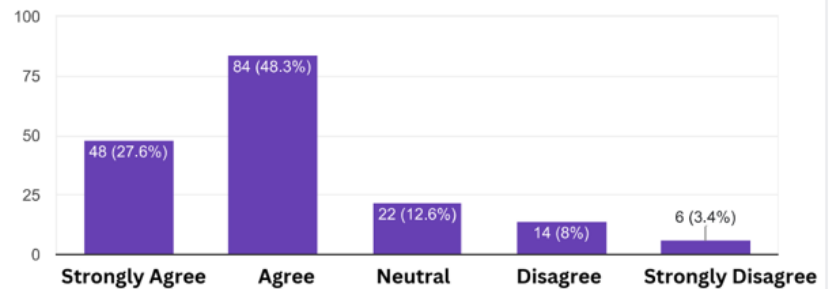
Prospect is adequately prepared to respond to public emergencies and natural disasters.

169 responses



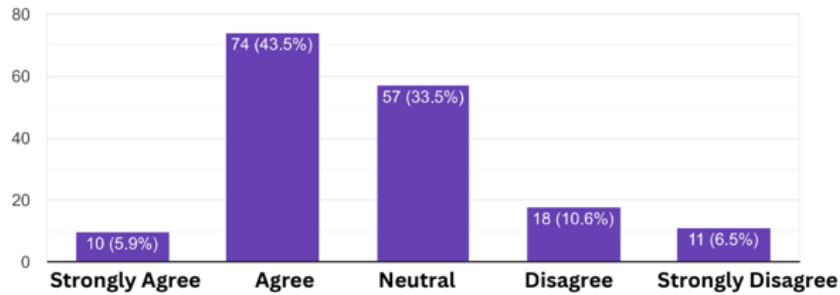
Winter road maintenance, plowing and sanding, is adequate.

174 responses



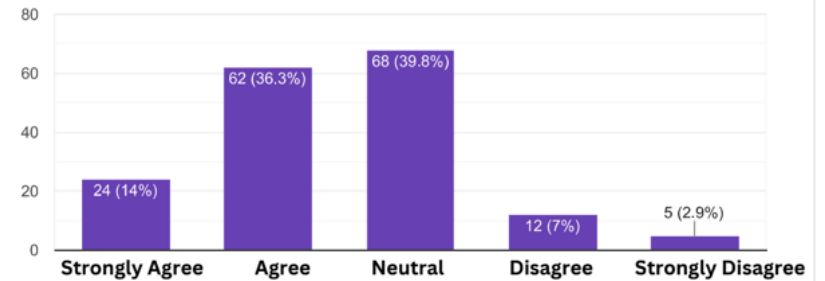
Enforcement of the town's ordinances is adequate.

170 responses



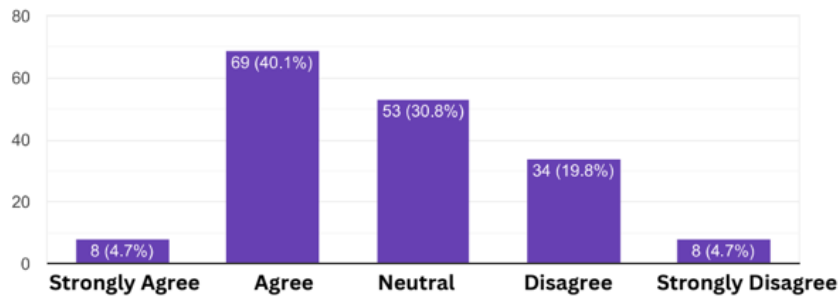
The school system is adequate and does a good job preparing students for the future.

171 responses



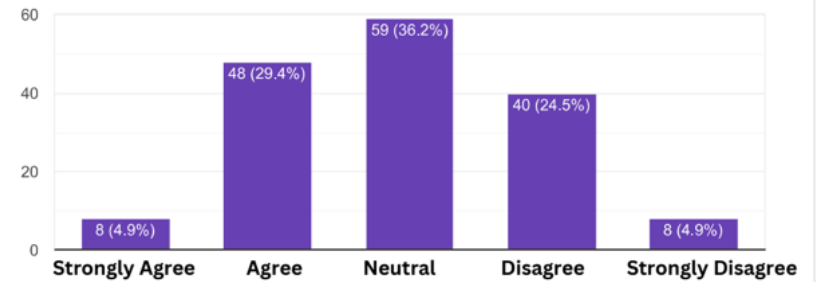
Access to recreational opportunities is adequate.

172 responses



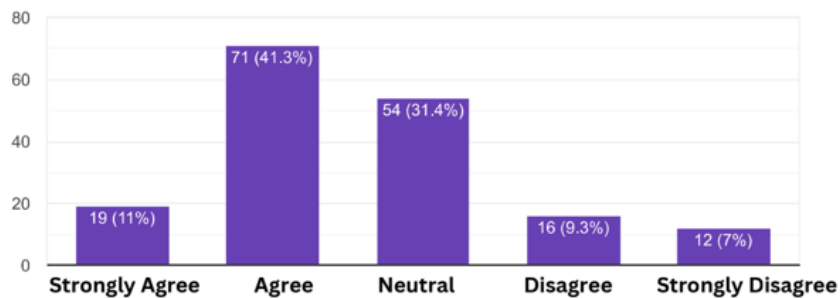
Public access to the shore in town is adequate.

163 responses



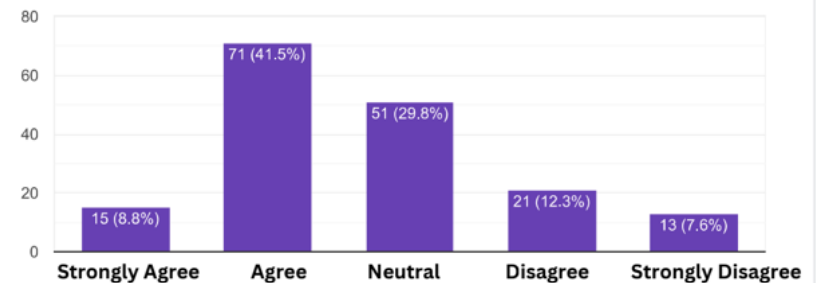
The town's elected officials are doing a good job.

172 responses



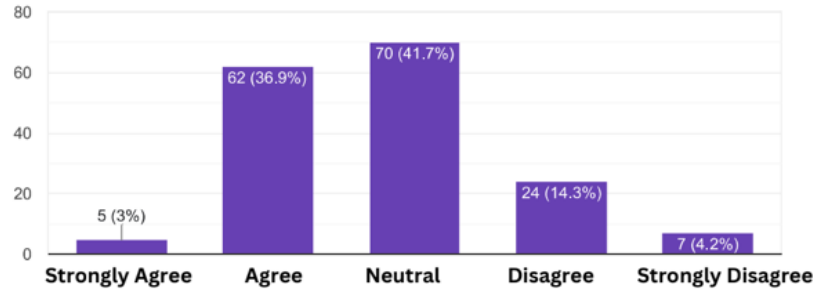
I am satisfied with the taxation process in Prospect.

171 responses



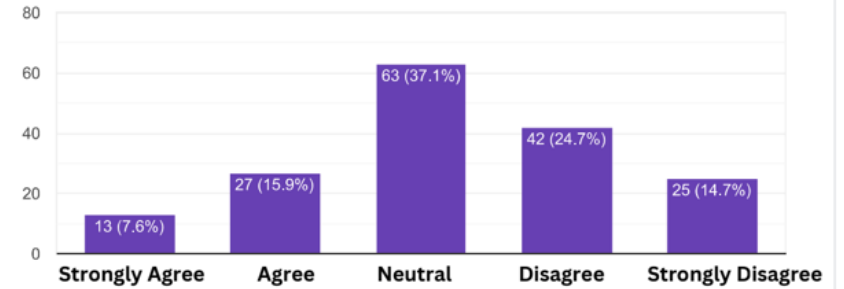
Animal control services in Prospect are adequate.

168 responses



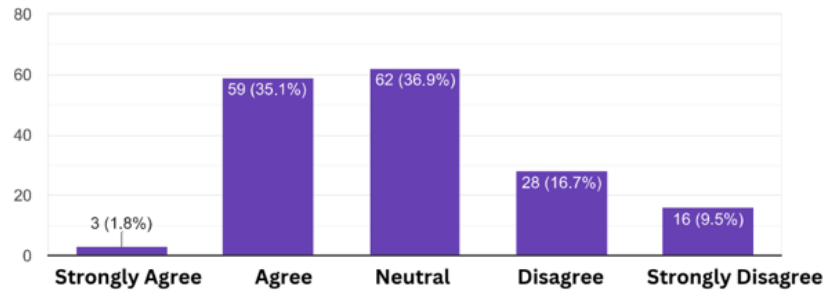
There should be LESS local government control of growth and development.

170 responses



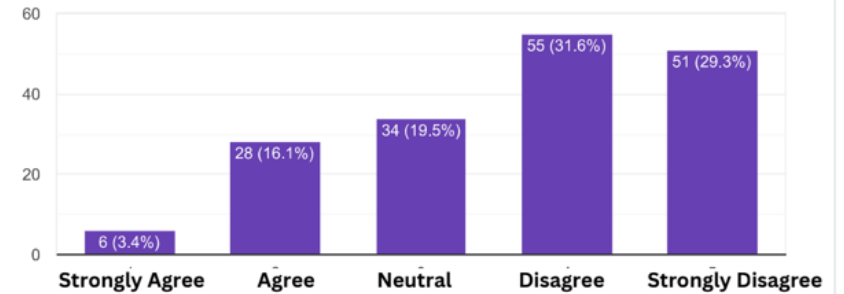
Environmental protection efforts in Prospect are adequate.

168 responses



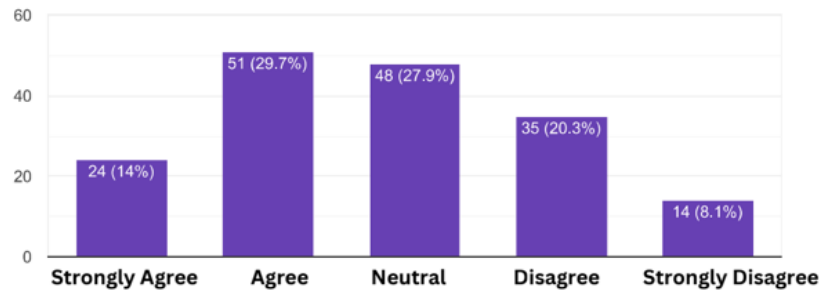
Internet access and quality in Prospect are currently adequate.

174 responses



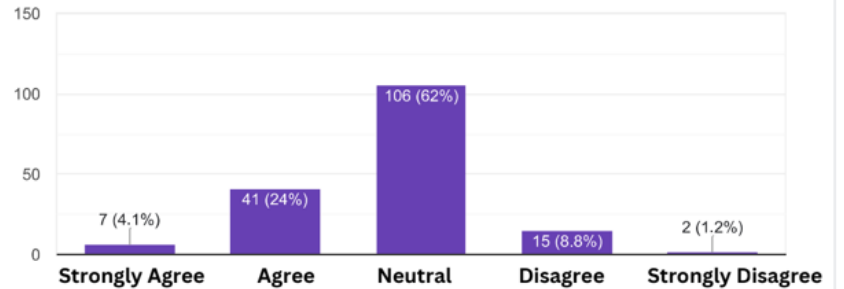
There should be MORE local government control of growth and development.

172 responses



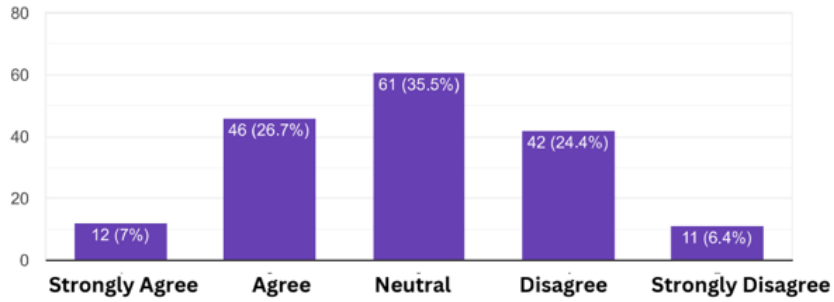
There should be better access to day care facilities around Prospect.

171 responses



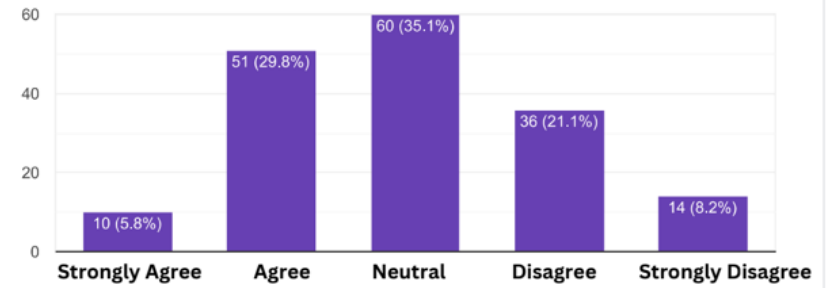
The town should spend tax money to increase the recreational facilities within the town.

172 responses



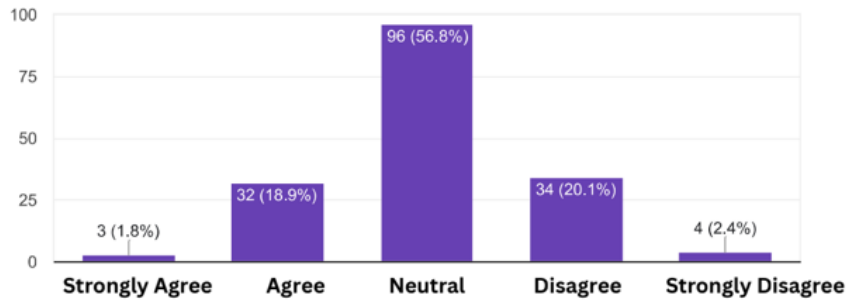
The town should encourage residential development.

171 responses



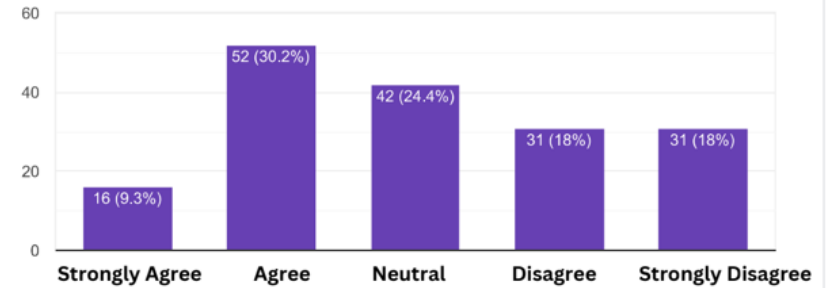
Access to services for the elderly is adequate.

169 responses



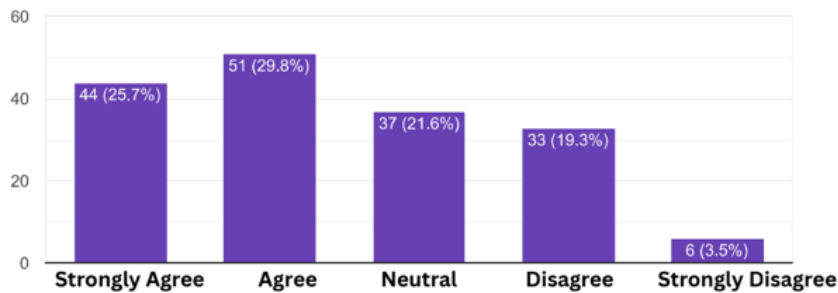
The town should encourage commercial and light industrial development.

172 responses



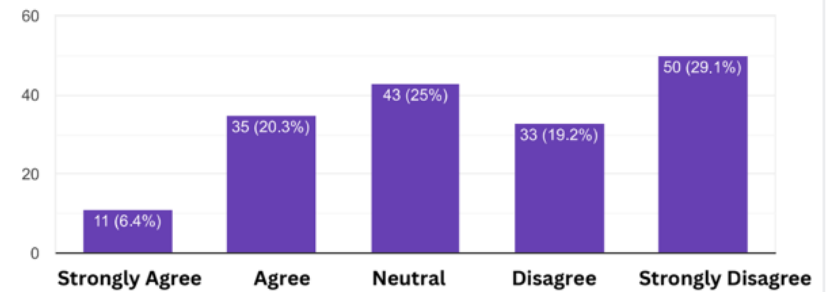
The town should stay much like it is today.

171 responses



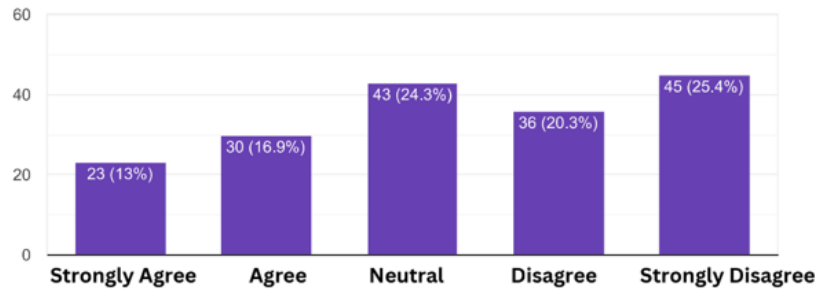
The town should encourage the construction of low-cost housing.

172 responses



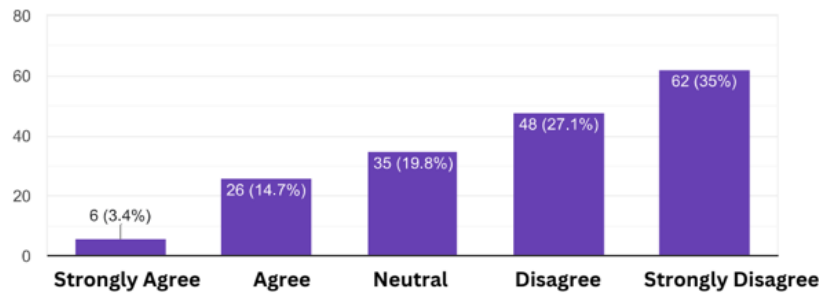
The town should actively pursue grants to increase low-cost housing in town.

177 responses



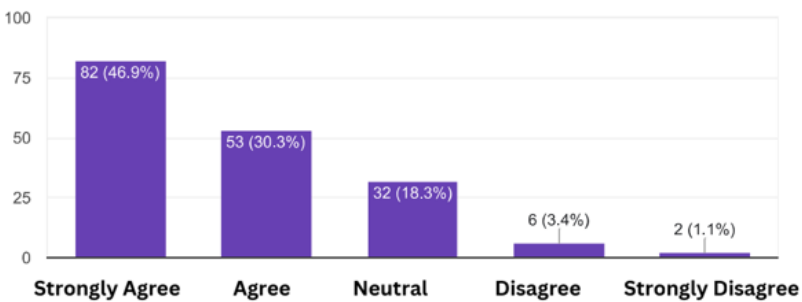
Trailer parks should be permitted in town.

177 responses



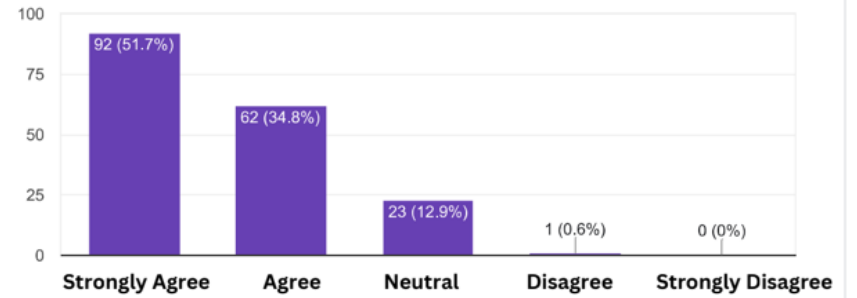
It is important that forest land be preserved in town.

175 responses



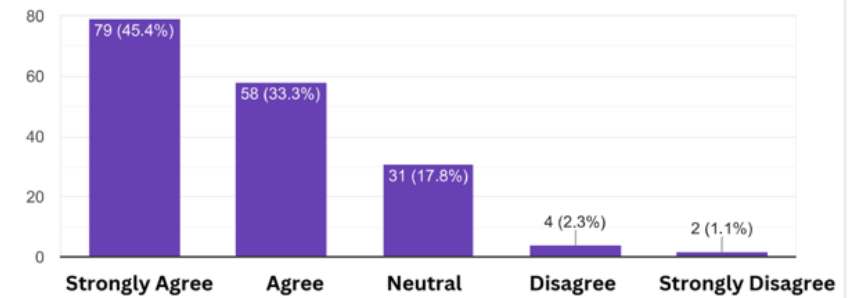
It is important that farmland be preserved in town.

178 responses



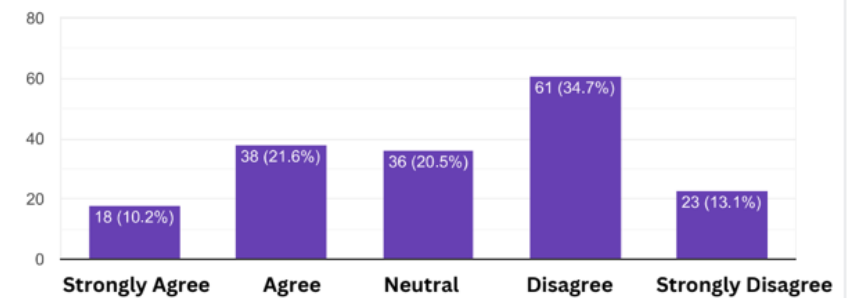
It is important that public land be preserved in town.

174 responses



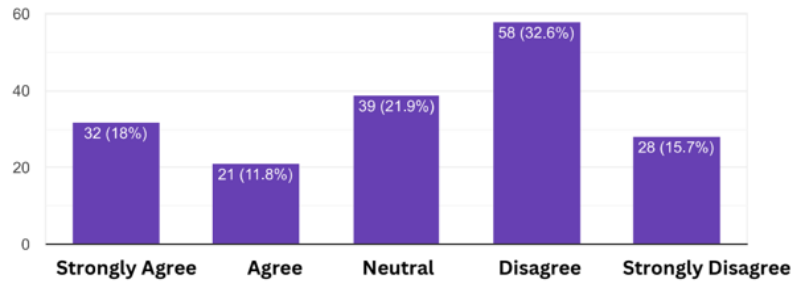
People should be allowed to build where they want.

176 responses



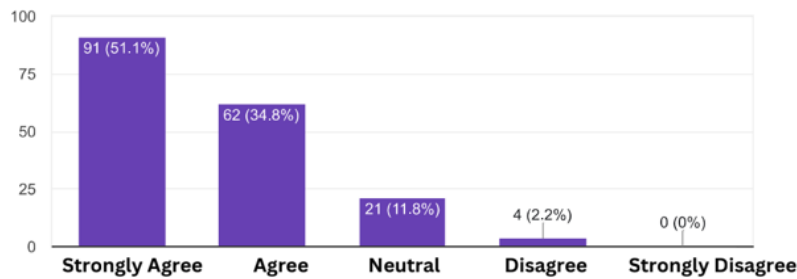
People should be allowed to do whatever they want with their land.

178 responses



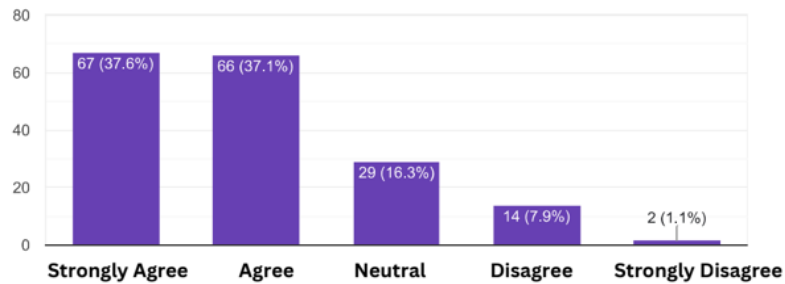
I support municipal protection of ground (well) water.

178 responses



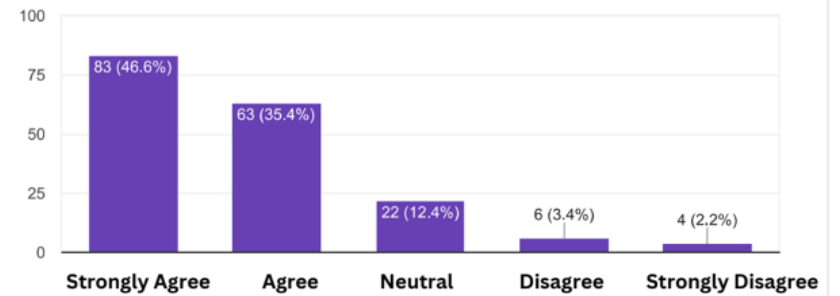
Gravel pits should be regulated to protect public and private property.

178 responses



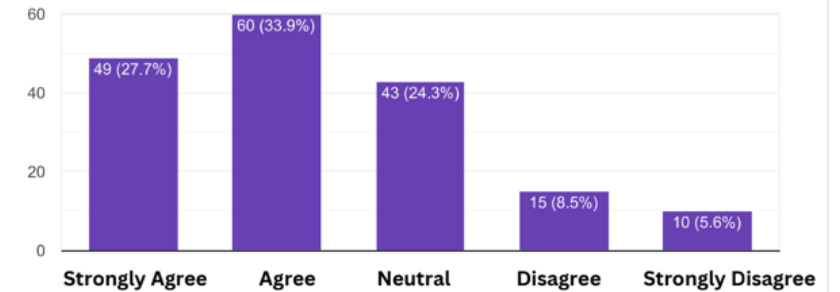
Non-residential development should be regulated to protect public and private property.

178 responses



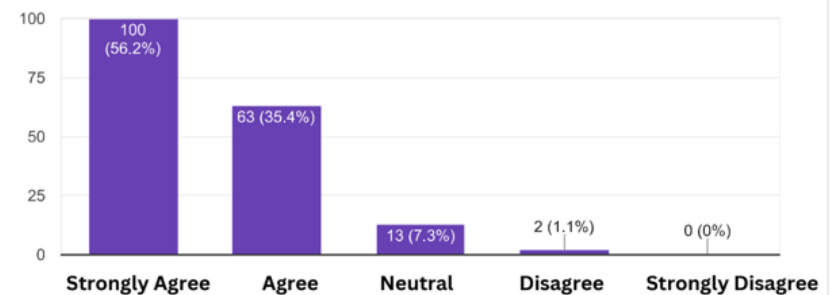
Areas in town should be designated for residential, commercial and industrial growth.

177 responses



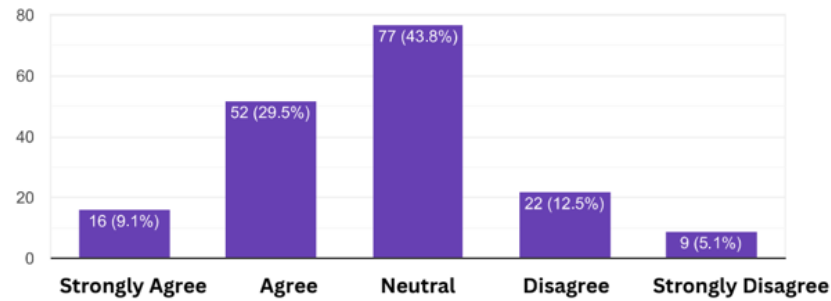
It is important to protect air and water quality in the town and region.

178 responses



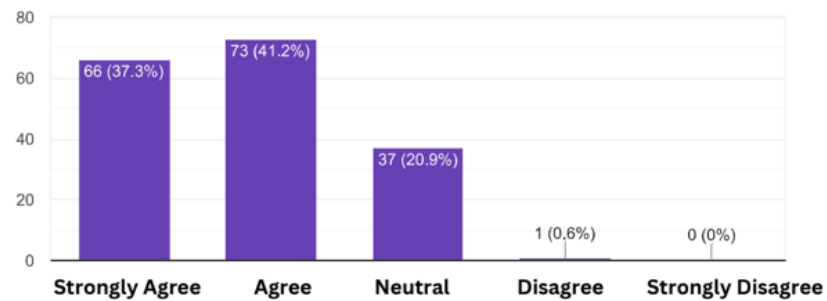
Getting in touch with elected town officials is never a problem.

176 responses



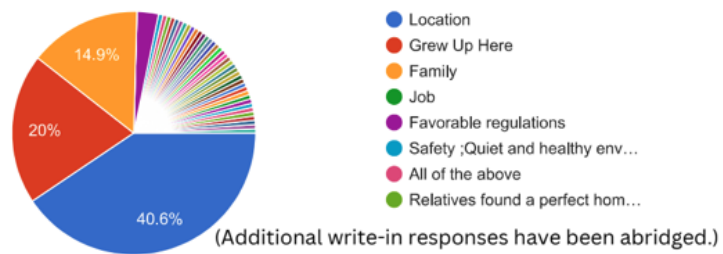
Archaeological and historic resources in Prospect are important.

177 responses



Why did you choose to live/own in Prospect?  
(circle one)

175 responses







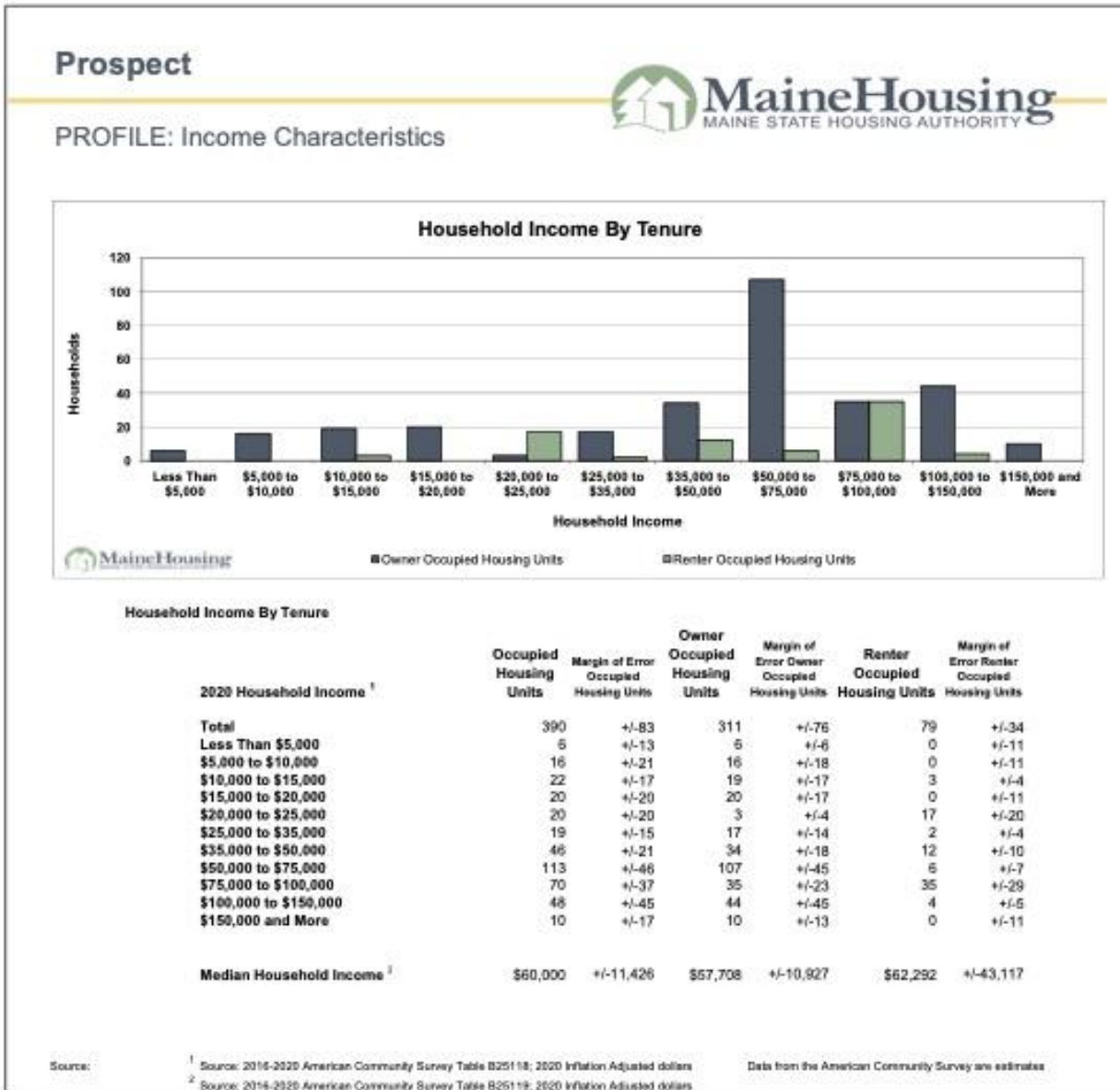






# Appendix B: Housing Statistics

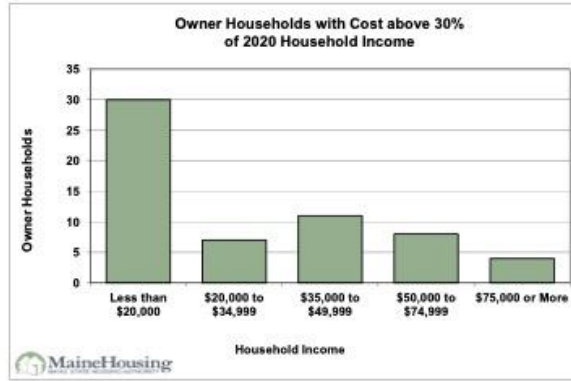
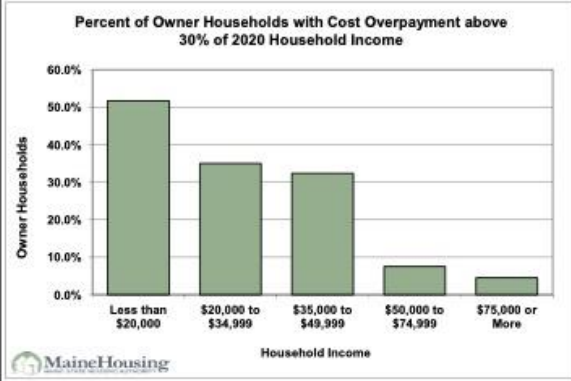
## Prospect Characteristics



# Prospect



## PROFILE: Owner Housing Cost Characteristics



Source: 2016-2020 American Community Survey Table B25106  
Data from the American Community Survey are estimates.

### Owner Housing Cost Characteristics - Prospect

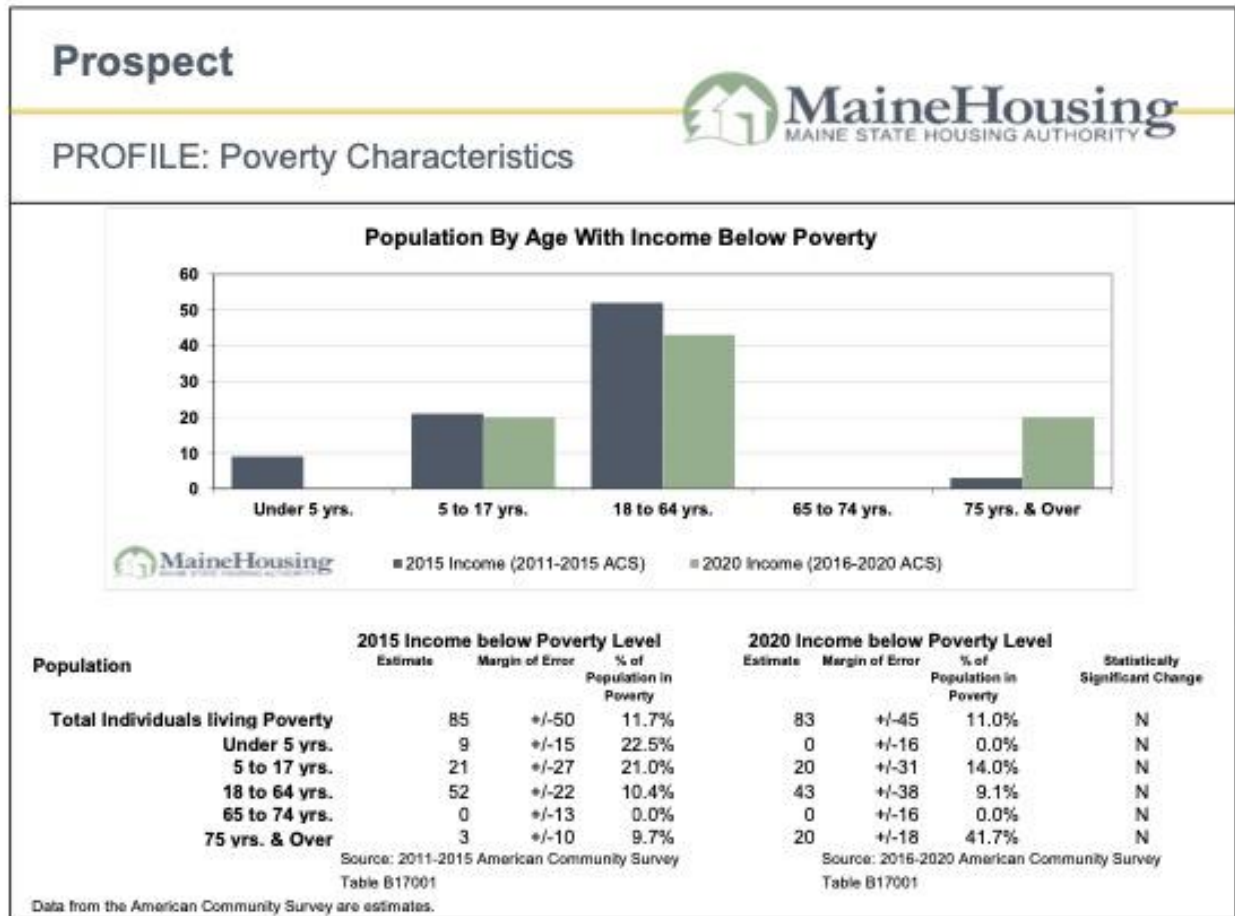
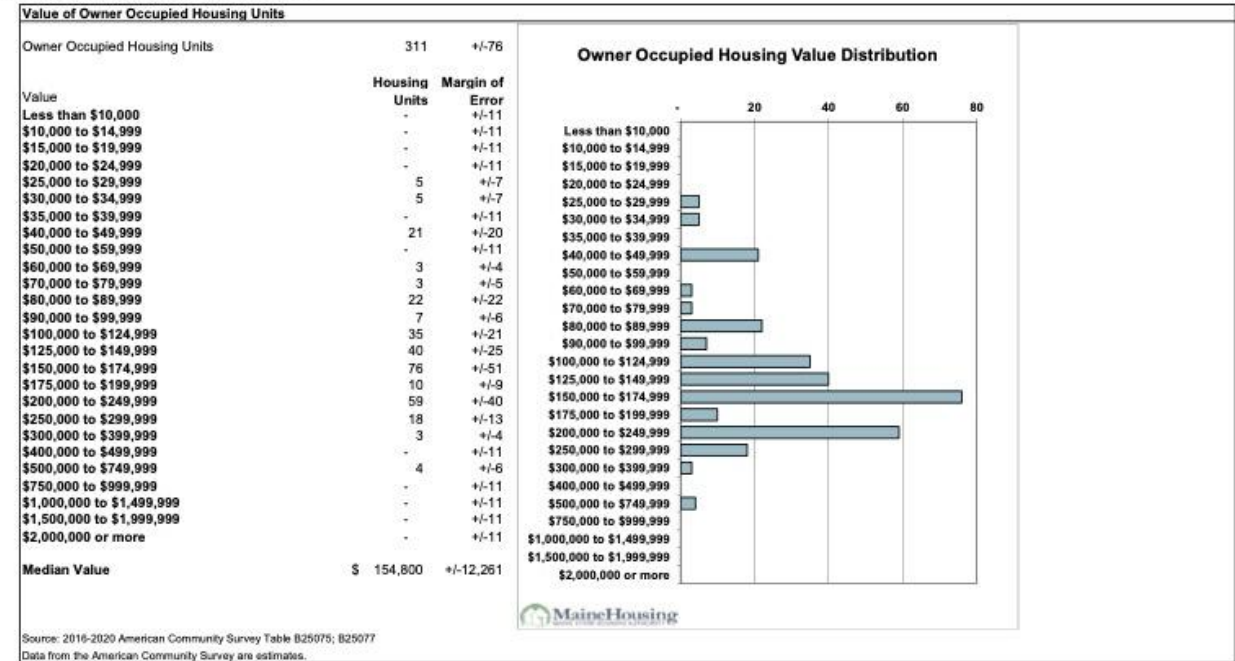
#### Owner Households by Selected Monthly Housing Costs as a Percent of 2020 Household Income

	Specified Owner Occ Housing Units	Margin of Error Owner Occ Housing Units	By Household Income									
			Less than \$20,000	Margin of Error Less than \$20,000	\$20,000 to \$34,999	Margin of Error \$20,000 to \$34,999	\$35,000 to \$49,999	Margin of Error \$35,000 to \$49,999	\$50,000 to \$74,999	Margin of Error \$50,000 to \$74,999	\$75,000 or More	Margin of Error \$75,000 or More
			Total Households	311	+/-76	58	+/-31	20	+/-15	34	+/-18	107
Monthly Costs Less than 20% of HH Income	200	+/-71	0	+/-11	5	+/-9	19	+/-13	94	+/-46	82	+/-50
Monthly Costs 20% to 29.9% of HH Income	48	+/-27	28	+/-24	8	+/-9	4	+/-5	5	+/-6	3	+/-4
Monthly Costs Less Than 30% of HH Income	248	+/-76	28	+/-26	13	+/-13	23	+/-14	99	+/-46	85	+/-50
Monthly Costs 30% or More of HH Income	60	+/-35	30	+/-19	7	+/-8	11	+/-13	8	+/-9	4	+/-6
Monthly Costs 35% or More of HH Income	45	+/-30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Monthly Costs 50% or More of HH Income	21	+/-17	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Percent not computed	3	+/-12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			By Household Income									
Percent of Owner Households Paying Monthly Costs Less Than 30% of HH Income	79.7%		48.3%		65.0%		67.6%		92.5%		95.5%	
Monthly Costs 30% or More of HH Income	19.3%		51.7%		35.0%		32.4%		7.5%		4.5%	
Monthly Costs 35% or More of HH Income	14.5%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Monthly Costs 50% or More of HH Income	6.8%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Percent not computed	1.0%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

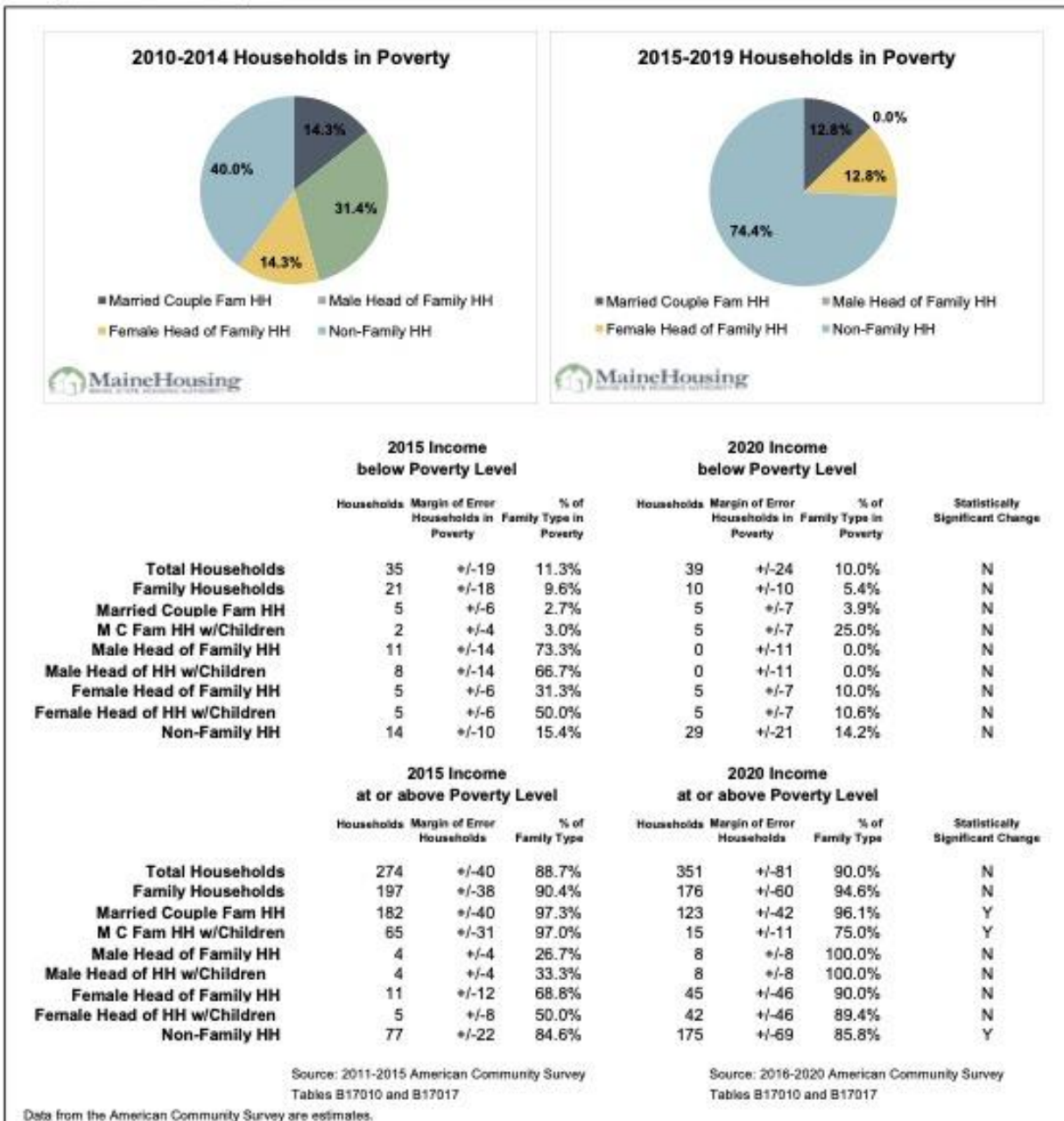
Source: 2016-2020 American Community Survey Table B25091; B25106  
Data from the American Community Survey are estimates.

NA indicates that the American Community Survey does not provide that data.

Owner Housing Cost Characteristics - Prospect



Poverty Characteristics - Prospect

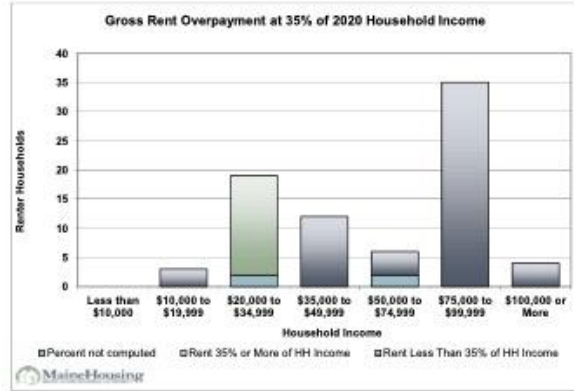
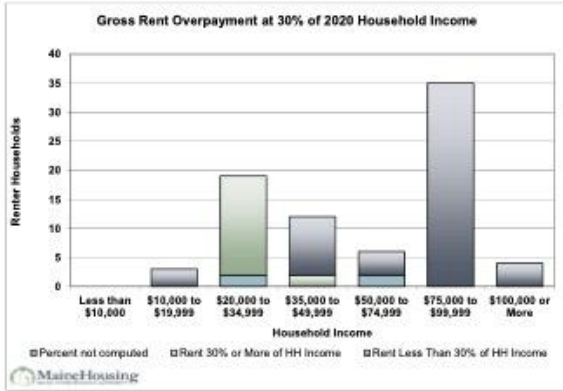




Prospect



PROFILE: Rental Housing Cost Characteristics



Source: 2016-2020 American Community Survey Table B25074

Data from the American Community Survey are estimates.

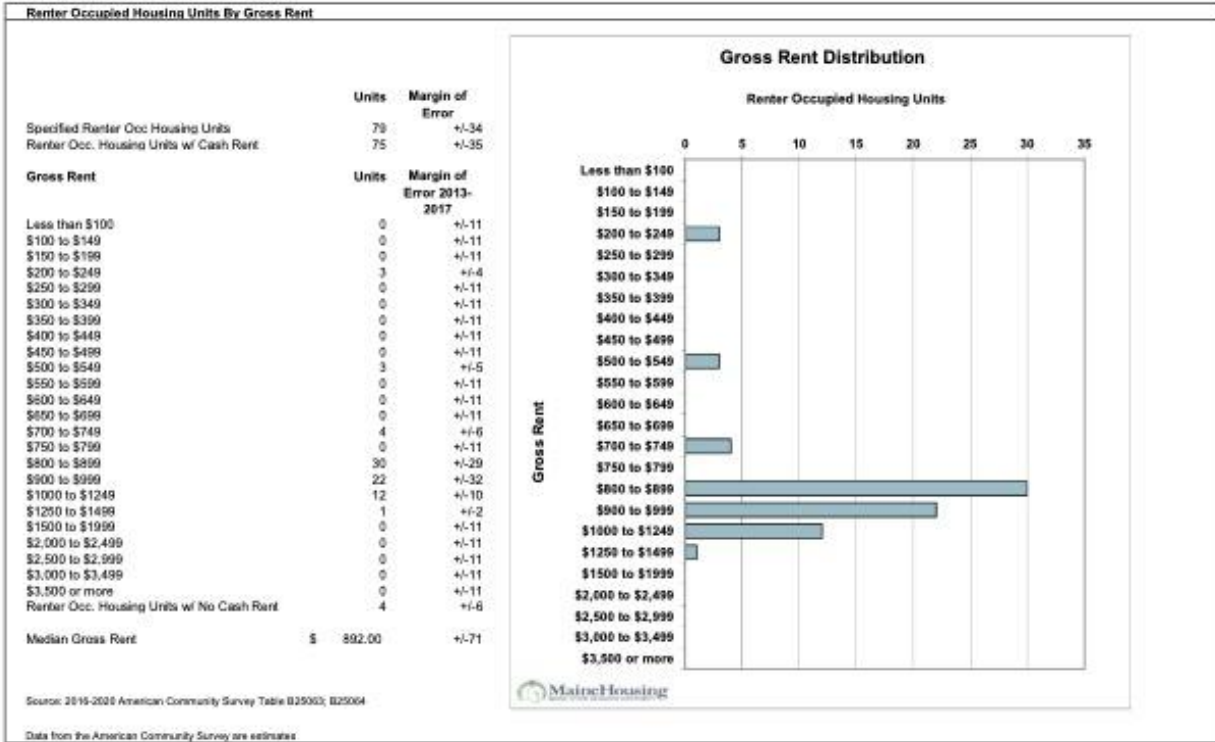
Renter Housing Cost Characteristics - Prospect

Specified Renter Occ Housing	Margin of Error Renter Occupied Units	By Household Income														
		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 or More		
		Count	Margin of Error	Count	Margin of Error	Count	Margin of Error	Count	Margin of Error	Count	Margin of Error	Count	Margin of Error	Count	Margin of Error	
All Renter Households	79	+/-34	0	+/-11	3	+/-4	19	+/-19	12	+/-10	6	+/-7	35	+/-29	4	+/-8
Rent Less than 20% of HH Income	46	+/-27	0	+/-11	0	+/-11	0	+/-11	3	+/-5	4	+/-4	35	+/-29	4	+/-8
Rent 20% to 24.9% of HH Income	3	+/-4	0	+/-11	3	+/-4	0	+/-11	0	+/-11	0	+/-11	0	+/-11	0	+/-11
Rent 25% to 29.9% of HH Income	7	+/-8	0	+/-11	0	+/-11	0	+/-11	7	+/-8	0	+/-11	0	+/-11	0	+/-11
Rent Less Than 30% of HH Income	56	+/-28	0	+/-19	3	+/-16	0	+/-19	10	+/-14	4	+/-12	35	+/-29	4	+/-8
Rent 30% or More of HH Income	19	+/-23	0	+/-22	0	+/-22	17	+/-28	2	+/-19	0	+/-22	0	+/-22	0	+/-22
Rent 30% to 34.9% of HH Income	2	+/-3	0	+/-11	0	+/-11	0	+/-11	2	+/-3	0	+/-11	0	+/-11	0	+/-11
Rent Less Than 35% of HH Income	58	+/-29	0	+/-22	3	+/-19	0	+/-22	12	+/-17	4	+/-20	35	+/-29	4	+/-8
Rent 35% or More of HH Income	17	+/-23	0	+/-19	0	+/-19	17	+/-23	0	+/-19	0	+/-19	0	+/-19	0	+/-19
Rent 50% or More of HH Income	5	+/-7	0	+/-11	0	+/-11	5	+/-7	0	+/-11	0	+/-11	0	+/-11	0	+/-11
Percent not computed	4	+/-6	0	+/-11	0	+/-11	2	+/-4	0	+/-11	2	+/-4	0	+/-11	0	+/-11
		By Household Income														
Percent of Households Paying																
Rent Less Than 30% of HH Income	70.9%				100.0%		0.0%		83.3%		66.7%		100.0%		100.0%	
Rent 30% or More of HH Income	24.1%				#DIV/0!		89.5%		16.7%		0.0%		0.0%		0.0%	
Rent Less Than 35% of HH Income	73.4%				100.0%		0.0%		100.0%		66.7%		100.0%		100.0%	
Rent 35% or More of HH Income	21.5%				#DIV/0!		89.5%		0.0%		0.0%		0.0%		0.0%	
Rent 50% or More of HH Income	6.3%				#DIV/0!		26.3%		0.0%		0.0%		0.0%		0.0%	
Percent not computed	5.1%				#DIV/0!		0.0%		0.0%		33.3%		0.0%		0.0%	

Source: 2016-2020 American Community Survey Table B25070, B25074

Data from the American Community Survey are estimates.

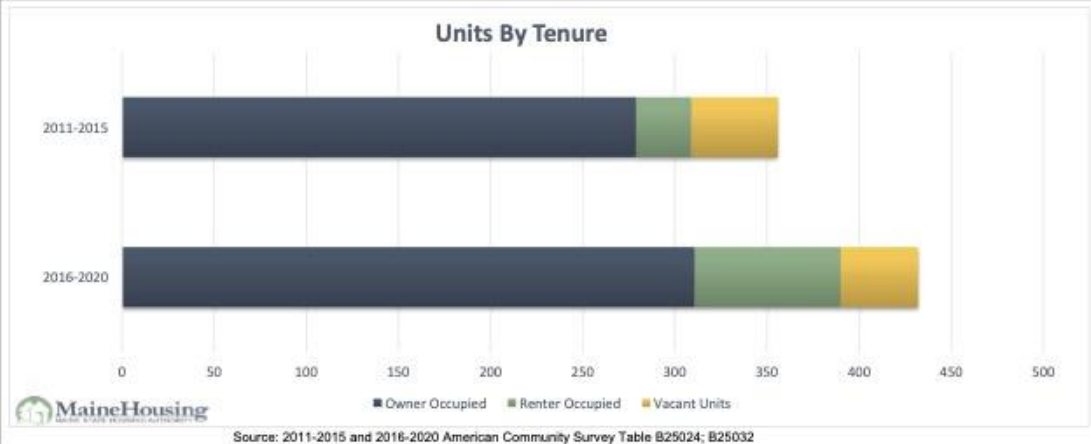
Renter Housing Cost Characteristics - Prospect



# Prospect



## PROFILE: Unit Characteristics



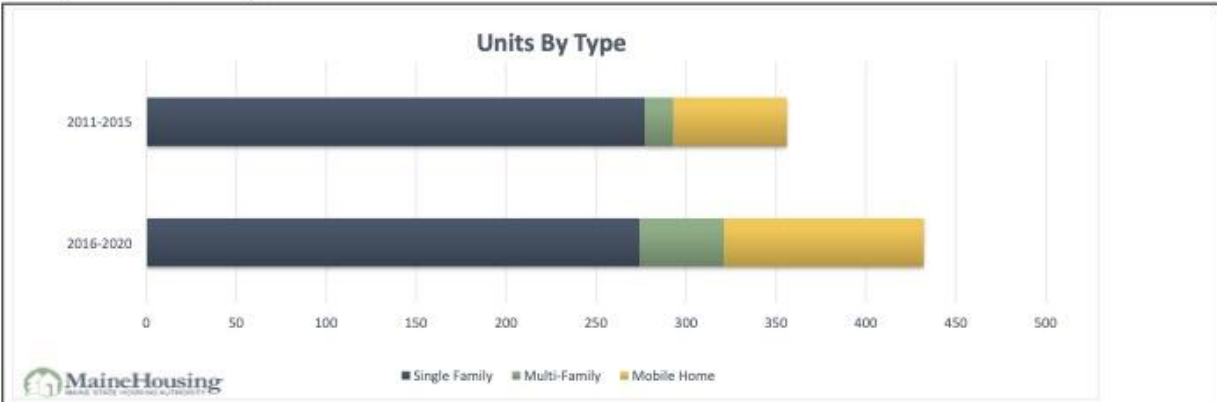
Source: 2011-2015 and 2016-2020 American Community Survey Table B25024; B25032

### Units by Tenure & Vacancy

	2011-2015	%	Margin of Error 2011-2015	2016-2020	%	Margin of Error 2016-2020	% Change	Statistically Significant Change
Total Units	356		+/-54	432		+/-88	21%	N
Occupied Units	309	87% of Total	+/-44	390	90% of Total	+/-83	26%	N
Owner Occupied	279	90% of Occ.	+/-45	311	80% of Occ.	+/-76	11%	N
Renter Occupied	30	10% of Occ.	+/-20	79	20% of Occ.	+/-34	163%	Y
Vacant Units	47	13% of Total	+/-26	42	10% of Total	+/-31	-11%	N
Vacant For Sale	0	0% Vac.	+/-9	11	3.4% Vac.	+/-18	#DIV/0!	N
Vacant For Rent	12	28.6% Vac.	+/-14	0	0% Vac.	+/-11	-100%	N
Vacant Seasonal	24	7% of Total	+/-17	24	6% of Total	+/-23	0%	N

Data from the American Community Survey are estimates

Housing Characteristics - Prospect



Source: 2011-2015 and 2016-2020 American Community Survey Table B25024; B25032

Units by Type	2011-2015	% of Total	Margin of Error 2011-2015	2016-2020	% of Total	Margin of Error 2016-2020	% Change	Statistically Significant Change
Total Units	356		+/-54	432		+/-88	21.3%	N
Single Family Units	277	77.8%	+/-51	274	63.4%	+/-75	-1.1%	N
SF Owner Occ.	218		+/-41	101		+/-5	-53.7%	Y
SF Renter Occ.	24		+/-18	53		+/-0	120.8%	Y
Multi-family Units	16	4.5%	+/-24	47	10.9%	+/-36	193.8%	N
MF Owner Occ.	0		+/-24	72		+/-28	#DIV/0!	Y
MF Renter Occ.	4		+/-21	142		+/-56	3450.0%	Y
Mobile Home & Other	63	17.7%	+/-28	111	25.7%	+/-56	76.2%	N

Data from the American Community Survey are estimates

Housing Characteristics - Prospect

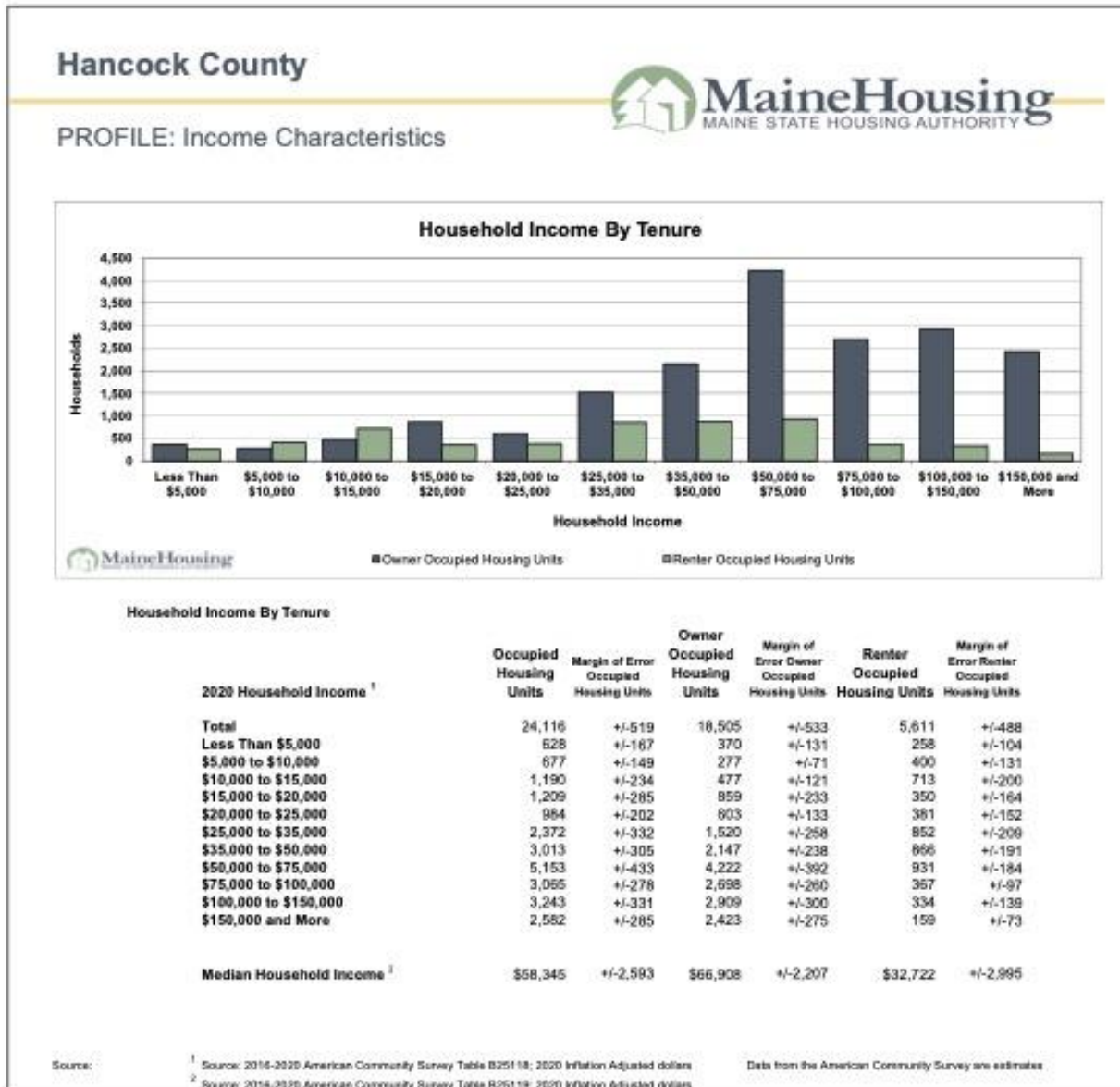
Units by Number of Bedrooms						
Source: 2011-2015 and 2016-2020 American Community Survey Table B25041						
Bedrooms	2011-2015	Margin of Error 2011-2015	% of Total	2016-2020	Margin of Error 2016-2020	% of Total
No Bedrooms	2	+/-3	1%	16	+/-19	4%
1 Bedroom	12	+/-10	3%	20	+/-15	5%
2 Bedrooms	133	+/-33	37%	228	+/-75	53%
3 Bedrooms	151	+/-33	42%	134	+/-49	31%
4+ Bedrooms	58	+/-22	16%	34	+/-31	8%

Data from the American Community Survey are estimates

Units by Year Built			
Source: 2016-2020 American Community Survey Table B25034			
Year Built	Units	% of Total	Margin of Error 2016-2020
2014 or later	26	6.0%	+/-28
2010 through 2013	9	2.1%	+/-10
2000 through 2009	115	26.6%	+/-58
1990 through 1999	73	16.9%	+/-49
1980 through 1989	93	21.5%	+/-40
1970 through 1979	76	17.6%	+/-42
1960 through 1969	3	0.7%	+/-5
1950 through 1959	12	2.8%	+/-15
1940 through 1949	0	0.0%	+/-11
1939 and earlier	25	5.8%	+/-16

Data from the American Community Survey are estimates

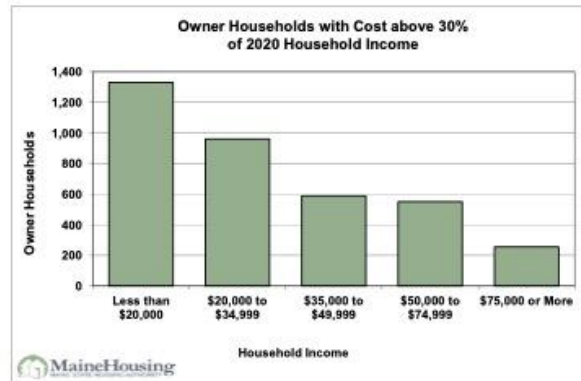
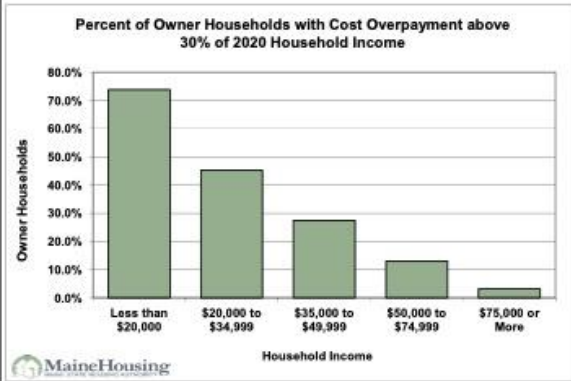
# Hancock County Characteristics



# Hancock County



## PROFILE: Owner Housing Cost Characteristics



Source: 2016-2020 American Community Survey Table B25106  
Data from the American Community Survey are estimates.

### Owner Housing Cost Characteristics - Hancock County

Owner Households by Selected Monthly Housing Costs as a Percent of 2020 Household Income												
	Specified Owner Occ Housing Units	Margin of Error Owner Occ Housing Units	By Household Income									
			Less than \$20,000	Margin of Error Less than \$20,000	\$20,000 to \$34,999	Margin of Error \$20,000 to \$34,999	\$35,000 to \$49,999	Margin of Error \$35,000 to \$49,999	\$50,000 to \$74,999	Margin of Error \$50,000 to \$74,999	\$75,000 or More	Margin of Error \$75,000 or More
			<b>Total Households</b>	18,505	+/-533	1,801	+/-265	2,123	+/-303	2,147	+/-238	4,222
<b>Monthly Costs Less than 20% of HH Income</b>	10,940	+/-602	129	+/-52	683	+/-143	1,126	+/-177	2,507	+/-296	6,495	+/-406
<b>Monthly Costs 20% to 29.9% of HH Income</b>	3,698	+/-412	342	+/-203	479	+/-119	432	+/-116	1,165	+/-210	1,280	+/-212
<b>Monthly Costs Less Than 30% of HH Income</b>	14,638	+/-729	471	+/-210	1,162	+/-186	1,558	+/-212	3,672	+/-363	7,775	+/-458
<b>Monthly Costs 30% or More of HH Income</b>	3,685	+/-342	1,330	+/-175	961	+/-235	589	+/-142	550	+/-105	255	+/-75
<b>Monthly Costs 35% or More of HH Income</b>	2,851	+/-313	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Monthly Costs 50% or More of HH Income</b>	1,533	+/-223	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Percent not computed</b>	182	+/-99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			By Household Income									
<b>Percent of Owner Households Paying</b>			26.2%		54.7%		72.6%		87.0%		96.8%	
<b>Monthly Costs Less Than 30% of HH Income</b>	79.1%		73.8%		45.3%		27.4%		13.0%		3.2%	
<b>Monthly Costs 30% or More of HH Income</b>	19.9%											
<b>Monthly Costs 35% or More of HH Income</b>	15.4%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Monthly Costs 50% or More of HH Income</b>	8.3%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Percent not computed</b>	1.0%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

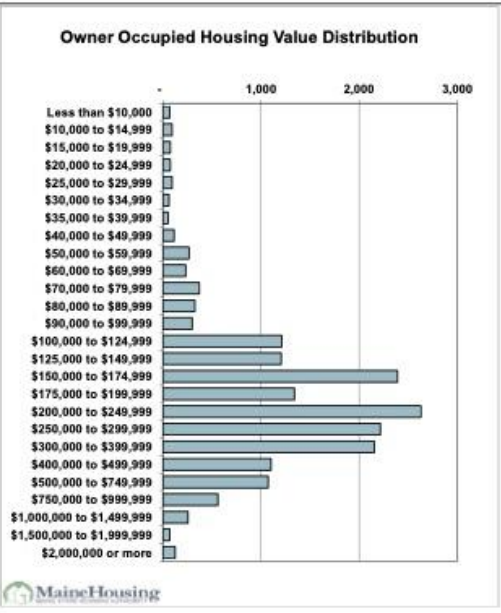
Source: 2016-2020 American Community Survey Table B25091; B25106  
Data from the American Community Survey are estimates.

NA indicates that the American Community Survey does not provide that data.

Owner Housing Cost Characteristics - Hancock County

Value of Owner Occupied Housing Units

Value	Housing Units	Margin of Error
Owner Occupied Housing Units	18,505	+/-533
Less than \$10,000	71	+/-30
\$10,000 to \$14,999	95	+/-55
\$15,000 to \$19,999	77	+/-47
\$20,000 to \$24,999	77	+/-42
\$25,000 to \$29,999	95	+/-44
\$30,000 to \$34,999	64	+/-41
\$35,000 to \$39,999	54	+/-25
\$40,000 to \$49,999	116	+/-44
\$50,000 to \$59,999	268	+/-124
\$60,000 to \$69,999	234	+/-100
\$70,000 to \$79,999	373	+/-107
\$80,000 to \$89,999	327	+/-82
\$90,000 to \$99,999	299	+/-67
\$100,000 to \$124,999	1,213	+/-220
\$125,000 to \$149,999	1,206	+/-187
\$150,000 to \$174,999	2,391	+/-361
\$175,000 to \$199,999	1,343	+/-223
\$200,000 to \$249,999	2,632	+/-303
\$250,000 to \$299,999	2,217	+/-332
\$300,000 to \$399,999	2,154	+/-257
\$400,000 to \$499,999	1,105	+/-164
\$500,000 to \$749,999	1,074	+/-166
\$750,000 to \$999,999	562	+/-185
\$1,000,000 to \$1,499,999	259	+/-70
\$1,500,000 to \$1,999,999	72	+/-41
\$2,000,000 or more	127	+/-42
<b>Median Value</b>	<b>\$ 218,000</b>	<b>+/-7,359</b>

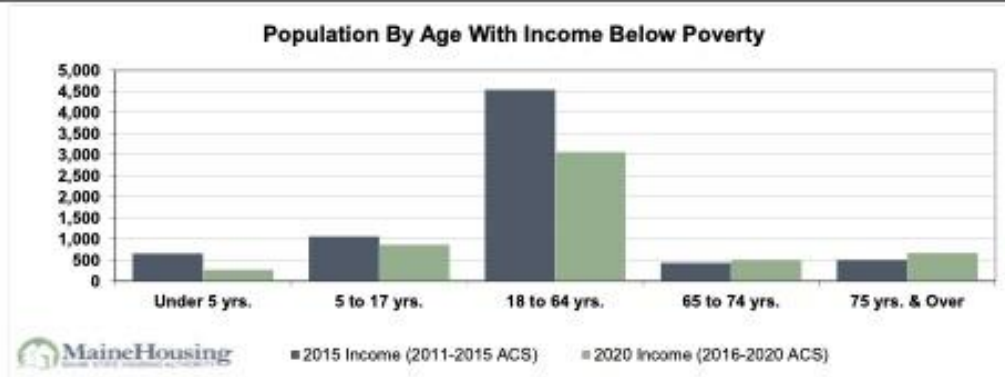


Source: 2016-2020 American Community Survey Table B25075; B25077  
 Data from the American Community Survey are estimates.

# Hancock County



## PROFILE: Poverty Characteristics



Population	2015 Income below Poverty Level			2020 Income below Poverty Level			Statistically Significant Change
	Estimate	Margin of Error	% of Population in Poverty	Estimate	Margin of Error	% of Population in Poverty	
<b>Total Individuals living Poverty</b>	7,196	+/-720	13.5%	5,369	+/-535	10.1%	Y
<b>Under 5 yrs.</b>	652	+/-157	27.8%	266	+/-121	11.6%	Y
<b>5 to 17 yrs.</b>	1,064	+/-202	14.9%	863	+/-169	12.7%	N
<b>18 to 64 yrs.</b>	4,541	+/-379	13.9%	3,066	+/-295	9.9%	Y
<b>65 to 74 yrs.</b>	433	+/-92	6.6%	503	+/-132	6.0%	N
<b>75 yrs. &amp; Over</b>	506	+/-127	11.6%	671	+/-174	13.2%	N

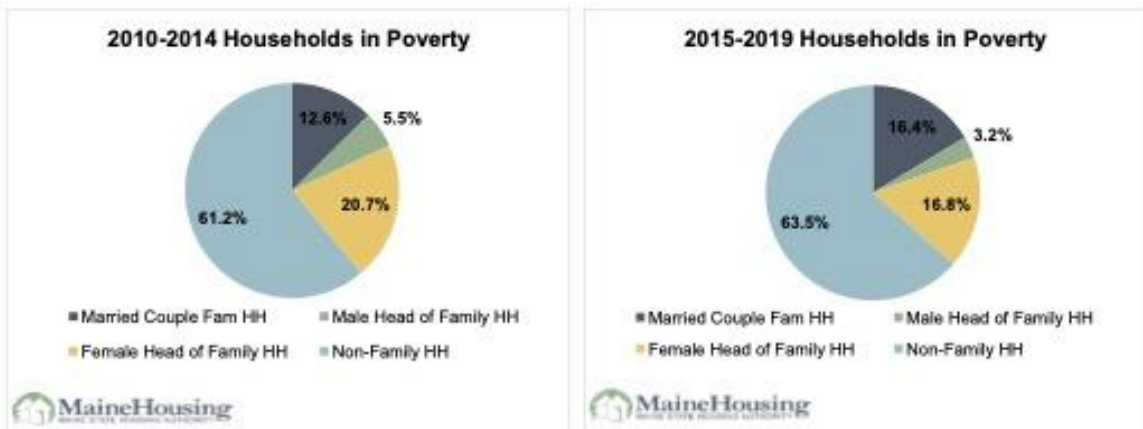
Source: 2011-2015 American Community Survey  
Table B17001

Source: 2016-2020 American Community Survey  
Table B17001

Data from the American Community Survey are estimates.



Poverty Characteristics - Hancock County



	2015 Income below Poverty Level			2020 Income below Poverty Level			Statistically Significant Change
	Households	Margin of Error Households in Poverty	% of Family Type in Poverty	Households	Margin of Error Households in Poverty	% of Family Type in Poverty	
<b>Total Households</b>	3,596	+/-399	14.8%	2,614	+/-314	10.8%	Y
<b>Family Households</b>	1,397	+/-252	9.5%	953	+/-179	6.5%	Y
<b>Married Couple Fam HH</b>	453	+/-95	3.7%	429	+/-126	3.6%	N
<b>M C Fam HH w/Children</b>	246	+/-74	6.4%	195	+/-72	5.3%	N
<b>Male Head of Family HH</b>	199	+/-90	27.9%	84	+/-39	11.2%	Y
<b>Male Head of HH w/Children</b>	181	+/-93	35.0%	43	+/-34	9.1%	Y
<b>Female Head of Family HH</b>	745	+/-204	39.9%	440	+/-124	22.8%	Y
<b>Female Head of HH w/Children</b>	685	+/-203	52.5%	374	+/-118	27.7%	Y
<b>Non-Family HH</b>	2,199	+/-315	22.7%	1,661	+/-261	17.6%	Y

	2015 Income at or above Poverty Level			2020 Income at or above Poverty Level			Statistically Significant Change
	Households	Margin of Error Households	% of Family Type	Households	Margin of Error Households	% of Family Type	
<b>Total Households</b>	20,775	+/-488	85.2%	21,502	+/-542	89.2%	N
<b>Family Households</b>	13,289	+/-394	90.5%	13,722	+/-520	93.5%	N
<b>Married Couple Fam HH</b>	11,654	+/-389	96.3%	11,567	+/-516	96.4%	N
<b>M C Fam HH w/Children</b>	3,604	+/-250	93.6%	3,480	+/-280	94.7%	N
<b>Male Head of Family HH</b>	515	+/-90	72.1%	667	+/-163	88.8%	N
<b>Male Head of HH w/Children</b>	336	+/-74	65.0%	431	+/-132	90.9%	N
<b>Female Head of Family HH</b>	1,120	+/-202	60.1%	1,488	+/-221	77.2%	Y
<b>Female Head of HH w/Children</b>	620	+/-159	47.5%	977	+/-206	72.3%	Y
<b>Non-Family HH</b>	7,486	+/-440	77.3%	7,780	+/-573	82.4%	N

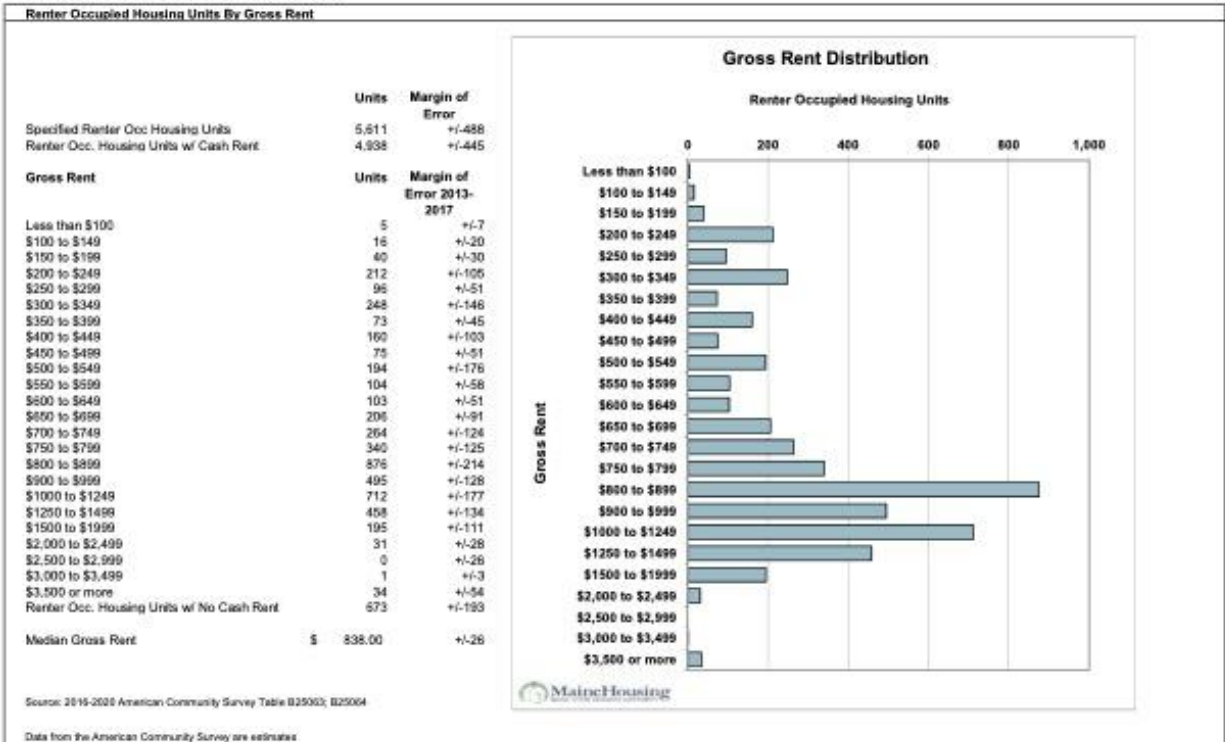
Source: 2011-2015 American Community Survey  
Tables B17010 and B17017

Source: 2016-2020 American Community Survey  
Tables B17010 and B17017

Data from the American Community Survey are estimates.



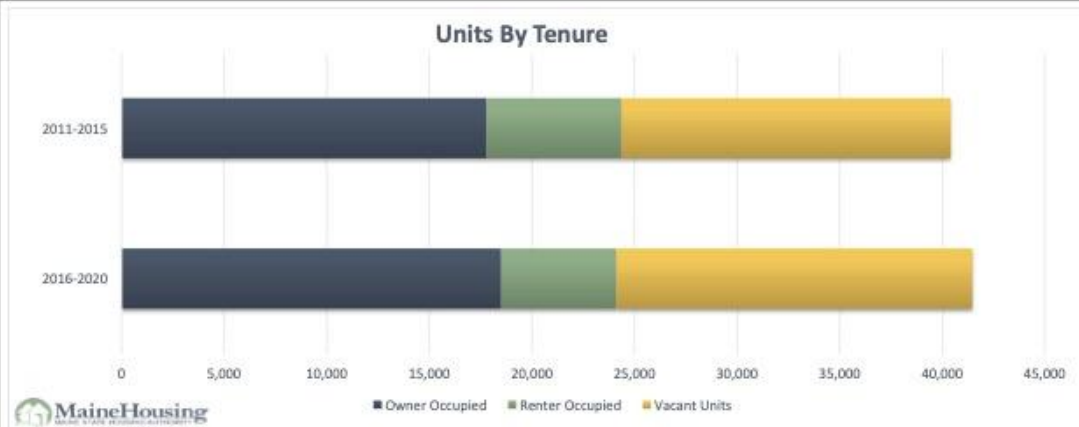
Renter Housing Cost Characteristics - Hancock County



# Hancock County



## PROFILE: Unit Characteristics



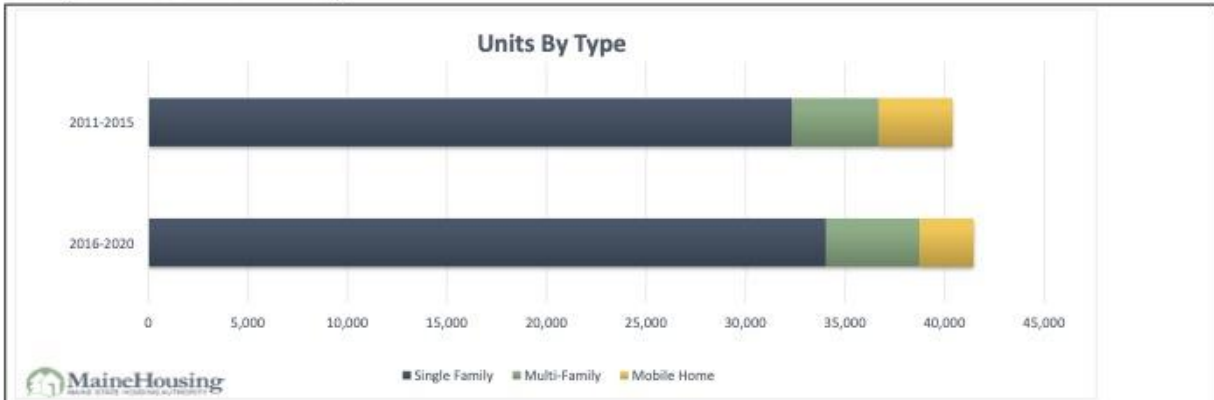
Source: 2011-2015 and 2016-2020 American Community Survey Table B25024; B25032

### Units by Tenure & Vacancy

	2011-2015	%	Margin of Error 2011-2015	2016-2020	%	Margin of Error 2016-2020	% Change	Statistically Significant Change
<b>Total Units</b>	40,413		+/-112	41,461		+/-155	3%	Y
<b>Occupied Units</b>	24,371	60% of Total	+/-514	24,116	58% of Total	+/-519	-1%	N
Owner Occupied	17,788	73% of Occ.	+/-525	18,505	77% of Occ.	+/-533	4%	N
Renter Occupied	6,583	27% of Occ.	+/-470	5,611	23% of Occ.	+/-488	-15%	Y
<b>Vacant Units</b>	16,042	40% of Total	+/-498	17,345	42% of Total	+/-500	8%	Y
Vacant For Sale	660	3.6% Vac.	+/-164	345	1.8% Vac.	+/-106	-48%	Y
Vacant For Rent	358	5.2% Vac.	+/-131	408	6.8% Vac.	+/-166	14%	N
Vacant Seasonal	13,120	32% of Total	+/-402	14,493	35% of Total	+/-511	10%	Y

Data from the American Community Survey are estimates

Housing Characteristics - Hancock County



Source: 2011-2015 and 2016-2020 American Community Survey Table B25024; B25032

Units by Type	2011-2015	% of Total	Margin of Error 2011-2015	2016-2020	% of Total	Margin of Error 2016-2020	% Change	Statistically Significant Change
Total Units	40,413		+/-112	41,461		+/-155	2.6%	Y
Single Family Units	32,352	80.1%	+/-507	34,057	82.1%	+/-583	5.3%	Y
SF Owner Occ.	15,344		+/-512	16,482		+/-615	7.4%	Y
SF Renter Occ.	2,710		+/-258	2,078		+/-271	-23.3%	Y
Multi-family Units	4,336	10.7%	+/-472	4,688	11.3%	+/-536	8.1%	N
MF Owner Occ.	419		+/-155	506		+/-151	20.8%	N
MF Renter Occ.	2,982		+/-380	2,954		+/-422	-0.9%	N
Mobile Home & Other	3,725	9.2%	+/-304	2,716	6.6%	+/-327	-27.1%	Y

Data from the American Community Survey are estimates

Housing Characteristics - Hancock County

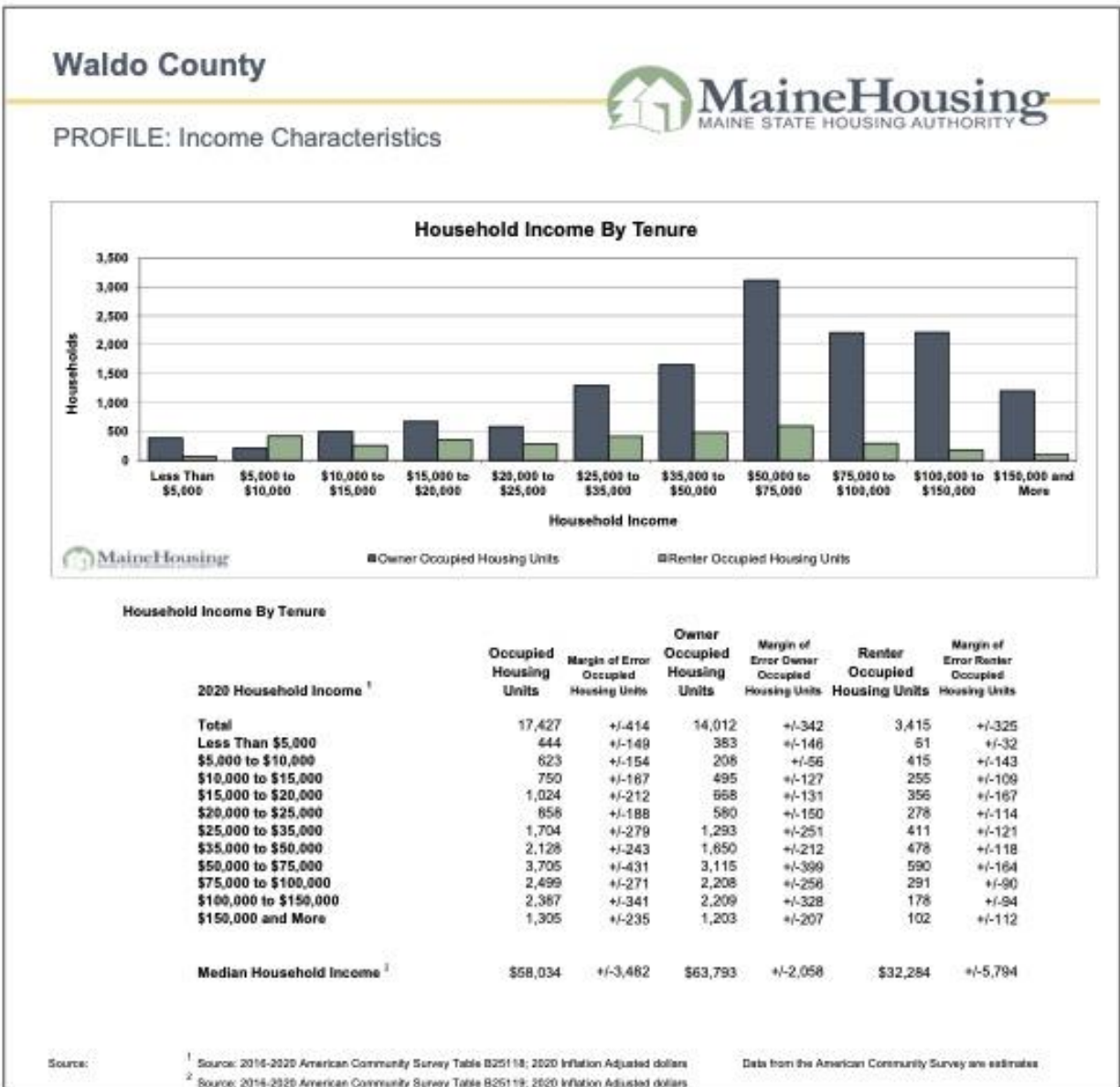
Units by Number of Bedrooms						
Source: 2011-2015 and 2016-2020 American Community Survey Table B25041						
Bedrooms	2011-2015	Margin of Error 2011-2015	% of Total	2016-2020	Margin of Error 2016-2020	% of Total
No Bedrooms	1,669	+/-210	4%	1,760	+/-272	4%
1 Bedroom	5,474	+/-446	14%	5,339	+/-413	13%
2 Bedrooms	12,772	+/-537	32%	11,649	+/-541	28%
3 Bedrooms	13,909	+/-553	34%	16,067	+/-541	39%
4+ Bedrooms	6,589	+/-384	16%	6,646	+/-466	16%

Data from the American Community Survey are estimates

Units by Year Built			
Source: 2016-2020 American Community Survey Table B25034			
Year Built	Units	% of Total	Margin of Error 2016-2020
2014 or later	880	2.1%	+/-189
2010 through 2013	966	2.3%	+/-173
2000 through 2009	6,650	16.0%	+/-490
1990 through 1999	6,592	15.9%	+/-454
1980 through 1989	5,846	14.1%	+/-525
1970 through 1979	5,192	12.5%	+/-485
1960 through 1969	2,660	6.4%	+/-322
1950 through 1959	1,841	4.4%	+/-248
1940 through 1949	1,464	3.5%	+/-230
1939 and earlier	9,370	22.6%	+/-550

Data from the American Community Survey are estimates

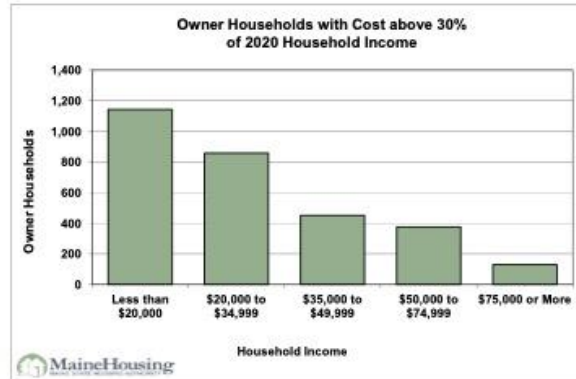
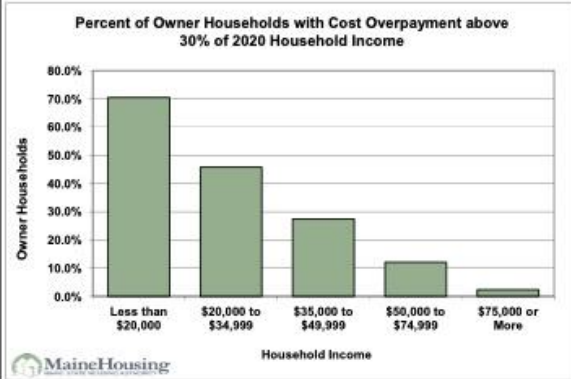
# Waldo County Characteristics



# Waldo County



## PROFILE: Owner Housing Cost Characteristics



Source: 2016-2020 American Community Survey Table B25106  
Data from the American Community Survey are estimates.

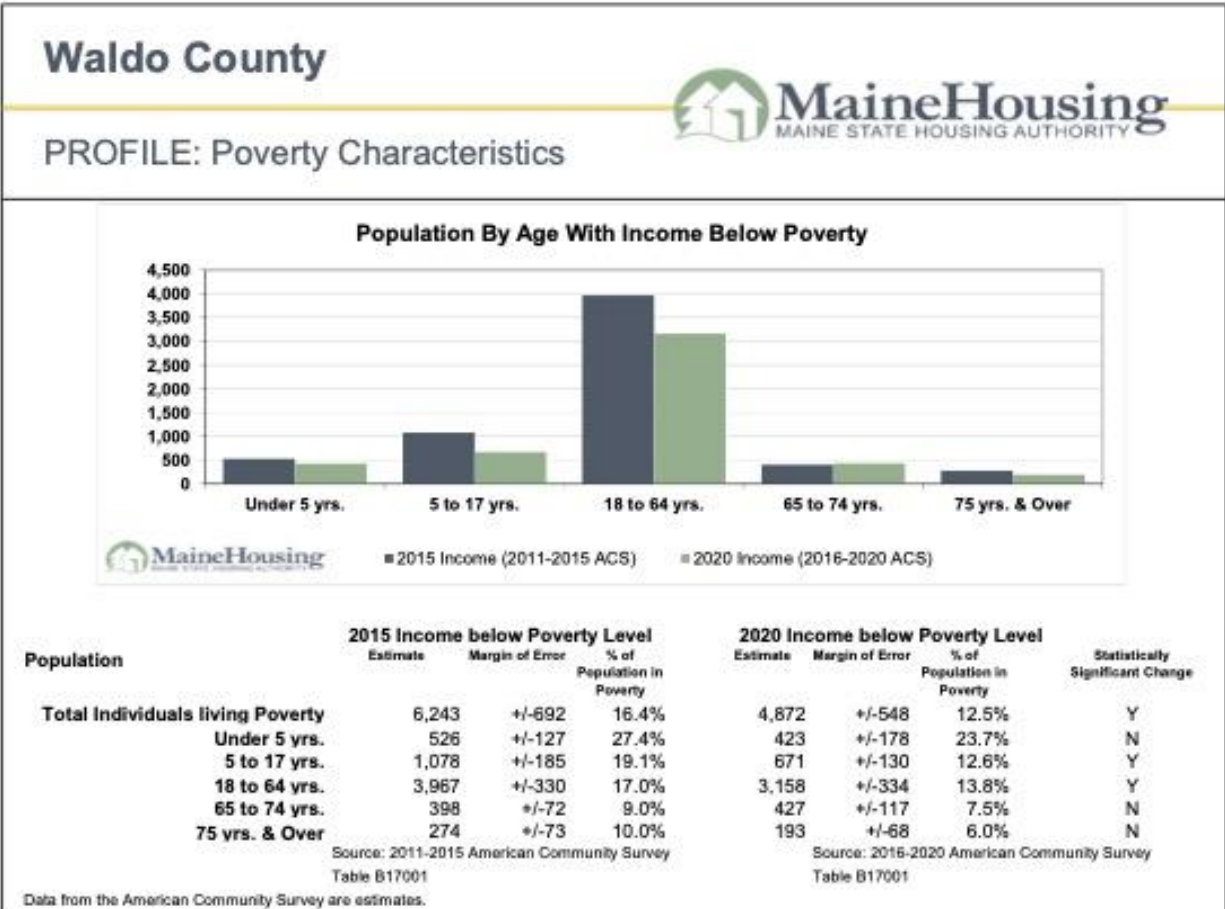
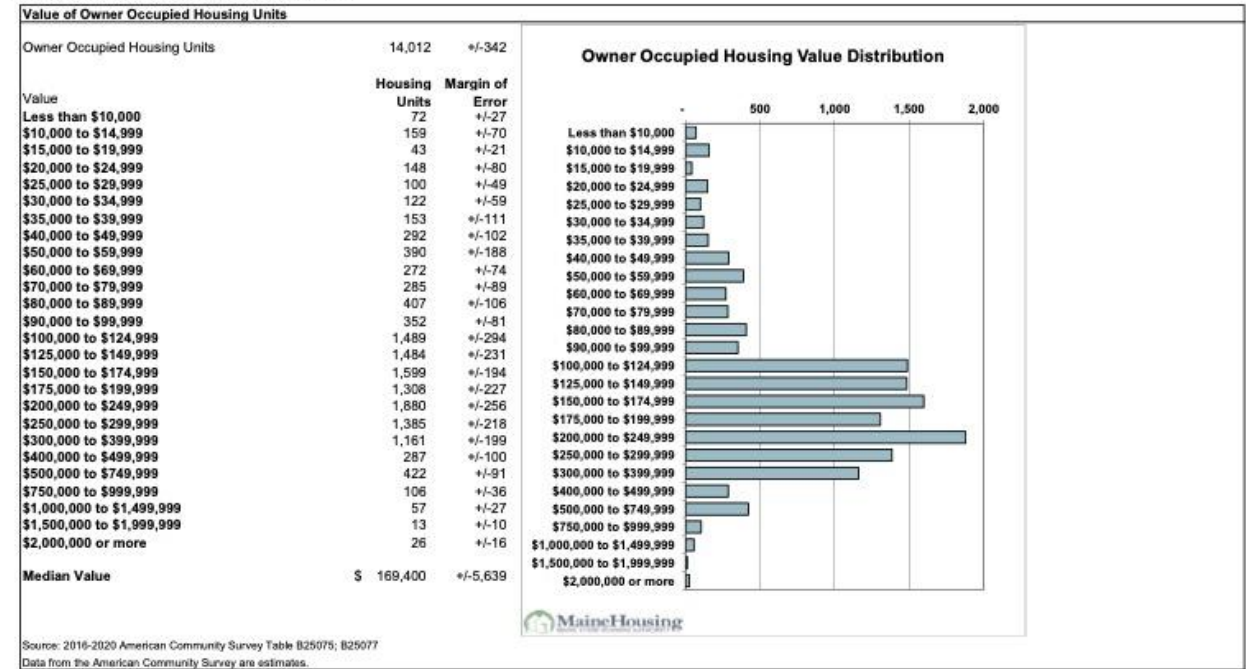
### Owner Housing Cost Characteristics - Waldo County

Owner Households by Selected Monthly Housing Costs as a Percent of 2020 Household Income	By Household Income											
	Specified Owner Occ Housing Units	Margin of Error Owner Occ Housing Units	Less than \$20,000	Margin of Error Less than \$20,000	\$20,000 to \$34,999	Margin of Error \$20,000 to \$34,999	\$35,000 to \$49,999	Margin of Error \$35,000 to \$49,999	\$50,000 to \$74,999	Margin of Error \$50,000 to \$74,999	\$75,000 or More	Margin of Error \$75,000 or More
<b>Total Households</b>	14,012	+/-342	1,622	+/-230	1,873	+/-283	1,650	+/-212	3,115	+/-399	5,620	+/-411
<b>Monthly Costs Less than 20% of HH Income</b>	8,273	+/-560	244	+/-90	573	+/-111	715	+/-130	1,962	+/-329	4,779	+/-396
<b>Monthly Costs 20% to 29.9% of HH Income</b>	2,647	+/-309	235	+/-70	442	+/-103	483	+/-156	776	+/-168	711	+/-151
<b>Monthly Costs Less Than 30% of HH Income</b>	10,920	+/-640	479	+/-114	1,015	+/-151	1,198	+/-203	2,738	+/-369	5,490	+/-424
<b>Monthly Costs 30% or More of HH Income</b>	2,960	+/-340	1,143	+/-206	858	+/-222	452	+/-100	377	+/-106	130	+/-50
<b>Monthly Costs 35% or More of HH Income</b>	2,341	+/-317	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Monthly Costs 50% or More of HH Income</b>	1,306	+/-269	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Percent not computed</b>	132	+/-77	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Percent of Owner Households Paying</b>			<b>By Household Income</b>									
<b>Monthly Costs Less Than 30% of HH Income</b>	77.9%		29.5%		54.2%		72.6%		87.9%		97.7%	
<b>Monthly Costs 30% or More of HH Income</b>	21.1%		70.5%		45.8%		27.4%		12.1%		2.3%	
<b>Monthly Costs 35% or More of HH Income</b>	16.7%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Monthly Costs 50% or More of HH Income</b>	9.3%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Percent not computed</b>	0.9%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Source: 2016-2020 American Community Survey Table B25091; B25106  
Data from the American Community Survey are estimates.

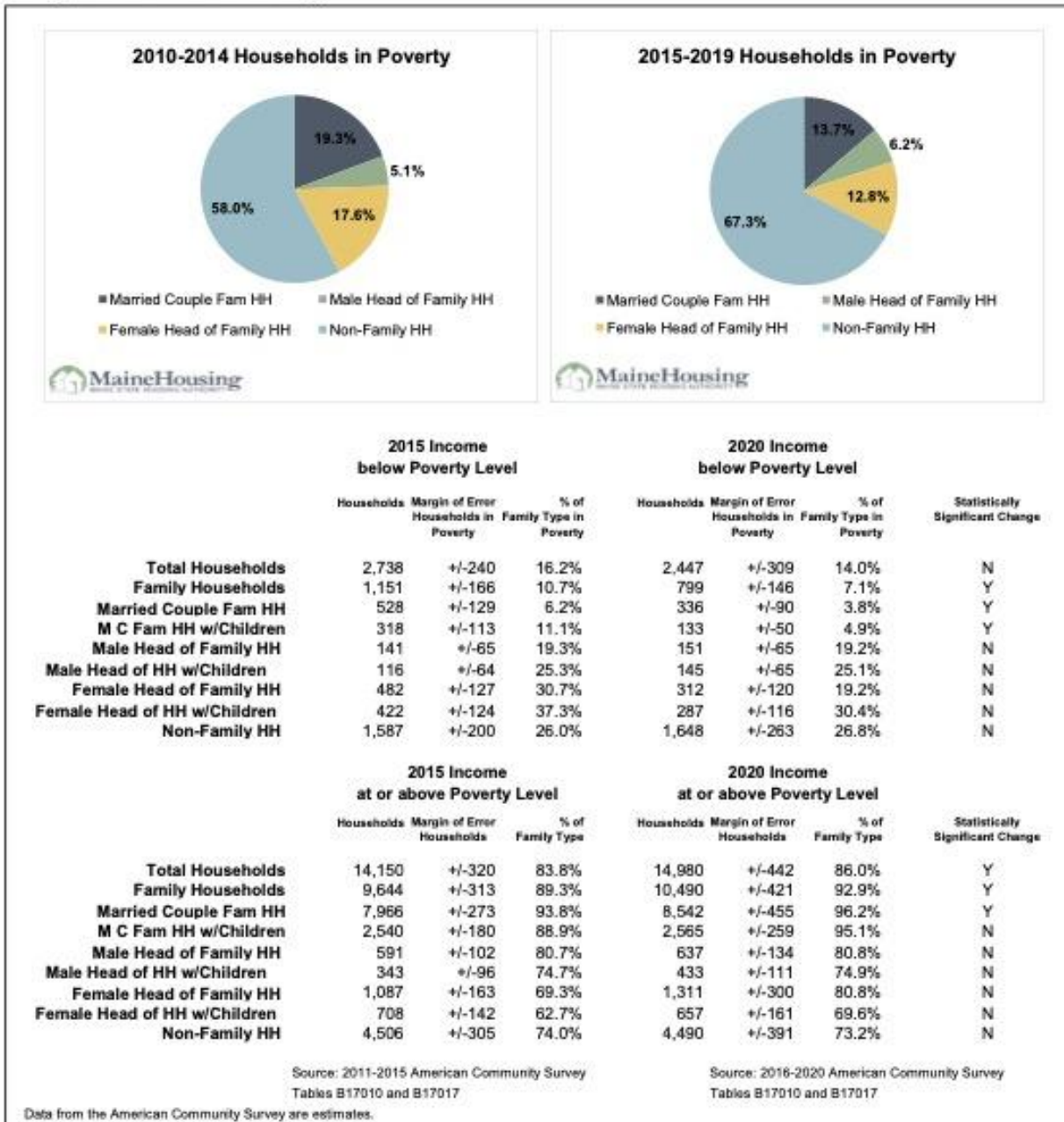
NA indicates that the American Community Survey does not provide that data.

Owner Housing Cost Characteristics - Waldo County





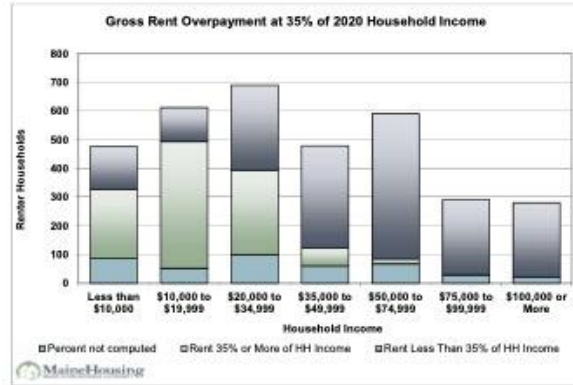
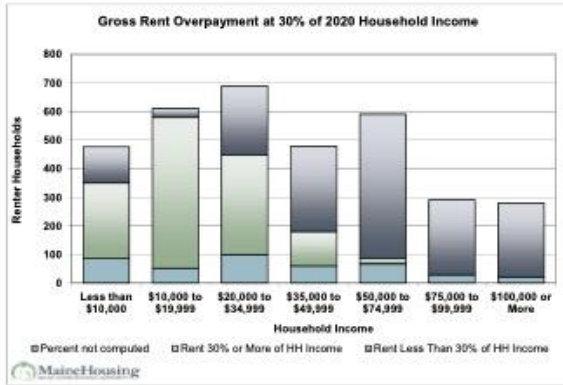
Poverty Characteristics - Waldo County



# Waldo County



## PROFILE: Rental Housing Cost Characteristics



Source: 2016-2020 American Community Survey Table B25074

Data from the American Community Survey are estimates

### Rental Housing Cost Characteristics - Waldo County

Renter Households by Gross Rent as a Percent of 2020 Household Income	Specified Renter Occ Housing	Margin of Error Renter Occupied Units	By Household Income													
			Less than \$10,000	Margin of Error Less than \$10,000	\$10,000 to \$19,999	Margin of Error \$10,000 to \$19,999	\$20,000 to \$34,999	Margin of Error \$20,000 to \$34,999	\$35,000 to \$49,999	Margin of Error \$35,000 to \$49,999	\$50,000 to \$74,999	Margin of Error \$50,000 to \$74,999	\$75,000 to \$99,999	Margin of Error \$75,000 to \$99,999	\$100,000 or More	Margin of Error \$100,000 or More
All Renter Households	3,415	+/-325	476	+/-149	611	+/-173	668	+/-142	478	+/-118	590	+/-164	291	+/-90	280	+/-156
Rent Less than 20% of HH Income	914	+/-214	0	+/-23	0	+/-23	38	+/-26	115	+/-56	249	+/-112	254	+/-80	258	+/-154
Rent 20% to 24.9% of HH Income	401	+/-151	88	+/-60	3	+/-4	93	+/-83	92	+/-45	140	+/-81	5	+/-7	0	+/-23
Rent 25% to 29.9% of HH Income	404	+/-118	58	+/-51	29	+/-24	109	+/-55	91	+/-50	114	+/-72	3	+/-4	0	+/-23
Rent Less Than 30% of HH Income	1,719	+/-287	126	+/-86	32	+/-33	240	+/-103	298	+/-88	353	+/-186	262	+/-88	258	+/-157
Rent 30% or More of HH Income	1,282	+/-231	264	+/-83	527	+/-169	351	+/-122	120	+/-77	20	+/-43	0	+/-46	0	+/-46
Rent 30% to 34.9% of HH Income	223	+/-110	22	+/-29	86	+/-71	55	+/-33	57	+/-54	3	+/-5	0	+/-23	0	+/-23
Rent Less Than 35% of HH Income	1,942	+/-307	148	+/-102	118	+/-76	295	+/-108	355	+/-142	506	+/-158	262	+/-81	258	+/-159
Rent 35% or More of HH Income	1,259	+/-253	242	+/-78	441	+/-153	296	+/-117	83	+/-55	17	+/-39	0	+/-40	0	+/-40
Rent 50% or More of HH Income	537	+/-116	237	+/-14	281	+/-69	39	+/-31	0	+/-23	0	+/-23	0	+/-23	-	+/-23
Percent not computed	414	+/-112	86	+/-46	52	+/-27	98	+/-45	60	+/-37	67	+/-44	29	+/-30	22	+/-21
			By Household Income													
Percent of Households Paying			26.5%		5.2%		34.8%		62.3%		85.3%		90.0%		92.1%	
Rent Less Than 30% of HH Income	50.3%		55.5%		86.3%		50.9%		25.1%		3.4%		0.0%		0.0%	
Rent 30% or More of HH Income	37.5%		31.1%		19.3%		42.8%		74.3%		85.8%		90.0%		92.1%	
Rent Less Than 35% of HH Income	31.0%		50.8%		72.2%		43.0%		13.2%		2.9%		0.0%		0.0%	
Rent 35% or More of HH Income	15.7%		49.8%		42.7%		5.7%		0.0%		0.0%		0.0%		0.0%	
Rent 50% or More of HH Income	12.1%		18.1%		8.5%		14.2%		12.6%		11.4%		10.0%		7.9%	

Source: 2016-2020 American Community Survey Table B25070, B25074

Data from the American Community Survey are estimates

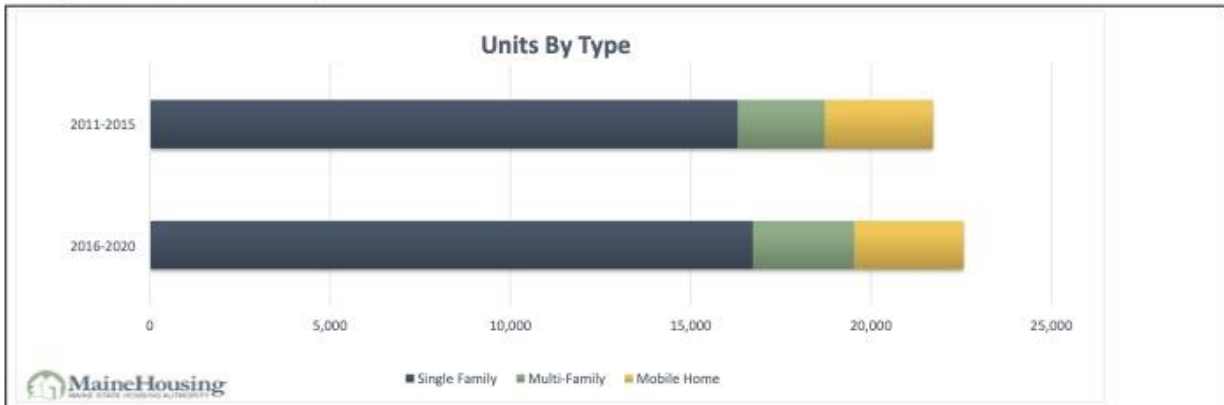
# Waldo County



## PROFILE: Unit Characteristics



**Housing Characteristics - Waldo County**



Source: 2011-2015 and 2016-2020 American Community Survey Table B25024; B25032

Units by Type								
	2011-2015	% of Total	Margin of Error 2011-2015	2016-2020	% of Total	Margin of Error 2016-2020	% Change	Statistically Significant Change
Total Units	21,717		+/-89	22,570		+/-122	3.9%	Y
Single Family Units	16,314	75.1%	+/-312	16,727	74.1%	+/-459	2.5%	N
SF Owner Occ.	10,736		+/-287	11,299		+/-420	5.2%	Y
SF Renter Occ.	1,556		+/-223	1,174		+/-227	-24.6%	Y
Multi-family Units	2,402	11.1%	+/-315	2,813	12.5%	+/-394	17.1%	N
MF Owner Occ.	407		+/-108	587		+/-221	44.2%	N
MF Renter Occ.	1,577		+/-241	1,732		+/-302	9.8%	N
Mobile Home & Other	3,001	13.8%	+/-249	3,030	13.4%	+/-366	1.0%	N

Data from the American Community Survey are estimates

**Housing Characteristics - Waldo County**

Units by Number of Bedrooms						
	2011-2015	Margin of Error 2011-2015	% of Total	2016-2020	Margin of Error 2016-2020	% of Total
No Bedrooms	457	+/-99	2%	699	+/-152	3%
1 Bedroom	2,556	+/-264	12%	2,201	+/-269	10%
2 Bedrooms	6,963	+/-354	32%	6,918	+/-406	31%
3 Bedrooms	8,056	+/-320	37%	9,065	+/-474	40%
4+ Bedrooms	3,685	+/-291	17%	3,687	+/-386	16%

Data from the American Community Survey are estimates

Units by Year Built				
Year Built	Units	% of Total	Margin of Error 2016-2020	
2014 or later	512	2.3%	+/-117	
2010 through 2013	881	3.9%	+/-182	
2000 through 2009	4,137	18.3%	+/-361	
1990 through 1999	3,704	16.4%	+/-395	
1980 through 1989	3,088	13.7%	+/-289	
1970 through 1979	2,774	12.3%	+/-326	
1960 through 1969	1,094	4.8%	+/-186	
1950 through 1959	934	4.1%	+/-188	
1940 through 1949	465	2.1%	+/-101	
1939 and earlier	4,981	22.1%	+/-436	

Data from the American Community Survey are estimates

Renter Housing Cost Characteristics - Waldo County

