

# Town of Fayette

## 2021 Comprehensive Plan

Prepared by Kennebec Valley Council of Governments



KENNEBEC VALLEY  
COUNCIL OF GOVERNMENTS  
*Regional service, local results*

*Forward from the Chair of the Fayette Comprehensive Plan Committee:*

*“Looking to the future, we the citizens of Fayette, Maine shall continue to protect its scenic, recreational and natural resources in keeping with the unique character of our town. We hope to preserve and improve upon the rural qualities we value while building for opportunities enabling our community to live and work across the lifespan. Our focus would lend direction for plans that are environmentally sound and growth that is sustainable, ensuring good stewardship of our history and culture.”*

It is my pleasure to share with you the development of the new Fayette Comprehensive Plan. The residents of Fayette voted at the 2018 Town Meeting to make funds available to outsource the project. After the Select Board reviewed proposals from various consulting firms, the contract was awarded to Kennebec Valley Council of Governments (KVCOG). The Select Board recruited a very diverse group of volunteer residents to be members of the Comprehensive Plan Committee (CPC), which began their monthly meetings in April of 2019.

A comprehensive plan is an official, public document adopted by local government as a guide to decisions regarding the future development of the town. The Plan is not an ordinance, it is more of a document that delves into the town’s past, present and desired future. It is necessary to review and revise periodically to ensure that it continues to reflect the condition and wants and needs of the community. The State of Maine requires that all towns and cities have a comprehensive plan and update every 12 years.

The CPC in Fayette consisted of 14 dedicated members of the community and one principal planner from KVCOG. Much of what the State requires in a plan are standardized elements across Maine. The challenge was to include varied perspectives and recommendations that are specific to our community. Our committee was tasked not only to oversee the progress of our planner and KVCOG’s scope of work, but to contribute historical data, ideas and information that accurately represents the unique character of our town. We met monthly and discussed the issue papers, identifying additional local issues, policies, goals and develop strategies to achieve and complete the project with the collective thoughts and input from our community.

Public participation is vital to any successful comprehensive plan. Local public opinion and recommendations were most welcome and encouraged. We included the residents of Fayette in this project by initiating a public opinion survey via the Town’s website and hard copies in various locations throughout the town. The survey had 16 questions pertaining the strengths and weaknesses in numerous areas, such as, Land Use Development,

Agriculture and Forestry, Recreation and Transportation, Natural and Water Resources, Housing and Population to name a few. The completed surveys were compiled, and results distributed on the Town's website and at a public "Vision Meeting" where we engaged with our friends and neighbors, listened to their views and answered any questions. KVCOG's objective is to write usable plans that are concise, readable and user-friendly. Our collaborative work was rewarding and informative. The Fayette Comprehensive Planning Committee is proud to submit this plan to the State for approval.

In closing, I would like to thank the members of the CPC for their enthusiasm and perseverance in bringing this guide of future goals and aspirations to the Town of Fayette. Your time and effort, patience and vision were a show of how volunteers in a community can come together and collaborate on the important issues of our future. We all walked away having more knowledge of our town and renewed respect for our history as proud citizens of Fayette

Respectfully Submitted,  
Kirstie Ludwig

The members of Fayette's Comprehensive Plan Committee:

Kirstie Ludwig (Chair), Roy Krout, Joe Stevenson, Dick Darling, Ron Giard, Andy Lilienthal, Ray Braithwood, Pat Stanton, Belinda Bothwick, Lacy Bedeau, Ron Hewett, Paula Thompson, Rosetta White, and Barbara Chisholm. Mark Robinson (Town Manager) and Brenda Medcoff (Code Enforcement Officer) participated and shared their expertise on numerous topics.

The staff at KVCOG guided us expertly and we pass along our gratitude to Nick Aschauer, Joel Greenwood, and Charles Tetelman for keeping this project on schedule.

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# PART I: INTRODUCTION

## THE PLANNING PROCESS

### **Fayette Comprehensive Plan Vision Statement:**

*“Looking to the future, we the citizens of Fayette, Maine shall continue to protect its scenic, recreational and natural resources in keeping with the unique character of our town. We hope to preserve and improve upon the rural qualities we value while building for opportunities enabling our community to live and work across the lifespan. Our focus would lend direction for plans that are environmentally sound and growth that is sustainable, ensuring good stewardship of our history and culture.”*

### **History of the Comprehensive Plan:**

A comprehensive plan is a mechanism for managing the future of a community. Much like a business plan for a private business, the town’s plan evaluates our assets and customer satisfaction levels, determines strategies to improve performance and profitability, and allocates resources. When it is a town doing the planning, our resources are the taxpayers’ money, so even greater thought and effort must be put into spending wisely.

The Town of Fayette has recognized the need for a new comprehensive plan, as the last plan has become obsolete both in real terms and in the eyes of the State. The last plan was completed long enough ago that the great majority of the information within it is outdated and of little use now except for valuable historical information.

Maine enacted the Growth Management Act in 1988, specifying the format and goals for local comprehensive planning and was subsequently amended to require local comprehensive plans to undergo a new State review for consistency every 12 years, incorporating new data and findings into the planning process. Therefore the Town felt the need to take a fresh look, using the new State guidelines. This led to the 2018-2020 planning process.

Since the current plan is supposed to still technically guide the Town in its everyday activities, its age makes it of little use. Responsibility for the update was assigned to the newly created Comprehensive Plan Committee, with the instruction to involve all community members to the extent possible.

### **Planning Process:**

The key to a successful plan is not in the number of recommendations it can generate, but how well those recommendations can be put into action. This requires an implementation plan. Though assembled by the Comprehensive Plan Committee, the plan contains ideas and contributions from town staff, elected officials, committees, outside organizations, and

individuals. These constituents all have one thing in common: they are stakeholders in the future of Fayette, and thus in this plan. It is their duty to see that the recommendations of the plan are carried forward.

While the implementation of the plan is dispersed through several individuals and organizations, a mechanism to monitor progress and resolve impediments is necessary. This plan recommends an annual, two-stage process:

1. The Planning Board will dedicate one meeting a year to review of progress on implementation of the plan. This meeting may be timed to coordinate with the annual report by the Code Enforcement Officer on residential and commercial growth for the year. The Planning Board will maintain a checklist of action steps that have been accomplished, those in progress, and those due to be addressed. The board will note any obstacles to implementation and suggest new or revised action steps if necessary.
2. The checklist will be forwarded to the Town Manager, who will present it to the Town Select Board for review and direction. The review may be timed to correspond with the beginning of the annual budget process, so that any recommendations requiring a dedication of town funds or personnel may be integrated into the budget process. The chair of the Planning Board may attend this meeting to assist with interpretation of the recommendations or follow-up. The Select Board shall make a record of the actions taken to implement the plan.

This process should provide adequate oversight and feedback to ensure that this plan is not ignored or forgotten. The process should also tell us when the plan is nearing its completion and will require updating.

## PART II: COMMUNITY ASESMENT

- 1: Historic and Archaeological Resources
- 2: Demographic Profile
- 3: Natural Resources
- 4: Forest and Agriculture
- 5: Recreation and Culture
- 6: Existing Land Use and Development
- 7: Business and the Economy
- 8: Local Housing Profile
- 9: Transportation
- 10: Public Services
- 11: Fiscal Capacity

\*\*\*Data in these chapters was the best available at the time of writing and should be used as such, new data may be available since the completion of the plan. \*\*\*



# 1. HISTORIC AND ARCHAEOLOGICAL RESOURCES

## **A Brief History of Fayette:**

The town of Fayette is largely identified by its location near Echo Lake and Parker and Lovejoy Ponds. It is also home to many smaller ponds. Fayette is bordered on the north by Chesterville, on the east by Readfield and Mount Vernon, on the south by Wayne, and on the west by Livermore Falls. Augusta, the state's capital, is just over 15 miles to the east and the biggest community in the region.

## **Early Settlement:**

Prior to the Revolutionary War, the great majority of Maine's population was found in the southwestern reaches of the state. Just 15 or so percent of Mainer's lived east of the Androscoggin River. The relationship with native tribes transformed into an allied relationship and the new settlers expanded into the eastern frontier. As a result, many residents of New Hampshire and Massachusetts moved to the area. Soldiers, farmers and mechanics came in particularly large numbers, incentivized by the government's offer of 150-acre tracts of land for 1 dollar. Prior to incorporation, Fayette, then known as Sterling Plantation, was home to 53 families and 166 residents in 1790. The effort to incorporate Fayette as a town began on December 20, 1794 with a petition made to the Massachusetts Senate which began as such:

*“Your Petitioners (Inhabitants of a Plantation called Sterling in the County of Lincoln containing about seventy Families) humbly sheweth that we labour under many disadvantages in consequence of our unorganized State such as want of means for the education of our youth laying out and Repairing Roads etc. which can be removed only by Incorporation. We therefore pray your Hons to take our case into your wise consideration and Incorporate us into a town by the name of New Sterling.”*

On February 28, 1795 incorporation was approved and the first town meeting was held on April 13, 1795 in the house of Cyrus Baldwin in which the Act of Incorporation was read. During this inaugural meeting selectmen/assessors, a town clerk, a treasurer, and a constable were all elected. Funds were appropriated to highways, town charges, and schooling. By 1796 the number of families in Fayette had grown to more than seventy. By 1800 the population had reached 532, 804 in 1810, and broke 1,000 by 1830.

The mainstay of the early economy was agriculture, with the majority of residents making their living from this activity. Surprisingly, and contradictory to the ways of the region at the time, just a couple of mills were in operation. The principal agricultural interests were livestock, grain, potatoes, and orchards, specifically apples and pears.



By 1840 a significant uptick in manufacturing and trade began. A fulling mill, three tanneries, a gristmill, and four sawmills were all in operation. Fayette Corner emerged as the center of activity at this time, with several taverns and general stores. The post office was also here and served as a meeting place for residents on Saturdays when they went to pick up the mail.

During the second half of the 1800's, Fayette's population started to fall from its peak in 1850 and agriculture would again stand at the forefront of the economy. Of particular reputation were Fayette's cattle breeders, with the Underwood family breeding the oldest herd of Herefords in the country. By 1900, the population was 560, about the same as in 1800. Reasons ventured for this decline include the growth of cities, American westward expansion, and the town's lack of good access to a railroad. Without this it was too difficult to expand its industrial production and make a profit doing so.

Going into the 1900's, there were still sawmills operating in Fayette and agricultural production remained the backbone of the community. Owing to its location in a choice lake region, seasonal businesses emerged as a real driver in Fayette's economy. Echo Lodge and two well-known summer camps, Camp Vega and Camp Winnebago, for school children come into operation.

### **Prehistoric and Archeological Sites:**

Fayette, like most of Maine, had residents far before settlers with European roots migrated to the area from the settlements of the coast. Prehistoric archeological sites reveal information about these Native American inhabitants, who rarely left any records. The following four types of sites are significant in the state of Maine:

- Campsites
- Village locations
- Rock quarries and workshops
- Areas containing petroglyphs and rock carvings

The Maine Historic Preservation Commission (MHPC) has not identified any pre-historic sites in the Town of Fayette. Surveys, inventory studies, and analyses to determine the occurrence of pre-historic sites along lake shorelines have been identified as needs, especially along the shorelines of Echo Lake and other smaller ponds and along the western border of town where glacial outwash/eolian soils exist. Given the reach of the natives and the large nature of Maine, it is highly likely that sites exist. Some of these potential sites are unknowingly protected due to the set-back requirements imposed by the Town's Shoreland Zoning Ordinance. Due to the changing landscape of the waterbodies' shoreline, sites may

be under water. It is recommended that the Town place into its ordinances a demand that any proposed development in close proximity to a probable archeological site be reviewed by the Maine Historic Preservation Commission.

### **Historic Archeological Sites:**

Historic archeological sites statewide often include early houses foundations and cellar holes, foundations for various farm buildings, mills, boat yards and wharves, and forts. Since transportation, and then power generation, were largely provided by the State's many waterways, they are often the location for these historic sites. No historic archaeological sites have been documented in the Town. No professional survey of the Town has ever been conducted, however, and one should be carried out with a focus on the potential identification of resources attributable to Fayette's industrial, residential, and agricultural past, particularly those associated with the early settlers of the 18<sup>th</sup> and 19<sup>th</sup> centuries.

### **Listed Historic Buildings and Structures:**

Fayette does, however, have identified historic buildings. Formal identification and protection for historic structures is embodied in listing on the National Register of Historic Places. The National Register currently lists three properties in Fayette:

Kent Burying Ground: Fayette Corners Road

Joseph H. Underwood House: 1957 Main Street, surveyed in 2003, and built between 1815 and 1820, this single family, Greek Revival home was inventoried in 2012.

Starling Grange #156: 2769 Main Street, surveyed in 2003, the Town owned grange is now the home of the Historical Society. The building was constructed between 1875 and 1880 and was the oldest continuously operating grange hall specifically built for that purpose. There is some controversy as to the correct spelling; Fayette was known as the Sterling Plantation and it was later corrupted in the 1790 census report.

### **Buildings Eligible for Historic Register Listing:**

Main Street Barn. 1820-1825.

Main Street School. 1835-1840.

### **Local Historic Sites and Places:**

Other structures in Town are known to exhibit historic qualities, but for a variety of reasons, are not listed on the National Register. Buildings and infrastructure such as these must be considered as part of Fayette's architectural heritage.

The Mills of Fayette: The mills are gone and only the sites remain; remnants of Dunn Edge Tool Co. can be found on Fayette Mills Stream, Jackman Mills between David and Tilton Ponds, Brown and Berry Box Mill at the outlet of Schoolhouse Pond, and Richmond Mills at the outlet of Hales Pond.

North Fayette Community Church: It was built in 1832. With the exception of some modern conveniences it remains as originally built. This building has a capacity of 120 and religious services are held every Sunday.

The Fayette Baptist Church: It was built in 1835 to replace an earlier church. It is of federal style architecture and is being restored to its original style. Religious services are held every Sunday and the church has a capacity of 200 people.

### **Cemeteries:**

Cemeteries are also important areas linking present day Fayette to its storied past. The Town has an obligation to protect and maintain some cemeteries, while others are private or family cemeteries. The following is a listing of known cemeteries in Fayette:

- Berry Family Cemetery
- Fayette Corner Cemetery
- Fayette Mills Cemetery
- Fellows Cemetery
- Kent Cemetery
- North Fayette Cemetery
- Old Fayette Mills Cemetery
- Old North Fayette Cemetery

## 2. DEMOGRAPHIC PROFILE

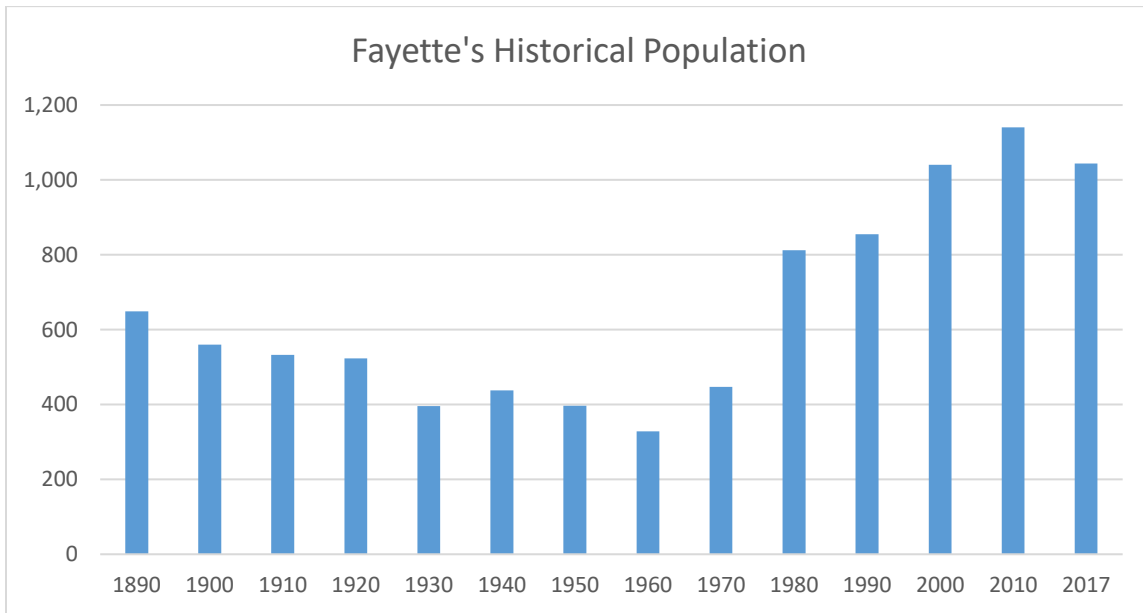
Demographics, or statistics of a particular place, like Fayette, are incredibly valuable and greatly affect how and why decisions are made. Demographic data can affect and impact nearly every decision made on the municipal level. For example, how much taxes a town needs to generate is impacted by factors like senior citizen services provided, the size of the school system, waste management services provided to the residents, and how many recreational amenities are to be provided. The amount of services the town needs to provide for senior citizens can be assumed using demographic data, just as the total school system size will be affected by total family households in the area.

### Historical Population Trends:

**Table 1: Population Change in Fayette: 1890 to 2017**

Year	Population		Year	Population
1890	649		1960	328
1900	560		1970	447
1910	533		1980	812
1920	523		1990	855
1930	396		2000	1,040
1940	438		2010	1,140
1950	397		2017	1,044
<i>Source: American Community Survey (2017)</i>				

**Figure 1: Population Change in Fayette: 1890 to 2017**



*Source: American Community Survey (2017)*

The population data used to generate the above table and figure were provided by the US Census and the American Community Survey. The Census and the ACS measure more than simply population. Other elements of the census are used in subsequent sections on housing and the local economy. Table 2 reports a breakdown of population characteristics over the past three Census reports and 2017's ACS data.

The historical population trends have real planning implications for our community. For instance, population illustrates that both the average age of the residents and the total number of households are increasing. The number of single-person households is also increasing at a healthy rate. Other than in urban areas or college towns, single person households tend to be elderly households. That is the case in Fayette as approximately one-third of Fayette's single person households are elderly households. Elderly households can have unique requirements and demand a whole different set of public services than younger residents. It also highlights the fact that while the 2017 population is roughly equivalent to 2000's population, there are more households, demonstrating the shrinking average household size. Since 1990, Fayette went from 2.78 persons per household to 2.45 and the number of single-person households increased by nearly 50%. This is a national trend, reflecting social changes like smaller families, lower birth rates, and elderly and independent living. This decrease in household size has real implications in Fayette: more houses will be needed to meet the needs of the smaller household size.

These figures gain importance when we project the population and housing demand for the future. If the average household size continues to decrease, Fayette will need to build more houses to accommodate the demand.

**Table 2: Population and Household Characteristics: 1980-2010**

<b>General Population Characteristics</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2017</b>
<b>Total Population</b>	855	1,040	1,140	1,044
<b>Male Population</b>	444	523	560	534
<b>Female Population</b>	411	517	580	510
<b>Median Age</b>	36.6	40.5	48	51.1
<b>Total Households</b>	308	417	491	426
<b>Family Households</b>	240	297	330	345
<b>Married Couple Family Households</b>	212	258	281	302
<b>Nonfamily Households</b>	68	120	161	81
<b>Nonfamily Households Living Alone</b>	45	88	123	61
<b>Single-Person Household 65 years +</b>	21	26	44	23
<b>Average Household Size</b>	2.78	2.49	2.32	2.45
<i>Source: 1990, 2000, 2010 Census, 2017 ACS</i>				

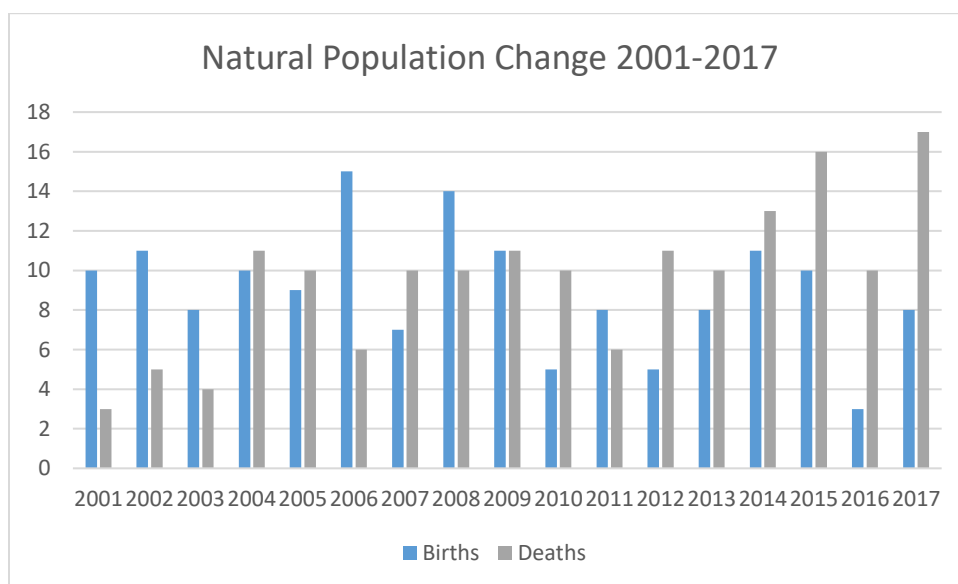
**Components of Population Change:**

Between 2001 and 2017, the town’s population saw an increase through 2010 and then decreased back to its 2000 level for a flat overall population change. Population change in a community is a result of both natural change and migration. Natural change is the difference between deaths and births in the community over a period of time. Migration accounts for people moving in and moving out. Net migration is population change not explained by births and deaths. Between 2000 and 2017 the natural change in Fayette accounted for a

decrease in 10 persons, based on Maine’s Department of Health and Human Services reports of vital statistics. That means that net migration accounted for just a handful of persons.

Negative natural population change is alarming by itself. However, when negative natural population change is combined with slow net migration, then population loss becomes a real problem. As said, the natural change in Fayette from 2001 to 2017 was a decrease in 10 persons. However, when looking at Figure 2, it becomes clear that from 2010 and on, the death rate has begun to really outpace the birth rate. In fact, from 2010 to 2017, the natural population change in Fayette was a decrease in 35 persons.

**Figure 2: Natural Population Change in Fayette**



*Source: Maine DHHS*

Will the ratio of natural change and net migration continue? Considering the aging of the population, a trend toward smaller families, and increasing housing values, it seems that deaths will continue to outpace births, resulting in a continuing decline in natural change.

Availability of land, ease of access to Augusta, access to water and other outdoor recreation, and other factors will continue to make Fayette an attractive place to live. In other words, Fayette could attract population growth. We cannot impact the rate of natural change with town policy; we can, however, affect the rate of migration – managing land use, economic development, and public service policies.

The table below shows age trends – which age groups are gaining, which are losing. Since the overall population increased by 22.1 percent, any age group gaining more than 22.1 percent is increasing; those gaining less are shrinking.

**Table 3: Age Trends 1990 to 2017**

	1990	2000	2010	2017	% Change 1990-2017
<b>Population</b>	855	1,040	1,140	1,044	22.1%
<b>Median Age</b>	36.6	40.5	48	51.1	39.6%
<b>Under 5 years old</b>	41	58	47	32	-22.0%
<b>5 - 17 years old</b>	174	196	161	129	-25.9%
<b>18 years and older</b>	640	786	932	883	38.0%
<b>18 - 24 years old</b>	64	51	55	72	12.5%
<b>25 - 44 years old</b>	293	310	241	169	-42.3%
<b>45 - 54 years old</b>	117	193	253	225	92.3%
<b>55 - 59 years old</b>	37	67	112	125	237.8%
<b>60 - 64 years old</b>	41	50	98	93	126.8%
<b>65 years and older</b>	88	115	173	199	126.1%

*Source: 1990, 2000, 2010 Census, American Community Survey (2017)*

Some important population changes and trends:

- The median age increase is significant. This aging trend is statewide, and Maine is the oldest state in the nation. It will take a statewide effort to slow this trend.
- The number of children (under 18 years old) has decreased by roughly a quarter. This has already led to lower school enrollments.
- The “family-age adults” age bracket (18 to 44) age category is decreasing. Without those adults of child-bearing age, the population of children will continue to decline.



- The “mature adult” age bracket (45 to 64) has more than doubled since 1990. This is a clear indication that the baby boom are no longer babies. The post-war glut of children are now entering their 60’s. As this group was the one that put enormous strain on the school system in the 60’s and 70’s, and on the housing market in the 80’s and 90’s, they are about to put the same strain on senior housing and health care services.
- The 65 and older age has also more than doubled since 1990. The real impact will begin in this coming decade as more and more seniors compete for services that suit their needs like housing and medical services. This will have serious short-term implications for housing, health care, transportation, recreation, and other services.

### **Seasonal Population:**

Due to its location in the central Maine lakes region, seasonal residences have always been a makeup of the town. According to the 2000 Census, of the 690 total housing units in town, 254 were for season, recreational, or occasional use. In other words, 36.8% of all housing units in Fayette were vacation homes or camps. In 2010, 284 housing units were listed as seasonal, recreational, or occasional use homes.

Total homes in Fayette also saw an increase as there were 813 total housing units according to the 2010 Census. Of all housing units, vacation homes made up 34.9% in 2010, fairly similar to 2000’s 36.8%. The 2017 ACS estimates that of the 781 total housing units, 282 are used for vacation purposes, or 36.1%. This is right in line with the share for both 2000 and 2010. Assumptions can be made using these numbers to accommodate for seasonal population fluctuations. If we were to assume during the height of the summer that 75% of all vacation homes were occupied with an average family size of 3 persons, then Fayette would experience a seasonal population bump of 634 persons, a greater than 50% town population increase.

Say, however, we assume that peak vacation season draws 90% occupancy of the town’s camps and that the average size of the vacationing families is still three. Fayette would experience a population bump of 761 people. Additionally, Echo Lake’s private summer camps, Winnebago and Vega, attract hundreds of campers and staff each summer to Fayette. All told, Fayette potentially experiences a doubling of its population in the height of the summer. This seasonal bump, while expected and easily planned for, still has a drastic effect on the makeup of town.

## **Regional Perspective:**

Fayette has, historically, developed in much the same pattern as the rest of rural Kennebec County. Most of the towns of the region were agriculturally dependent in the 1800's and experienced a decline as westward expansion and urbanization took hold during the late-19<sup>th</sup>-early 20<sup>th</sup> centuries. Just as the region experienced its greatest growth during the 70's and 80's, Fayette saw its greatest population boom from the 60's through the 80's as seen in Figure 1.

Between 1960 and 1980, Fayette's population grew from 328 to 812 persons, or 147.6%. Similarly, Vienna, to the north of Fayette, saw a 183.8% population growth during the same time period as their population exploded from 160 to 454. Neighboring Mount Vernon, Chesterville, and Readfield also saw significant growth during this same period. Mount Vernon's 71.3% increase from 596 to 1,021 and Chesterville's 72.1% growth from 505 to 869 was just eclipsed by Readfield's 88.8% growth from 1,029 to 1,943. No regional town saw population loss during this twenty-year period. Both Augusta (0.6% growth) and Livermore Falls (6.9% growth) had the weakest growth, regionally speaking.

Conversely, the period following the 1960 to 1980 boom saw slowing growth in Fayette. From 1990 to 2010, Fayette grew 33.3% from 812 to 1,140. It was eclipsed, again, by Vienna which saw 36.7% growth from 417 to 570. It was also outpaced by Chesterville, which experienced 33.6% growth, from 1,012 persons in 1990 to 1,352 persons in 2010. Regionally speaking, most towns saw growth rates during this period in the 20 to 30 percent range. However, both Augusta and Livermore falls saw significant population loss. Livermore Falls' population shrunk from 3,455 persons in 1990 to 3,187 persons in 2010, or -7.8%. Augusta, meanwhile, suffered double-digit population loss of -10.3% as it dropped from 21,325 persons in 1990 to 19,136 persons in 2010.

## **Population Projections and Impacts:**

How much, if at all, can Fayette be expected to grow in the future? Population projections provide the short and easy answer. These are mathematical extrapolations of past population growth and factors such as age distribution and household size.

Maine's Office of the State Economist frequently publishes population projections. The Office projects that Fayette's population will be 1,148 in the year 2036. This is approximately 1% growth from the Office's observed population of 1,137 persons in 2011. While 1% growth may seem low, Fayette is in a better situation than its neighbors. Only Mount Vernon is expected to outpace Fayette's growth during the next twenty years. Most of the region is expected to see significant population loss through 2036.

The Kennebec Valley Council of Governments also computes population projections. KVCOG estimates that Fayette's population in 2030 will be between 1,320 and 1,286 persons, with a best projection of 1,300 persons. KVCOG uses past trends to make population projections.

It is worth noting that one projection, KVCOG's, indicates substantial growth, while the State believes that growth will be flat. It is impossible to predict the future and both projections rely on past trends and other factors. It is impossible to dictate exactly how Fayette is to grow in the future, but as a town, we can attempt to manage growth. Changes to allowable land use, new housing developments, the attraction of local businesses can all have an impact in the future of Fayette.

For example, housing development is an important tool to predict the future. It can also be used to shape the future. Local policies can affect the rate of housing growth through their influence on the cost of development or land use restrictions. Fayette could encourage large-scale housing developments with large, family-sized homes. The construction of these developments, in theory, would attract large families that value comfortable space with easy commutes to Augusta.

It is worth considering that both population growth and new housing developments increase the demand and use of public services. Furthermore, unless specifically designed for senior citizens, each new household must have one or more regional jobs to support it. Younger, larger households will generate school children, creating demand on the school system. Nearly all households require added waste management and road maintenance costs. All of these factors must be taken into account when projecting population growth.

While some towns can use municipal policies to impact population change, it requires a need and consensus to take strong action, which Fayette may or may not have. It is important, however, that the community pay attention to annual changes in housing development and other local and regional indicators to assess and plan for their future. The town should continue to monitor the rate of new construction and the type of homes that are being built and should continue to discuss the implications and address them through policy changes.

## 3. NATURAL RESOURCES

### **Community Overview:**

Fayette's lakes and ponds, rolling hills, distant views, open fields and forested areas combine to create a visual character that is appealing in its diversity. The resources that make up the natural setting of the town provide much of that visual diversity. People's actions on the land, development, and the use and transformation of the Town's natural resources can enhance Fayette's appeal -- and can also destroy it. This chapter profiles natural resources that significantly influence development decisions in Fayette. It addresses the relationship between natural resources, environmental preservation, and development.

The general topography provides the physical framework within which people live, affecting development decisions in various ways. People tend to settle and build structures and roads most frequently on lowlands, moderate hillsides and level ridges, while steep hills often remain forested, or at least less densely developed, such is the case in Fayette. Numerous hills and extensive ridgelines, scattered throughout town, characterize Fayette's topography. Several offer spectacular views of both Maine and New Hampshire's higher peaks. Many more provide expansive views of the town itself and of neighboring communities.

### **Critical Natural Resources:**

Critical natural areas are at the heart of natural resource protection. The state defines critical areas as those containing plant and animal life or geological and ecological features worthy of preservation in their natural condition or of significant scenic, scientific, or historical value. Maine's Beginning with Habitat program, a part of the Natural Areas Program at the Department of Agriculture, Conservation, and Forestry (DACF), provides information, presentations, and resources to towns on local critical areas, such as unique natural areas, wildlife habitat, fisheries habitat, wetlands, and sand dunes. Much of the BWH information is reflected in this report.

High on the list of critical natural areas are locations of endangered species. The Maine Endangered Species Act authorizes the IFW to designate and protect Essential Habitat for Rare and Endangered Species.

## **Rare and Endangered Species and Habitats:**

**Bald eagles** (*Haliaeetus leucocephalus*) nest along the shore of Parker Pond, near Fellows Cove Road. These symbolic fliers were nearly eradicated in Maine but, thanks to conservation policy, have now rebounded and nest in great numbers. In the 1970's it is believed that there were less than 30 nesting pairs of bald eagles in Maine. In 2009 they were removed from the state Endangered Species list and Maine is now home to more than 700 nesting pairs. Bald eagles remain listed as Special Concern. Bald eagles generally nest along bodies of water. Breeding habitat includes large trees, primarily old white pines, in close proximity to water where their food source is abundant and human disturbance is minimal. Bald eagles and their nests are protected by the U.S. Fish and Wildlife Service under the Bald and Golden Eagle Protection Act.

**Scarlet bluet** (*Enallagma pictum*) are known to occupy less than 20 sites in Maine. In Fayette, they are found in, and around, Tilton Pond. These small, fiery-red damselflies are typically found on ponds with lily pads and have a fairly scattered geographical reach in Maine. At least 90% of the scarlet bluet's global geographic range is within the Canadian Maritime Provinces and extreme southeastern Quebec. While the scarlet bluet is rare, it is potentially secure at its known Maine locations. Lack of knowledge is the greatest threat assigned to the scarlet bluet. Specifically, the lack of a comprehensive survey effort to identify additional occurrences in Maine has attributed to this knowledge gap.

## **Inland Waterfowl and Wading Bird Habitat (IWWH):**

Five criteria are used to rate IWWHs as high, moderate, or low value: (1) wetland type composition, (2) number of different wetland types, (3) size, (4) interspersion, and (5) percent of open water. Wetlands with a rating of "High" or "Moderate" are the only ones required to be protected under Shoreland Zoning and other State Laws. These are depicted on the map and listed in Table 4: Significant Waterfowl and Wading Bird Habitat.

**Table 4: Significant Waterfowl and Wading Bird Habitat**

<b>Location</b>	<b>MDIF&amp;W#</b>	<b>Rating</b>
Mosher Pond, around the Fayette and Chesterville border (51.7 acres)	201057	Low
Northern fringe of David Pond (12 acres)	032200	Low
Wetlands on unnamed stream east of Mosher Pond (8.7 acres).	032198	Medium
Wetlands extending south from Mosher Pond to 12 Corners (54.9 acres).	032196	Medium
Tract between North and East Roads, just north of Tilton Pond (2.6 acres)	201019	Low
Wetlands between David Pond and Tilton Pond (7.0 acres).	032204	Low
Tilton Pond and surrounding areas (121.0 acres).	032205	Medium
Southeast of 17 and Campground Road (15.5 acres).	032194	Medium
Cranberry Pond and surrounding areas (21.9 acres).	032210	Medium
Burgess Pond and surrounding areas (24.8 acres).	201020	Low
Meadow due south of Cranberry Pond (14.3 acres).	032209	Low
Large area encompassing Schoolhouse Pond (78.0 acres).	031106	Medium
Small area due west of Camp Vega (7.5 acres).	201021	Medium
Small area due west of Camp Vega (6.9 acres).	201033	Low
West of Town Office (20.6 acres).	032207	Medium
South of Town Office, along Hales Brook (18.8 acres).	032208	Low
Middle section of Hales Brook (38.3 acres).	032214	Medium
Northeast of Fayette Corner (2.9 acres).	201036	Low
Significant portion of Meadow Brook (66.0 acres).	201034	Low
Area south of Meadow Brook (123.8 acres).	201035	Low
Hales Pond and section of Hales Brook to the north (104.5 acres).	032217	Medium
Mill Pond and surrounding areas (39.1 acres).	032222	Medium
Northern end of Lovejoy Pond (68.7 acres).	032212	Low
Area south of Oak Hill Road and Route 17 (14.3 acres).	032213	Low
Area encompassing Scott Brook (25.0 acres).	032220	Medium
Beginning of Scott Brook (unlisted acreage).	206922	Low
Hales Brook close to Wayne border (11.8 acres).	031411	Low
Small stream on Wayne border (8.7 acres).	032218	Low
<i>Source: Maine's Beginning with Habitat, 2008 &amp; 2017.</i>		

**Wetlands:**

Ground water at or near the surface creates a wetland. Wetlands are sufficiently saturated to support the growth of aquatic and moist soil vegetation and limit the construction of foundations and septic systems. Wetlands are often viewed as a waste of land and filled in order to accommodate development. However, wetlands perform significant natural functions. They provide habitat for a diversity of wildlife, temporarily store floodwaters to moderate floods, create clean water by filtering sediments and pollutants, and recharge aquifers. Since these functions are not readily apparent, wetlands are too often misused.

Fayette, due to its lowland nature, has several large wetland areas and many smaller wetlands, both forested and non-forested. Development activity in any wetland area is strictly regulated by state and federal governments. Non-forested wetlands of ten acres in extent or greater are protected from development by the Natural Resources Protection Act. The Town's Land Use Ordinance also limits development in areas adjacent to wetland areas. Development and timber harvesting are restricted in these areas, providing maximum protection to the wetland and wildlife dependent thereon.

**Deer Wintering Areas:**

Deer are relatively common in Fayette but their existence and survival relies on sufficient habitat. The discussion of sufficient habitat centers on deer wintering areas, or DWA's. A deer wintering area is defined by the Maine IF&W as a critical forested area used by white-tailed deer living at their range's northern fringe. A DWA is an area where deer can seek refuge and protection from the harsh winter weather. In Maine, deer will require DWA's for as little as 20 days a year to as many as 125 days a year. Non-forested wetlands, non-stocked clear-cuts, hardwood types, and stands are included within the DWA only if less than 10 acres in size. Agricultural and development areas within DWAs are excluded, regardless of size.

Fayette has 21 identified DWA's that can be seen on the critical resources map. The DWA's vary in size and location. Some are rather large while others are rather small. They have a fairly even distribution throughout town.

**Undeveloped Forest Blocks:**

There is a direct relationship between the number and variety of wildlife and the size of their habitat. Fayette residents are used to common wildlife, such as squirrels and chickadees, which do not need much open land to thrive. Other types of animals are less often seen because they thrive in unbroken patches of forest. As roads, farms, and houses intrude on

the landscape, the large habitat blocks are broken up and the wildlife that relies on them disappear.

The critical natural resources map illustrates the distribution of undeveloped blocks within Fayette. Of particular interest are the undeveloped blocks on the west side of Town. This area, south of Route 17 and west of both Baldwin Hill Road and South Road, contains over 6,000 acres of undeveloped land. It is no coincidence that this area provides both a sizable deer wintering area and prime inland waterfowl and wading bird habitat. The northwest corner of Fayette is also notable because it is part of the largest undeveloped block in the area. Covering over 9,000 acres of land, this undeveloped block includes portions Fayette, Chesterville, Livermore Falls, and Jay.

Other significant undeveloped forest blocks in town are a 1,539-acre tract to the west of Echo Lake, north of Route 17. This tract includes both Basin and Cranberry Ponds. On the southern edge of Town, west of Lovejoy Pond and south of Route 17, and shared with Fayette, is a 1,637-acre tract of undeveloped land. Both major tracts provide critical deer wintering areas and inland waterfowl and wading bird habitat. Outside of the major road corridors, most land in Fayette remains undeveloped, and is not pressured at this time.

### **Conserved Lands:**

Fayette, all told, has 717 acres set aside as conservation lands. Most conserved land in Town is held by the Kennebec Land Trust. Their largest holding in Town are the combined Meadow Brook and Sturtevant Farm Conservation Areas. This 327-acre easement permanently protects active farms, wetlands, a cedar seepage forest, a homestead dating back to 1784, and provides fantastic views of mountains to the west. The area also contains a hiking trail for recreational enjoyment.

Also held by Kennebec Land Trust is the Parker Pond Headland Preserve. Located off Sandy River Road and Fellows Cove Road, the Parker Pond Headland Preserve has a combined 142 acres of forested land on a peninsula jutting out into Parker Pond. Blueberries, huckleberries, and giant hemlocks abound in this protected area that provides an extensive hiking trail network and allows for swimming, hunting, fishing, and snowshoeing in the winter. The Headland is owned by the Kennebec Land Trust and is further protected through a conservation easement held by the Parker Pond Association.

Located in Readfield near Fayette, the Echo Lake Watershed Preserve, whose property lies off Route 41, is a combined 304-acre conservation area that is currently managed with low-impact recreation activities in mind. A network of trails is planned but not yet developed. This preserve is also owned and managed by the Kennebec Land Trust.



## **Wild Brook Trout:**

Basin Pond has been identified by Maine IF&W as a wild brook trout habitat.

Maine supports the most extensive distribution and abundance of wild brook trout (*Salvelinus fontinalis*) in their native range within the United States; more than 1,200 lakes and ponds are managed for brook trout, of which approximately 60% are sustained by natural reproduction. In addition, brook trout occur in an estimated 22,248 miles of stream habitat, the vast majority of which are wild. Although brook trout populations are declining across their historic range within the United States (Maine to Georgia), a 2006 range-wide assessment by the Eastern Brook Trout Joint Venture (EBTJV) concluded that Maine is the last remaining state with an extensive population of wild and self-reproducing brook trout.

"Maine is the only state with extensive intact populations of wild, self-reproducing brook trout in lakes and ponds, including some lakes over 5,000 acres in size. Maine's lake and pond brook trout resources are the jewel of the eastern range: lake populations are intact in 185 sub watersheds (18% of the historical range), in comparison to only six intact sub watersheds among the 16 other states." Furthermore, Maine is the last true stronghold for stream dwelling populations of wild brook trout, supporting more than twice the number of intact sub watersheds as the other 16 states in the eastern range combined.

Maine's native and wild brook trout lakes, ponds, and flowing waters represent a unique and abundant resource not available elsewhere in the United States. Not surprisingly the MDIFW places a high priority on the management of this important resource, with a focus on protection, conservation, enhancement, and restoration of self-sustaining populations and the Town of Fayette should work to protect this resource also.

## **Water Resources:**

Since clean water is one of our greatest needs, good water quality is a priority in Fayette. In addition to drinking water, good water quality supports property values, recreation, the local economy, and fish and wildlife populations. Fayette's most visible water resources includes the lakes and ponds that dot the landscape.

### **Lakes:**

Fayette is part of the greater Winthrop Lakes Region. Most of Fayette's land falls within the watersheds of its many lakes and ponds, such as Parker Pond, Echo Lake, Lovejoy Pond, David Pond, Hales Pond, and Mosher Pond. Both Tilton Pond and David Pond flow into

Parker Pond which is primarily in the Town of Chesterville. From there the water drains into Taylor Pond, Echo Lake, Lovejoy Pond, Pocasset Lake and Androscoggin Lake in the Town of Wayne, finally emptying into the Androscoggin River.

The Echo Lake Watershed is the most highly developed area in the Town of Fayette with Taylor Pond, Echo Lake, Lovejoy Pond and several unnamed tributaries draining into it. The total drainage area for Echo Lake is 42 square miles.

David Pond runs into the Parker Pond Watershed along with Tilton Pond, Basin Pond, Cranberry Pond, Parker Pond and several unnamed streams. The Parker Pond watershed has a total drainage area of approximately 12 square miles. Burgess Pond, Mosher Pond and some unnamed streams drain into the Mosher Pond Watershed with Meadow Brook, School House Pond and Scott Brook draining into the Meadow Brook Watershed.

Most water in Fayette eventually finds its way to the Androscoggin River. However, the northwestern area of Town, specifically the Mosher Pond watershed, eventually finds its way to the Kennebec River. In recognition of the fact that activities within a watershed may affect to quality of surface water great distances away, the development of both local and regional policies are necessary to ensure the continued quality of these resources.

The State enacted a new Water Classification Program in 1987 that required, among other things, that lakes must exhibit a stable or decreasing (improving) trophic state. No change of land use in the watershed, by itself or in combination with other activities, may cause water quality degradation. Trophic state is a measure of biological productivity. DEP defines changes in trophic state in part by phosphorus concentrations in the water, with a one part per billion increase indicating a decrease in water quality.

Phosphorus is a nutrient present in most Maine lakes in small amounts, essential for aquatic plant growth. Certain land uses, specifically agriculture and development, can increase phosphorus levels. Practices such as exposing soils, covering land with pavement and removing vegetation along waterways increases the amount of phosphorus reaching lakes. This is not an issue limited to lakeshores; any of these practices which result in surface runoff reaching ditches and streams will increase the flow of phosphorous into lakes.

Green algae begin to multiply in profusion when phosphorus concentrations reach a certain level, usually around 15 parts per billion (ppb). Such algal blooms color lakes green and rob the water of vital oxygen. The excessive growth of algae can cause odor, taste, and treatment problems in water supplies, deplete cold water fisheries, lessen people's interest in using lakes for recreation, tend to depress property values, and overall, diminish a valuable community asset.

**Echo Lake** lies in the eastern side of town. It is the second largest water body in Fayette and has a watershed area of more than 4,000 acres – draining most of the center of Fayette (including the village area) before it’s water eventually drains into Pocasset Lake. The shoreline is somewhat developed, particularly with popular summer camps, but remains undeveloped in many areas. Echo Lake has a surface area of 1,037 acres with a maximum depth of 111 feet. Its total drainage area is 8.4 square miles consisting of the towns of Fayette, Mount Vernon, and Readfield. The lake supports populations of lake trout and salmon and receives stockings of brook trout and salmon. Transparency readings in 1980 averaged 20.3 feet. Average transparency readings in 2017 had climbed to 27.9 feet. The deeper areas of the lake remain well oxygenated throughout the summer, and the lake experiences two flushes per year. Echo Lake is listed as having good water quality.

**Parker Pond** is the other major lake located in Fayette, covering the most acreage and lying along the northern boundary of town. Parker Pond has a drainage area of 6.3 square miles and has a maximum depth of 76 feet. The watershed of the pond is in the towns of Chesterville, Fayette, Mount Vernon, and Vienna. Parker Pond has just a 0.3 flush per year rate, but still maintains a high-water quality. In fact, Parker Pond had an average transparency reading in 1980 of 23.0 feet. In 2017, its average transparency reading is 27.6 feet. Parker Pond receives annual stockings of both landlocked salmon and brook trout.

**David Pond** has a total surface area of 282 acres and a total drainage area of 2 square miles. David Pond is managed for warm water fish. Largemouth and smallmouth bass, perch, pickerel and hornpout are the established species. By late summer, David Pond experiences an oxygen deficiency in even its deepest reaches. The average depth is 10 feet with a maximum depth of 37 feet. Average transparency readings have climbed from 13.5 feet in 1981 to 19.0 feet in 2017. Even though David Pond has 1.86 flushes per year, it still has moderate water quality.

**Lovejoy Pond** is a 379-acre surface area pond with a maximum depth of just 22 feet. Lovejoy Pond has a moderate water quality with the ability to withstand an increase in phosphorus. Transparency readings have remained fairly constant throughout the years, with an average reading of 18.7 feet in 1979 and 19.0 feet reading in 2017. Lovejoy Pond receives 11.4 flushes per year. The pond is managed for bass, perch, and pickerel.

**Tilton Pond** has a surface area of 99 acres and a maximum depth of 44 feet. Its total drainage area is 2.2 square miles and receives 1.55 flushes per year. Transparency readings for Tilton Pond are relatively sporadic but had an average reading of 14.8 feet in 2017. Tilton Pond has an oxygen deficiency in deeper water, and as such, is not managed for cold water fish. Largemouth bass and chain pickerel are the primary fisheries.

**Hales Pond** has a surface area of 76 acres and a maximum depth of 50 feet. Hales Pond averages 4.99 flushes per year and has a total drainage area of 3.5 square miles. Transparency readings are only available for a four-year period from 2001-2004, and average roughly 15 feet during that time. Hales Pond has excellent bass habitat and as such, has become a popular bass fishery.

**Mosher Pond** is a medium pond in Town with a surface area of 72 acres. It has a total drainage area of 4 square miles and has a flushing rate of 4.9 flushes per year. Its maximum depth is just 32 feet. Water quality monitoring has been sparse. Mosher Pond is managed for warm water fish species.

No lakes in Fayette are listed on the Maine DEP's list of lakes at risk of having an algal bloom. However, Echo Lake, Parker Pond, David Pond, and Lovejoy Pond are all currently on the state's Nonpoint Source (NPS) Priority Watersheds List, which indicates that they have significant value from a regional or statewide perspective, and have water quality that is either impaired or threatened to some degree from nonpoint source water pollution. This list, which was adopted by the Land & Water Resources Council in October 1998, helps identify watersheds where state and federal agency resources for NPS water pollution prevention or restoration should be targeted. Furthermore, both David Pond and Parker Pond have recorded depleted oxygen levels in recent years. These findings are not currently a cause for concern, but worthy of continued monitoring.

### **Brooks and Streams:**

Streams are an integral part of Fayette's lake watersheds, impacting the health of Fayette's lakes and ponds. They are also an important ecological resource, providing habitat for a variety of aquatic organisms as well as animals that use streamside areas. Many streams are also associated with wetlands or forested wetlands, another important component of Fayette's watersheds and significant wildlife habitat.

All streams in Fayette are classified by the state as "Class B" waters, meaning they are general-purpose waters that must be managed to attain good water quality. Discharges to these streams shall not cause adverse impact to aquatic life, and water quality should be good enough to support indigenous aquatic species without change to the resident biological community.

No Fayette Stream is currently listed on the NPS Priority Watershed List, however, as with the town's lakes and ponds, streams are at risk from the impacts of development. Riparian

zones must be protected from development to preserve habitat and water quality, including maintaining the natural streamside vegetation.

### **Groundwater and Public Water Supplies:**

Development and groundwater quality have a significant relationship. In general, it is best to avoid many forms of commercial development and high-density residential development over sand and gravel aquifers. More specifically, though, we need to be aware of public water supplies in the community, whether there is arsenic present, and protect the supplies from contamination.

A public water supply is not necessarily limited to the wells of the town's water system, which Fayette doesn't have. The Maine Department of Human Services, Bureau of Health, Drinking Water Program (DWP), which regulates public water supplies, defines it as one that serves 15 or more individual hookups or 25 or more persons from a single source. Public water supplies are further classified based on whether they serve the general community or individual populations.

There are multiple public water supplies in Fayette:

- The first is a pair of bedrock wells serving Camp Vega, source ID number's 781104 and 781103. The DWP has no record of a Source Water Assessment for these wells
- The second is a bedrock well serving Camp Winnebago, source ID number 782102. The well is rated as a low risk well for both present and future contamination due to the depth and landowner control around the well.
- The third is a well serving the Fayette Central School on Route 17, source ID number 242101. This is a relatively shallow well at 133 feet and because of the proximity to Route 17 and the lack of landowner control over the area surrounding the well, the DWP rates this as being high risk of future contamination. A new well was discussed in 2011 but has yet to be approved.
- The fourth water supply is a bedrock well that serves the Echo Lake Lodge, source ID number 6924101. This well is also rated as a low risk well for future contamination.

The Drinking Water Program promotes the establishment of wellhead protection plans for public water supplies. General guidelines recommend that all wells should maintain a minimum 300' radius of restricted land uses around their wellhead (more for larger systems). The location of these wellheads, particularly at the Fayette Central School, becomes a constraint on development in the immediate vicinities.

Private wells in Fayette are highly susceptible to high arsenic levels and residents experience great costs associated with proper well design and water filtration systems as a result.

### **Floodplains:**

Floodplains are defined as areas adjacent to a river, stream, lake, or pond which can reasonably be expected to be covered at some time by floodwater. The primary function of floodplains is their ability in accommodate large volumes of water from nearby overflowing channels and dissipate the force of flow by reducing the rate of flow through a widening of the channel. Since flooding only occurs periodically, flood prone areas have high value as open space and for outdoor recreation involving minimal development. Many flood prone areas have highly fertile soils and thus can be used for productive agriculture without interfering with their emergency overflow capacity.

Intensive urban development on floodplains and flood prone areas can increase the severity of floods and cause flooding of previously unaffected areas. The major consequence of intensive development in floodplains and flood prone areas is the widespread property damage and loss of life which results from severe flooding. Other significant consequences include the public costs associated with cleanup and rebuilding, increased insurance costs, water pollution and the contamination resulting from toxic and hazardous materials.

The enormous public costs involved in flood damage and flood control nationwide resulted in the establishment of the National Flood Insurance Program which helps the victims of floods to rebuild their homes and businesses and reduce the future risk of flood losses. The Town of Fayette at this time is not in the Flood Insurance Program, although a Flood Ordinance Plan was approved at the October 1993 Town Meeting.

Because of the potential for serious loss of life and property during floods, the enormous costs involved to cleanup and rebuilding after floods, the enormous costs involved with the construction of flood control projects and their ultimate ineffectiveness, further development in floodplains, flood prone areas, and "special flood hazard areas" should be avoided and only compatible, non-intensive uses permitted.

The land adjacent to lakes, rivers, and streams subject to inundation by floodwaters are floodplains. Floodplains carry and store floodwaters during peak runoff seasons. They attract development because of level ground, fertile soils, and waterfront locale. Development in the floodplain, with filling and construction, constricts the flow of water, increasing floodwater velocities and increasing the likelihood of damage to both the property and downstream.

Floodplains are a definite constraint to development, though not one that is always visible. In fact, the risk of damage from development is so great that the federal government has taken on the responsibility for insuring flood prone property. The National Flood Insurance Program requires communities to regulate and restrict development in 100-year floodplains for their residents to participate.

The Town of Fayette cooperates by having adopted the Flood Ordinance Plan at the 1993 October Town Meeting. Flood hazard areas occur around the Town's many lakes and ponds and along the various brooks. The most extensive floodplains incorporate the wetlands and lowlands along Hales Brook, an area south of Tilton Pond, and an area to the south of the Oak Hill Road and Route 17 intersection.

## 4. AGRICULTURE AND FOREST RESOURCES

Fayette's traditional landscape and economy is really owed to our rural resources – agriculture, forest management, and other resource-based activity. Though the time has passed when most of the population owned a farm or worked with timber, rural towns like Fayette still value the traditional land uses that keep our community healthy and productive.

Maintaining farm, forest, and other open space land is good for the tax base. Some towns, particularly fast-developing ones, conclude that, to get on top of rising taxes and service demands, they must add to their tax base, usually in the form of more development. But case after case shows that in more undeveloped towns, taxes are lower. The simple fact is that even though open land pays very little in taxes, it costs less than it pays because it makes few demands on public services. The same cannot be said of commercial, residential, or any other type of development.

The American Farmland Trust, a national agricultural advocacy organization, has documented the value of farming to a community in their *Cost of Community Services* studies across the country, including Maine. Their findings: the average home requires about \$1.16 in municipal spending for every \$1 it generates in tax revenue. The average farm requires only \$0.37. That means a community takes two out of every three dollars that farmland owners pay in taxes to provide services to their new tax base. It might make sense, therefore, to keep as much land in farming as possible.

### **Agriculture in Fayette:**

Farming in Fayette is a vital and continuing part of the community. Agriculture formed the backbone of its economy until recently. A combination of changes farming, competition, demand for suburban land, improvements in transporting food, and other factors have contributed to a tremendous drop-off in local agriculture. There are, however, signs of a transition in farming, which could benefit both Fayette and its surrounding region.

Farming in Fayette, as in most of New England, has moved from being commodity oriented and land-intensive to being labor-intensive, value-added, and generally smaller-scale and with a local emphasis. Between 1987 and 2012, Kennebec County went from 299 full-time farmers to 276 and total farm acreage dropped from 112,203 acres to 78,050 acres, a 30% decrease. Furthermore, the average size of farms decreased 34% from 195 acres in 1987 to 129 acres in 2012. Yet, the number of farms increased from 576 to 604 and the market value of products



sold grew by more than 12% in that same 25-year period. In other words, farms have become smaller, yet more profitable.

### **Fayette Agriculture Inventory:**

In Kennebec County, crop sales now account for 29% of all agriculture sales while the remaining 71% is comprised of sales of livestock, poultry, and their associated products. In 1987, just 12% of sales were attributable to specialized crops and 88% came from the sale of livestock, poultry, and their products. The sale of specialized crops has increased significantly in Kennebec County. The same trends are notable in Fayette. As of 2019, just one active dairy farm remains, while several more have found niches that contribute to household income and are compatible with small-scale living. Principal farms in Fayette include:

- Meadow Brook Farm. Dairy and beef. Bamford Hill Road.
- Home-Nest Farm. Sheep. Baldwin Hill Road.
- Steep Hill Farm. Blueberries and raspberries. Clyde Wells Road.
- Moose Hill Farm. Christmas Trees, spices. Moose Hill Road.
- Pinkham Farm. Beef.
- Mark O'Clair. Beef.
- Leo St. Pierre. Beef.
- Joe Stevenson. Beef.
- Bob Gray. Sheep.
- Beaten Path Farm. Goat. Giles Road.
- Marvin Crocker. Beef.
- Forest Flagg. Beef.

## **Soils and Slopes:**

The Soil Survey of Kennebec County, a set of maps published by the U.S. Soil Conservation Service (now Natural Resource Conservation Service), delineates the soils found throughout Fayette, and describes their attributes and limitations.

For development planning, we do not need to know the technical details of soils. We are concerned with the limitations that soils may impose on development. Soils may be too saturated or too erodible for construction of foundations, septic systems, or roads. Or the topography (also reflected in soil types) may be too steep for construction. In general, septic systems, for example, are prohibited on slopes more than 20 percent. Development restrictions are typically placed on areas of both poorly drained soils and steep or erodible soils.

Poorly drained soils and soils with seasonally high-water tables (marine sediments and wetlands) pose problems for road construction, structures with basements, and subsurface waste disposal systems. Such soils occur most extensively in wetlands and along streams and ponds in Fayette. By avoiding such high-cost soils, developers also avoid wetlands. Soils on steep or erodible slopes are also mapped. However, isolated steep areas tend not to show up on maps, so the best way to regulate development on steep slopes is on a case-by-case basis. The most likely areas in town to encounter slopes of greater than 20 percent are the western shore of Echo Lake, east of Young Road, and Pine Hill. Also, some slopes leading down to lakeshores and streambeds will have areas more than 20 percent.

Just as there are soils very difficult and expensive to develop, other soils are very easy. These are not a constraint on development; they are an opportunity. On these soils, we are much less likely to create environmental problems or raise housing costs. These soils, too, are depicted on the map. To the extent possible, we should encourage growth on the best soils.

## **Prime Agricultural Soils:**

Fayette possesses extensive areas of prime agricultural soils and farmlands within its boundaries. Prime farmland is that land which has the best soils types nationwide to produce food for human consumption, feed for livestock forage, and oilseed crops. Prime farmland has the soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources and farming it results in less damage to the environment. Paxton, Paxton-Charlton, and Woodbridge soils occur extensively along the Town's many ridgelines while Buxton soils lie in lower areas.

Prime farmland soils are among those best suited and easiest to develop, placing competing values upon a limited resource.

### **Support Efforts:**

In this era of intensive farming, the quality of the farming support systems may be just as important to successful agriculture as the quality of land and soil. Farmers need the support of infrastructure, from useable roads to equipment dealers to marketing assistance. This is particularly true for the new generation of farmers, who are looking for niche markets and local sales to sustain them.

The Maine Department of Agriculture provides support through publicity, events, and marketing strategies for small farms. Other organizations, such as the University of Maine Cooperative Extension, also aid.

The state's Farm and Open Space Law Program is encouraged locally – property in Fayette is held in the Farm Tax Law Program. To qualify, designated farmland must consist of at least five contiguous acres and produce gross agricultural income of at least \$2,000 annually (in at least one out of the last two years or three out of the last five years).

Ralph Black. Fayette Ridge Road. Mechanic- performs tractor and farm equipment repair.

### **Forest Land:**

Forests contribute to the community in many ways. They provide a source of pleasure and income to landowners and residents. Trees collect water into the landscape and aquifer by intercepting precipitation, reducing the rate of runoff, soil erosion, and phosphorus loading. Forests also bind up soil moisture in an area that may otherwise be subject to seasonal flooding or drought. In addition, they provide outdoor recreation and habitat for wildlife.

### **Tree Growth Program:**

Enacted by the Maine Legislature in 1972, the Tree Growth Tax Law helps Maine landowners maintain their property as productive woodlots and incentivizes the designation by reduced valuation and tax burden. While the smaller wood lots may not qualify for Tree Growth classification. To address this, landowner outreach is needed. Dependent upon the State's financial standing, the Town is sometimes reimbursed for a portion of the property tax reduction from this program. Small-scale forestry activities are the norm in Fayette. While forestland comprises much of the land cover in Fayette, only a small portion of that is commercial forest.

Statewide, Certified Tree Farms and forestland registered under the Tree Growth Program make up what is generally recognized as working forests. However, the State allows all parcels of land over ten acres with commercial tree species to be classified.

### **Timber Harvest:**

Because wooded land is so extensive, not just in Fayette but also throughout the State, people tend to take its presence for granted. However, forests add another dimension to the local economy. The clearest example is in the harvesting of timber. According to landowner reports to the Maine Forest Service, between 1991 and 2017, Fayette landowners averaged 25 timber harvest operations per year. Each operation averaged about 18 acres. Most harvests were a selection of individual or small groups of trees; just 2% of harvested trees were clear cuts.

Most of the land was left to grow back into forest; “Change in land use” was the reason for cutting in only 1.7% of cases. It is worth noting that the last significant clear-cut harvest in Fayette occurred in 2000 when 16 acres were harvested using clear-cut measures. Of the 246 acres harvested by clear-cut since 1991, 240 acres were harvested in 2000 or earlier. Local timber businesses include D-R Pepper Wood Harvesting and Tim Pepper. There are firewood suppliers (Dean Peppers, Matt Chalmers) and Consulting Foresters (John Churchill, Joe Stevenson) in town.

### **Mineral Resources:**

Mineral extraction in the town of Fayette generally means gravel extraction. The occurrence of gravel pits is limited to areas of gravel-bearing soils. These soils are usually either glacial formations or outwash plains. These occur in few locations in Fayette, predominantly around Mosher Pond. Because of the lack of significant gravel-bearing soils, gravel pits are a relatively small issue in Fayette. The only licensed mining facility in Town, under the DEP’s performance standards, is the Horne Pit, which is an active gravel pit. A second pit, the Mercier Pit, is located on Chesterville Ridge Road.

Nevertheless, due to the potential for impact on groundwater aquifers and lake watersheds, the town must be sensitive to any future development of open pits, for gravel, topsoil, or other resources.

## 5. RECREATIONAL AND CULTURAL RESOURCES

**Overview:**

Recreational opportunity in Fayette is a key determinant in the residents’ quality of life. Much like Maine as a whole, residents of Fayette enjoy and have come to expect access to outdoor and recreational amenities. The many lakes and streams provide residents with abundant opportunities for swimming, boating, and fishing. The Town’s fields and forests provide areas for hunting, hiking, and birdwatching. During the winter snowshoeing, snowmobiling, and ice fishing are popular. The many rural roads provide an outlet for people who simply enjoy a Sunday drive or stroll through scenic country.

Fayette’s recreational infrastructure is comprised of the Town’s fields and playground at Fayette Central School, the boat launches on Tilton Pond and Basin Pond, and the many opportunities provided by the public access to conserved lands. Similar to Maine’s land use history, much of Fayette’s lands are privately owned but, more often than not, are open to recreation. In fact, most of Fayette’s hunting and snowmobiling occur on private land. In recent years, many local landowners have posted their land.

**Table 5: Public Use Facility Inventory**

Name of the Facility	Brief Description
Fayette Central School	Playground, gymnasium, basketball court, softball field, field, garden.
Basin Pond	Hand-carry boat launch owned and operated by the State.
Tilton Pond	Hand-carry boat launch owned and operated by the Town.
Meadow Brook and Sturtevant Farm	327-acre conservation area suitable for hiking, cross-country skiing, and snowshoeing.
Echo Lake Watershed Preserve	304-acre conservation area in Fayette and Readfield. Hiking, cross-country skiing, snowshoeing, and hunting are all available.
David Pond Woodland	67-acre conservation area.
Mathews Wildlife Habitat	15-acre conservation area.
Parker Pond Headland	142-acre conservation on Parker Pond. Provides access to fishing, hiking, swimming, snowshoeing, and hunting.
Surry Hill	The project would conserve 330 acres for hiking, mountain biking, hunting, snowmobiling, and blueberry picking.

## **Water-Based Recreation:**

Lakes have long shaped the character and development of Fayette. Early settlers used the outlets for power generation and water supply. Current use generally involves recreation. Parker Pond, David Pond, Tilton Pond, Basin Pond, Echo Lake, Lovejoy Pond, and Hales Pond all provide a great recreational amenity to the Town. Furthermore, many streams and smaller ponds are located with The Town and provide many more outlets for recreation. When the waterways are frozen, residents enjoy snowmobiling, ice-fishing, skating, and cross-country skiing and snowshoeing on their surfaces. During most of the year, when the water is devoid of ice, residents participate in fishing, sailing, swimming, canoeing, boating, and kayaking.

### **Boating:**

In addition to The Town's launch offerings, the many surrounding towns operate public boat launches that are near Fayette residents. The Town has two public-use boat launches at the following locations:

- Tilton Pond: The hand-carry boat launch has 3 parking spaces and 1 parking space for a vehicle with a trailer. It is owned and operated by the Town.
- Basin Pond: The state owned-and-operated hand-carry launch is rustic but provides access to a wonderful fishery.

### **Swimming Access:**

There are no public beaches in Town but swimming in Parker Pond is available at the preserved Parker Headlands. Creating public swimming areas has been discussed in the community. Town surveys revealed a desire by residents for increased water access for recreational purposes.

## **Outdoor Recreational Opportunities:**

### **Hunting & Fishing:**

Wildlife habitat in Fayette is adequate and many hunters enjoy the undeveloped tracts in Town. Many of Fayette's residents enjoy the traditional recreational pursuits of hunting and fishing. The many lakes provided excellent fishing for warm water species.

**Parker Pond:** Public access is provided on the north end of the pond with a small boat launch. The 1,610-acre pond is a good cold-water fishery and receives annual stockings of landlocked salmon and brook trout.

**David Pond:** This shallow 297-acre pond is not conducive to cold-water fish but has a decent bass and pickerel population. Trout are occasionally caught because of dropdowns from Basin Pond.

**Basin Pond:** This small, deep, 27-acre pond was reclaimed in 1955 to remove unwanted species. It receives annual stockings of splake and occasional stockings of brook trout.

**Tilton Pond:** Accessed by a hand-carry launch along Route 17, Tilton Pond's 115 acres contain largemouth bass and chain pickerel. It is not adequate for cold-water species management.

**Mosher Pond:** While there is no formal boat launch, canoe access from the Ridge Road is easy for this 70-acre pond. Mosher Pond is an excellent warm-water species fishery thanks to its abundant aquatic vegetation.

**Echo Lake:** This deep, cold, 1,185-acre lake is accessed via a public launch in West Mount Vernon. Echo Lake is a decent cold-water fishery and is managed as such. It receives annual stockings of splake, brook trout, and landlocked salmon.

**Lovejoy Pond:** Small, shallow, and warm, Lovejoy Pond is managed for warm-water species only. This 372-acre pond is a mediocre bass fishery but maintains fantastic fishing for white perch.

### **ATV and Snowmobiling:**

Aside from private, recreational riding, the Fayette Ridge Riders Snowmobile Association (formerly known as the Rainbow Riders) through volunteers and membership dues, maintains approximately 24 miles of trails throughout The Town for public use. Members have access to the trail network and are encouraged to participate in monthly meetings, social events, and philanthropic events. The association also organizes group trail rides for Snowmobiles and their revenues support trail maintenance, improvement, and expansion.

The Maine Snowmobile Association and the statewide Interconnected Trail System have a club sponsored and maintained trail network that helps oversee some of Maine's 14,000 miles of snowmobile trails. A 24-mile portion of Interconnected Trail System Trail 115, which runs from Sabattus to Chesterville, flows through the entire length of Fayette.

## **Hiking Trails, Nature Preserves, Parks, and Undeveloped Lands:**

**Meadow Brook and Sturtevant Farm:** The contiguous 327-acre Meadow Brook and Sturtevant Farm Conservation Areas permanently protect two active farms, wetlands, a cedar seepage forest, a homestead built in 1784, and a beautiful view of the western mountains. Allowable uses are hiking, nature observation, cross-country skiing, and snowshoeing. Dogs are allowed on the property either on-leash or under voice command. There is a one-mile trail network accessed from Bamford Hill Road. Parking is limited to the side of the road.

**Parker Pond Headland Preserve:** This preserve protects a stunning 142-acre forested peninsula with 5,000 feet of rocky undeveloped shoreline along the clear waters of Parker Pond in Kennebec County. The peninsula rises from a boulder-strewn shore to rocky ledges 250 feet above the lake level. With giant hemlocks, a stump with the bright orange hemlock reishi fungus in the forest and blueberries and huckleberries along the shore, Parker Pond Headland is a stunning and diverse place to visit. Hiking, snowshoeing, swimming, fishing, ice fishing, and hunting are all allowed and encouraged. There are two designated trails totaling over 2.5 miles in combined length. There is a four-car parking lot at the end of Fellows Cove Road.

**Echo Lake Watershed Preserve:** The 304-acre Echo Lake Watershed Preserve was acquired by the Kennebec Land Trust in three separate purchases ranging from 2004-2009. The land is currently used for low-impact recreation activities, but does not yet have a network of trails. There is a 0.1 mile path across the road from the Torsey Pond Nature Preserve parking space that ends at a scenic lookout. Hiking, nature observation, cross-country skiing, snowshoeing, and hunting are all allowed.

## **Area Youth Sports (AYS) :**

AYS was founded by local citizens with the goal to empower kids with healthy bodies and minds, instill strong sportsmanlike conduct, and ingrain respect and modesty for what's around them through energizing team sports for children pre-K through 8th grade in the communities of Fayette, Jay, and Livermore. AYS currently has programs in football, cheerleading, field hockey, soccer, indoor soccer, basketball, wrestling, baseball, softball, tee ball, and volleyball.

## **Fayette Central School:**

The Fayette Central School provides recreation opportunities for The Town's residents as well. At the school is a softball field, a multi-purpose field, a basketball court, a playground area with swing sets and play structures. There are also four-square courts and a garden.



## **Cycling and Walking:**

As noted in the Transportation chapter, there are no designated bike paths or bike lanes in Fayette. Furthermore, pedestrian infrastructure, like sidewalks, is also nonexistent. While walking and hiking trails are available at the many conserved lands in Town, there are no paths near the village center. Cycling infrastructure is also limited in scope.

## **Summer Camps:**

Summer camps for boys and girls have long maintained a rich tradition in Fayette. Founded in 1919, Camp Winnebago is one of Maine's oldest camps for boys. Winnebago has two camp sessions per summer that operate in the June through August timeframe. Campers may also elect to attend the full camp season. The Camp's facilities, located on 400 acres of land include two miles of lakefront with docks and beach, tennis courts, multi-purpose fields, a fieldhouse, an archery range, a ropes course, a museum, and a stage for performance arts.

Founded in 1936 as an all-girls camp, Camp Vega is located just north of Camp Winnebago on the western shore of Echo Lake. Camp Vega operates in the same timeframe as Camp Winnebago and also boasts first-rate facilities that include boating infrastructure, a ropes course, an equestrian center, a field house, a gymnastics center, mountain biking trails, a large beach, numerous docks, multi-use fields, tennis courts, and a theater.

## **Cultural Resources:**

**Underwood Memorial Library:** The historic library, conveniently located on Route 17, recently received an anonymous donation that will allow for significant interior renovations. Aside from its collections, the library also provides a summer reading program for local youths and other programs for residents.

**Starling Hall:** For 135 years, Starling Hall served as Fayette's Grange Hall. It was a focal point for community activities, theatrical productions, hosting town meetings, elementary school graduations, private parties, voting, dances, oyster suppers, 4-H clubs, historical artifacts, plays and winter balls. In the 1990s when the grange operations ceased, the hall came under town ownership. Town improvements made the building more useable with plumbing, a concrete foundation, heating system, restrooms, and a partial electrical upgrade. In 2014, a small group of local people formed a group called Friends of Starling Hall (FOSH). FOSH is an association of local citizens determined to save Starling Hall and return it, once again, to its role as a community center.

## 6. EXISTING LAND USE AND DEVELOPMENT

*The purpose of this section is:*

1. To identify and understand the uses of land throughout the town in terms of amounts and locations of land generally to various land uses.
2. To identify and understand the changes in the town's land use patterns and how they might reflect future land use patterns.
3. To predict the amount of undeveloped land area needed to accommodate the predicted future growth or needs in housing, commercial and industrial development, transportation systems, public facilities and services, open space areas and recreational facilities.

### **Community Overview:**

Located on the western border of Kennebec County, Fayette is a rural town within commuting distance to Augusta and the Lewiston-Auburn area. Like many rural communities in the region, Fayette concentrates on residential and rural land uses. With many residents commuting outside the town for work, commercial, and industrial development is limited, and a focus is placed upon utilizing and conserving the natural elements found throughout Fayette.

During the last decade, Fayette has experienced an increase in the amount of land being used for residential purposes. That growth has taken place throughout the town as the population has increased. There has been an increase in the number of subdivisions which is, in turn, increasing the number and- availability of residential lots in Fayette.

As land use has changed over the last 10 years and continues to do so in the future, it is imperative that Fayette develop land use management strategies designed to direct the growth of the Town in order to preserve the rural character of the town and to protect those resources which are sensitive to development. These areas have been discussed in more detail in the previous inventory sections of this plan.

The Existing Land Use Map (updated in 2009) is on the follow page.



MAP PREPARED BY:  
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CHESTERVILLE

JAY

LIVERMORE

FALLS

LIVERMORE

FALLS

WAYNE

VERNON

MOUNT

READFIELD

B

A

A

**MAP LEGEND**

**LAND USE DISTRICTS**

- RESOURCE PROTECTION
- WETLAND PROTECTION
- STREAM PROTECTION
- SHORELAND
- RURAL
- RURAL GROWTH (A and B)

**OTHER MAP FEATURES**

- MAJOR LAKES AND PONDS
- WETLAND GREATER THAN 10 ACRES  
SEE NOTE 1 BELOW
- STREAM, FROM DIGITAL ORTHOPHOTO
- STREAM, FROM USGS QUADRANGLE MAP
- OTHER OPEN WATER
- PARCEL BOUNDARIES (2009)
- USGS CONTOURS

- DATA SOURCES:**
- 1) MUNICIPAL TAX MAPS CURRENT TO APRIL 1, 2009
  - 2) MAINE DIGITAL ORTHOPHOTOGRAPHY (MEGIS ORTHOP) DATED MAY 19, 2003
  - 3) NATIONAL WETLANDS INVENTORY MAPPING (MEGIS NWI)
  - 4) MDIFW MODERATE AND HIGH VALUE WATERFOWL AND WADING BIRD HABITAT MAPPING (MEGIS SHOREZONE\_IWWH\_IWWH\_FOOTPRINTS)
  - 5) USGS 7.5' QUADRANGLE CONTOURS (MEGIS CONTOURS)
  - 6) USGS 7.5' QUADRANGLE STREAMS (MEGIS STREAMS)
  - 7) DRAFT LAND USE/RESOURCE MAP PRODUCED BY KATE KING, 2009.

- NOTES:**
- 1) WETLANDS INDICATED ON THIS MAP INCLUDE ONLY NON-FORRESTED FRESHWATER WETLANDS GREATER THAN 10 ACRES IN AREA OR SMALLER NON-FORRESTED WETLANDS CONTIGUOUS WITH GREAT PONDS. FOR REGULATIONS CONCERNING FORESTED WETLANDS AND OTHER WETLAND RESOURCES, CONSULT THE TOWN CODE ENFORCEMENT OFFICER OR OTHER QUALIFIED REGULATORY AGENT.
  - 2) STREAMS INDICATED ON THIS MAP WERE DIGITIZED FROM STATE OF MAINE DIGITAL ORTHOPHOTOGRAPHY OR WERE DIGITIZED BY THE MAINE OFFICE OF GIS FROM THE USGS 7.5' QUADRANGLE MAPS (MEGIS STREAMS). SECOND ORDER PERENNIAL STREAMS AND THE OUTLET STREAMS OF GREAT PONDS ARE CLASSIFIED AS STREAM PROTECTION DISTRICTS UNDER THE FAYETTE LAND USE ORDINANCE. FOR ADDITIONAL REGULATIONS CONCERNING ALL STREAMS AND WATERWAYS, CONSULT THE TOWN CODE ENFORCEMENT OFFICER OR OTHER QUALIFIED REGULATORY AGENT.
  - 3) FLOOD HAZARD ZONES AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ARE NOT INDICATED ON THIS MAP. FOR THE LOCATION AND EXTENT OF FLOOD HAZARD ZONES, CONSULT THE FEMA FLOOD INSURANCE RATE MAPS (FIRM) WHICH ARE AVAILABLE AT THE TOWN OFFICE OR FROM THE TOWN CODE ENFORCEMENT OFFICER.

**TOWN OF FAYETTE  
LAND USE DISTRICT MAP**

0 1,000 2,000 3,000 4,000 5,000  
1 inch = 1,000 feet

**CERTIFICATION**

THE SIGNATURE AND SEAL OF THE TOWN CLERK CERTIFIES THAT THIS IS A TRUE COPY OF THE TOWN OF FAYETTE OFFICIAL LAND USE DISTRICT MAP ADOPTED AT TOWN MEETING SEPTEMBER 20, 2010.

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_

## **Existing Land Uses:**

The total area of Fayette is 20,139 acres or about 31.5 square miles. The existing land uses in Fayette are shown on the Existing Land Use Map at the end of this Section. Previous sections of this plan, including Housing, Agriculture and Forest Resources, Critical Natural Resources, Water Resources and Recreation also address specific issues of land use.

### **1. Open Space**

There is a huge amount of open space, farmland and forest land throughout Fayette that has remained undeveloped, approximately 17,046 acres. Some of this land (5,085 acres) has been protected to a degree by registration under the Tree Growth Tax Law Program. Of the 4,429 acres of farmland in town about 900 acres are considered as prime by National standards and none is registered under the Farm and Open Space Tax Law Program.

### **2. Kennebec Land Trust**

The Kennebec Land Trust has continued to invest in conservation efforts throughout Fayette. Current Kennebec Land Trust properties include David Pond Woodland Conservation Area, Echo Lake Watershed Preserve (304 acres), Matthews Wildlife Habitat, Meadow Brook and Sturtevant Farm Conservation Areas (327 acres), Parker Pond Headland Preserve (142 acres), and Surry Hill (331 acres).

### **3. Residential and Commercial Development**

As profiled on the Land Use Map, residential and commercial areas in Fayette are located throughout town. Many of the commercial land uses are small non-intensive home-based businesses but there are also important summer camp and summer cabin businesses operating adjacent to several of Fayette's scenic lakes. Residential uses are the predominant uses in the community and these areas are spread throughout the town.

### **4. Lakes and Ponds**

These areas are, obviously unsuitable for development. Over 2200 acres (3.4 square miles) of Fayette is surface water. This includes David Pond, Echo Lake, Lovejoy Pond, Parker Pond, Hales Pond, Basin Pond, Burgess Pond, Cranberry Pond, Tilton Pond, School House Pond, and Mosher Pond.

### **5. Planning Implications**

The existing land use pattern in Fayette is characterized by the mixture of extensive tracts of undeveloped land and open spaces intermixed with residential areas and small commercial uses. Thus far this has worked very well and has posed no threat to the rural character of the town. As Fayette continues to grow and there will be more demand for land for both residential and commercial uses, the currently undeveloped land may come under pressure from development. To avoid the

proliferation of incompatible land uses in various areas of town, proper planning and the establishment of rural areas, resource protection areas and growth areas will be necessary to preserve the rural nature and character of Fayette.

### **Changes in Land Use Over the Last 10 Years:**

During the last decade, Fayette has experienced a relatively steady amount of residential development. There has not been a significant number of subdivisions during this time. Even though land use and development has remained consistent, it is imperative that Fayette continue to revise and develop land use management strategies designed to maintain the current level of growth. The rural character of the town needs to remain at the core of land use planning and development while also protecting the sensitive resources detailed in previous inventory sections of this plan.

### **Natural Areas Posing a Hazard to Development:**

There are several types of areas which occur naturally which are either threatened environmentally by development or pose a threat to development itself due to their natural instabilities. Previous sections of this plan have discussed Critical Natural Areas, Flood Plains, Soils, Shorelands, and Wetlands all of which are issues which deal with the interaction between the environment and development.

In addition to these areas already discussed, the primary environmental limitation to development is topography, most specifically the slope or gradient of land. In general, most land use activities encounter serious problems and significant additional construction and maintenance costs when located on slopes greater than 15%. Areas with slopes greater than 20% in the resource protection, shoreland, wetland, or stream protection zones have been designated as a resource protection zone and unsuitable for development. The map at the end of Section VII, Land Use Map shows some of these areas and synthesizes all other natural areas such as flood plains and soils which could threaten, or be threatened by, development.

The soil potential ratings which follow were developed by the Kennebec County Soil and Water Conservation District should be used in conjunction with a detailed soils map when planning new development. A soils map is available from the Kennebec County Soils and Water Conservation District or the U.S. Department of Agriculture Soil Conservation Service. A high rating indicates that the soil is highly suitable for the use designated.

Since slopes from 8 to 20 percent are considered difficult and expensive to build on, future growth and development should be carefully regulated when proposed on these gradients, with careful attention given to accelerated surface water runoff and erosion. Slopes greater than 20 percent are considered as unbuildable gradients and future growth and development of approaching and beyond this degree of slope should be prohibited, including any alteration of the natural vegetative cover. Other natural areas, as discussed elsewhere in this section, should also be regulated to protect both the environment and the development itself.

**Table 6: Soil Potentials by Rating Class for Fayette**

Soil Type		Dwellings	Roads	Development
BkB	Berkshire fine sandy loam, 3-8% slope	high	high	high
Bo	Biddeford mucky peat	very low	very low	very low
DeB	Deerfield loamy fine sand, 0-8% slope	high	high	medium
HkB	Hinkley gravelly sandy loam, 3-8% slope	very high	very high	medium
HkC	Hinkley gravelly sandy loam, 8-15% slope	high	high	medium
HrB	Hollis fine sandy loam, 3-8% slope	medium	high	medium
HrC	Hollis fine sandy loam, 8-15% slope	low	medium	medium
HrD	Hollis fine sandy loam, 15-25% slope	low	low	low
HIC	Hollis Rock outcrop complex, 8-15% slope	low	medium	medium
PbB	Paxton fine sandy loam, 3-8% slope	high	high	high
PbC	Paxton fine sandy loam, 8-15% slope	medium	medium	medium
PcC	Paxton very stony fine sandy loam, 8-15% slope	medium	medium	medium
PdB	Paxton-Charlton fine sandy loam, 3-8% slope	high	high	high
PdC2	Paxton-Charlton fine sandy loam, 8-15% slope, eroded	medium	medium	medium
PeB	Paxton-Charlton very stony fine sandy loam, 3-8% slope	high	high	high
PeC	Paxton-Charlton very stony fine sandy loam, 8-15% slope	medium	medium	medium
PeD	Paxton-Charlton very stony fine sandy loam, 15-30% slope	low	low	very low
RdA	Ridgebury very stony fine sandy loam	very low	very low	very low
Fit	Rifle mucky peat	very low	very low	very low
ScA	Scantic silt loam	very low	very low	very low
Sd	Scarboro mucky peat	very low	very low	very low
To	Togus fibrous peat	very low	very low	very low
WmB	Windsor loamy sand, 3-8% slope	very high	very high	medium
WmC	Windsor loamy sand, 8-15% slope	high	high	medium
Wrn0	Windsor loamy sand, 15-30% slope	medium	medium	very low
WrB	Woodbridge fine sandy loam, 3-8 % slope	high	high	high
WsB	Woodbridge very stony fine sandy loam, 3-8% slope	high	high	high
WsC	Woodbridge very stony fine sandy loam, 8-15% slope	medium	medium	medium

## **Existing Land Use Controls:**

Fayette's existing land use controls are important tools that guide the Planning Board, Town Manager, and Code Enforcement Officer while also preserving the natural resources found throughout Fayette. These Land Use Controls need to reflect Maine State Statutes (specific sections are listed below), however the Fayette Planning Board is responsible for reviewing and updating these ordinances. Over the last decade, some of these ordinances have become cumbersome and restrictive and need to be revised to improve planning efficiency.

### **1. Fayette Land Use Ordinance**

- This ordinance was adopted pursuant to Home Rule powers as provided for in Article VIII, Part Second, Subsection 2 of the Maine Constitution, and in Title 30-A, M.R.S.A., Section 3001 et. seq. and pursuant to zoning powers provided for in Title 30-A, M.R.S.A., Section 4352 et. Seq.
- To promote, protect, and facilitate the health, safety; and general welfare of the Fayette residents, and the Town's natural environment.
- To prevent overcrowding, blight, and such nuisance conditions as may be caused by waste and toxic discharge, noise, glare, fumes, smoke, dust, odors, or auto or truck traffic.
- To prevent and control air and water pollution, to protect spawning grounds, fish, aquatic life, bird, and other wildlife habitat, to protect freshwater wetlands and to conserve shore cover, visual and actual points of access to lakes, ponds, and streams.
- To provide for residential development in locations compatible with existing sound land use practices, and in a manner appropriate to the economical provision of community services and utilities.
- To provide for a variety of commercial and industrial uses in a manner appropriate to their location and the economical provision of essential community services and utilities so as to avoid the blight, congestion, and inconvenience caused by inappropriate and poorly located and sited development of commercial and industrial facilities;
- To encourage open space uses, conserve natural beauty and public scenery;
- To control building sites, placement of structures and land uses, to protect buildings and lands from flooding and accelerated erosion, to anticipate and respond to the impacts of development in shoreland areas, and their watersheds.

### **2. Fayette Subdivision Ordinance**

This ordinance is designed to promote the orderly growth of the community. The ordinance allows the Planning Board to review proposed subdivisions and to determine that the proposed subdivision does in fact meet the criteria for approval set forth in the ordinance. For a more detailed explanation, this ordinance is available at the Fayette Town Office. Over the last decade, there has not been a significant number of subdivisions in Fayette.

### **3. Fayette Site Plan Review Ordinance**

The substantial development or major change in the uses of land can have a profound impact on the environment and municipal facilities and services. This ordinance is designed to avoid these impacts when they appear to be unreasonable. This ordinance can be used as a guideline for permits of proposed developments.

### **4. Planning Implications**

The existence of effective land use controls is necessary in maintaining orderly growth in a town. These ordinances are designed to promote orderly and environmentally sound growth while still enjoying the benefits offered by a growing community. The Planning Board should review and revise Fayette's Land Use Controls after this plan goes into effect.



## 7. BUSINESS AND THE ECONOMY

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### **Introduction:**

As with many central Maine communities in recent times, Fayette, broadly speaking, has found economic development challenging. Changes in the both the local and national economy have created a need for towns, once reliant on manufacturing and retail, to broaden and reinvent their economies.

This chapter seeks to describe current conditions, outline Fayette’s role in the regional economy, identify the Town’s economic development assets, examine visible trends and areas of need, incorporate public sentiment and lay out a direction and strategy to guide the Town’s economic development efforts for the foreseeable future.

### **Economic Profile:**

The economy section of the comprehensive plan seeks to describe issues and trends in the economic climate of the community and identify opportunities in public policy to promote the type of economic growth and development that will be in the best interests of the citizens and community. Census data in this section comes primarily from the American Community Survey (ACS), which provides annual estimates in between the traditional census years.

### **Education: The Foundation of Economic Growth**

The contemporary job market is competitive and demands a high skill level from each worker. The loss of unskilled manufacturing jobs, the growing importance of the global economy, and rapid advances in technology have made education a necessity for today’s workforce. The level of educational attainment is a basic measure of the ability of the community to sustain economic growth.

**Table 7: Educational Attainment: 2000 to 2017**

	Fayette 2017	Fayette 2000	Kennebec County 2017	Kennebec County 2000
Total adults 25 and older	811	743	86,934	79,362
Less than 9 <sup>th</sup> grade	44 (5.4%)	38 (5.1%)	3,164 (3.6%)	4,528 (5.7%)
9 <sup>th</sup> to 12 <sup>th</sup> grade no diploma	58 (7.2%)	52 (7.0%)	4,394 (5.1%)	7,183 (9.1%)
High school graduate	260 (32.1%)	283 (38.1%)	28,978 (33.3%)	29,882 (37.7%)
Some college, no degree	141 (17.4%)	165 (22.2%)	17,998 (20.7%)	15,143 (19.1%)
Associate degree	90 (11.1%)	77 (10.4%)	9,214 (10.6%)	6,224 (7.8%)
Bachelor's degree	135 (16.6%)	79 (10.6%)	14,228 (16.4%)	10,397 (13.1%)
Graduate/professional degree	83 (10.2%)	49 (6.6%)	8,958 (10.3%)	6,005 (7.6%)

*Source: 2000 Census, American Community Survey (2017)*

According to Table 7, the Town has seen a significant shift regarding its educational attainment since 2000. Both residents with a bachelor's degree and residents with a graduate or professional degree have seen growth. In total, 26.8% of Fayette residents have a bachelor's degree or higher in 2017, compared to just 17.2% of residents in 2000. While Kennebec County has a relatively similar rate of high-end educational attainment, it has seen less growth, up from 20.8% in 2000 to 26.7% in 2017.

However, the number of persons with post-secondary degrees in both Kennebec County and Fayette are lower than most of the New England States. Taken together with the declining number of young persons in the state, problems for new enterprise creation, especially in the

high-tech fields, arise. The shortage of younger workers with advanced degrees will make it difficult to attract new high wage jobs. Strategies to retain young people and attract them back into the state are necessary along with strategies to increase the educational attainment of the existing labor force whenever possible. Much of the task of increasing educational levels falls on the state or the school systems, but some – such as increasing the availability of affordable housing for young people – can be affected at the municipal level.

**Labor Force and Commuting Patterns:**

Governmentally speaking, available workers are defined as the labor force. The labor force is everyone above 16 years of age who is not retired or disabled. In Fayette, the labor force participation rate is about 60% of the total over-16 population. The roughly 10% decline in the labor force participation rate is probably due to more people retiring. As the table below shows, the labor force is composed of 53.7% men, 46.3% women. The percentage of women in the workforce has grown steadily over the years as women pursue higher levels of education and, in turn, have greater access to jobs and careers.

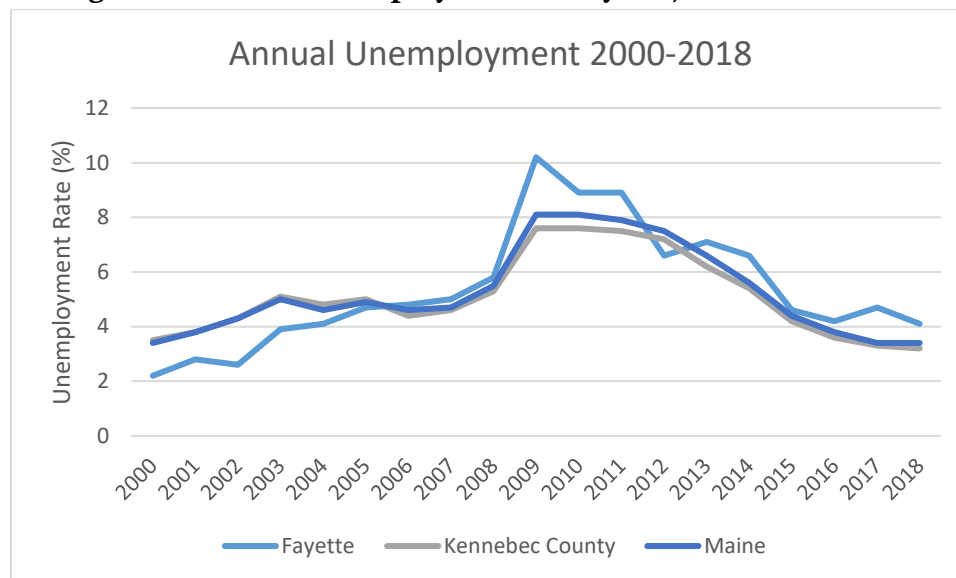
**Table 8: Labor Force Trends 2000 to 2017**

	2000 Census	2017 ACS
Population 16 years and over	823	892
Labor force, 16 years and over	554 (67.3%)	521 (58.4%)
Total employed persons	529 (95.5%)	512 (98.3%)
Total unemployed persons	23 (4.2%)	9 (1.7%)
Total employed males	304 (55.4%)	275 (53.7%)
Total employed females	236 (44.6%)	237 (46.3%)

*Source: 2000 Census, 2017 ACS*

Table 8 shows just 1.7% unemployment in 2017. However, the Census, and more specifically the ACS, is a poor measure of unemployment. The Maine Department of Labor monitors employment by town on a monthly and annual basis. As the chart below shows, after nearly ten years of a steady unemployment rate increase, Fayette’s unemployment rate shot up during the 2008 recession, remained above 8% for a few years, then dropped precipitously since. At the close of 2018, the unemployment rate in Fayette stood at 4.1%. That is a strong rate, generally considered to be near full employment, and better than any other time in the past ten years. It also means, however, that there is little additional opportunity for job growth, as nearly all available workers are already employed. New employers would also have trouble drawing workers from outside of town; both Kennebec County and Maine have a lower rate than Fayette.

**Figure 3: Annual Unemployment in Fayette, 2000-2018**



The location of employment is an element of the discussion as well as simply the numbers. Fayette is part of a larger labor market, technically the Farmington LMA. However, most residents of Fayette work in Augusta and Lewiston-Auburn. Unlike prior eras, when residents usually worked in a local business, if not on their own property, only 18 Fayette residents work in Fayette, according to the Census Bureau.

Commuting patterns have implications for the transportation network and income levels (people will drive longer distance for higher wages). The average commute time for a Fayette worker is about 28 minutes and Table 9 below shows the numbers of Fayette residents that work in other towns, while Table 10 shows the towns from which other workers commute to work in Fayette. It’s not surprising that Augusta is by far the largest destination of Fayette residents, drawing roughly a quarter of all Fayette workers. Lewiston-Auburn also has a sizable draw of Fayette workers with 58 total. Conversely, the highest portion of Fayette jobs

are serviced by workers from nearby, Wayne which provides 29 workers, compared to Fayette’s 18. Readfield and Winthrop also contribute a sizable share of workers. The rest of Fayette’s jobs are serviced in low numbers by other nearby towns.

**Table 9: Commuting Patterns for Fayette Residents**

Place of Work	Workers	Place of Work	Workers
Augusta	95	Readfield	16
Lewiston	33	Winthrop	16
Auburn	25	Bangor	14
<b>Fayette</b>	18	Farmington	14
Monmouth	18	All others	226

*Source: 2015 US Census Bureau, Center for Economic Studies*

**Table 10: Commuting Patterns for Persons Working in Fayette**

Place of Residence	Workers	Place of Residence	Workers
Wayne	29	Jay	4
<b>Fayette</b>	18	Mount Vernon	4
Readfield	11	Monmouth	3
Winthrop	9	All others	44

*Source: 2015 US Census Bureau, Center for Economic Studies*

## Job Profile:

The Census measures workers in several categories, so that we can tell how the workforce is profiled and how it is changing. The first of these is “Occupation.” The table below indicates that in Fayette, sales and office occupations are gaining in share mainly at the expense of production, transportation and moving occupations. This is a result in the decline of manufacturing jobs statewide.

**Table 11: Employed persons 16 years and Over by Occupation. 2000 to 2017**

	2000 Census	2017 ACS
Total Employed	529	512
Service Occupations	52 (9.8%)	41 (8.0%)
Natural Resource, construction Occupations	90 (17.0%)	78 (15.2%)
Professional & Management Occupations	171 (32.3%)	172 (33.6%)
Sales & Office Occupations	109 (20.6%)	140 (27.3%)
Production, Transportation & Moving Occupations	107 (20.2%)	81 (15.8%)

*Source: 2000 Census, 2017 ACS*

The census also classifies workers based on the industrial sector in which residents worked. This doesn't tell us so much about the workers themselves as it does the health of the various industrial sectors.

Between 2000 and 2017, some of the following trends have been marked:

- Jobs in the agricultural and forestry industry have dropped from 28 in 2000 to 8 in 2017.
- Jobs in manufacturing have dropped from 128 to 52, continuing a long term, national trend.
- Jobs in construction have remained steady; 52 in 2000 and 46 in 2017.
- The professional, scientific, and management sector has seen a big jump from 13 to 48.

- Much smaller, but also meaningful gains have been posted by both retail and recreation services; 49 to 63 and 12 to 18, respectively.
- The public administration sector has increased, from 33 in 2000 to 59 in 2017, while educational, health and social services has gained from 106 to 116.

The census also records the type of employer that residents work for. In Fayette, about 71 percent of all workers are in the private sector. Twenty two percent work for public sector entities, while seven percent are self-employed.

**Income as a Measure of Economic Stability:**

Building a good economy is all about raising the standard of living of the community. Income levels are a good standard of measurement. Below, Table 12 compares Fayette’s income profile over the recent past to that of Kennebec County on average. Table 13 shows how Fayette’s median household income compares to neighboring towns.

**Table 12: General Income Data for Kennebec County and Fayette**

	Kennebec 2017	Kennebec 2000	Fayette 2017	Fayette 2000
Per capita income	\$27,336	\$18,520	\$31,825	\$17,903
Median household income	\$50,116	\$36,498	\$61,667	\$40,000
Median family income	\$65,348	\$43,814	\$71,625	\$46,500
Persons below poverty level	16,623 (14.1%)	12,637 11.1%	98 (9.4%)	98 (9.4%)
Persons under 18 below poverty level	4,636 (20.1%)	3,592 (13.2%)	15 (9.3%)	36 (14.3%)
Persons 65 and older below poverty level	2,109 (9.9%)	1,624 (10.2%)	8 (4.0%)	9 (8.1%)
Families below poverty level	2,844 (8.9%)	2,655 (8.5%)	16 (4.6%)	16 (5.4%)

*Source: 2000 Census, 2017 ACS*

Fayette’s median household income has risen by over \$20,000 since 2000. The median household income grew at a rate (54.2%) greater than that of both Kennebec County (37.3%)

and inflation (42.3%) over this period. Fayette’s median family income grew 54% over the period, meaning family incomes grew at the same rate as non-family incomes.

Median household income is the basic measure of income levels. It measures the revenue, from all sources, for all members of a household, with the median being the point at which half of all households earn more and half earn less.

**Table 13: 2017 Median Household Income Comparison**

Location	Median Income	Location	Median Income
State of Maine	\$53,024	Mount Vernon	\$53,594
Kennebec County	\$50,116	Livermore Falls	\$29,868
Fayette	\$61,667	Chesterville	\$41,389
Readfield	\$74,559	Winthrop	\$70,146
Wayne	\$65,139	Augusta	\$40,181

*Source: 2017 ACS*

In western Kennebec County, Fayette, Readfield, Wayne, Mount Vernon, and Winthrop all have household incomes greater than both the county’s average and the state’s average. Augusta and Livermore Falls (Androscoggin County) are both below Maine’s median household income. The source of income helps us to understand how the economy is supported. In Fayette, 367 (71.7%) households earn their primary income through wages, with another 33 (6.4%) self-employed. 174 (40.8%) households receive Social Security and 126 (29.6%) households receive retirement income (some overlap with all three sources). Only 24 (5.6%) households out of 426 get public assistance, although 42 (9.9%) get food stamp/SNAP benefits.

Table 14 shows a breakdown by income cohort. A very small portion of Fayette households have incomes less than \$10,000 per year. Fewer than 10% of Fayette households make less than \$25,000. On the high end, more than 27% of households have total income over \$100,000 per year.



**Table 14: 2017 Household Income Ranges**

Income Range	Households	Income Range	Households
Less than \$10,000	10 (2.3%)	\$50,000 to \$74,999	140 (32.9%)
\$10,000 to \$14,999	25 (5.9%)	\$75,000 to \$99,999	51 (12.0%)
\$15,000 to \$24,999	5 (1.2%)	\$100,000 to \$149,999	81 (19.0%)
\$25,000 to \$34,999	43 (10.1%)	\$150,000 to \$199,999	21 (4.9%)
\$35,000 to \$49,999	35 (8.2%)	\$200,000 or more	15 (3.5%)

*Source: 2017 ACS*

### **Fayette’s Role as Regional Employment Center:**

Fayette is a limited source of labor for the region with an estimated 475 townspeople working according to 2015 data. As one can see from the table below, only a small fraction of Fayette workers holds jobs in town, with the largest number of workers coming from Wayne. Most local employees come from numerous assorted towns combined. In total there are an estimated 122 people working jobs within the town.

**Table 15: Fayette’s Role as a Regional Employment Center**

Town of Residence	Employed Workers in 2015	Working in Fayette in 2015	Percent of Fayette’s Employed	2015 Unemployment Rate
Fayette	475	18	14.8%	3.2 %
Wayne	553	29	23.8%	3.3%
Readfield	1,375	11	9.0%	2.8%
Winthrop	3,133	9	7.4%	3.9%
Jay	621	4	3.3%	3.3%

*Source: 2015 U.S. Census Bureau, Center for Economic Studies,*

Where the vast majority of Fayette residents work is illustrated below. The largest destination for work is, unsurprisingly, nearby Augusta with the Lewiston/Auburn market employing a large portion as well. The rest of Fayette workers are employed by various towns throughout the region.

**Table 16: Fayette Residents Town of Employment 2015**

<b>Town of Employment</b>	<b>Coming from Fayette in 2015</b>	<b>% of total workers commuting outside town</b>
Augusta	95	20.8%
Lewiston	33	7.2%
Auburn	25	5.4%
Monmouth	18	3.9%
Readfield	16	3.5%
Employing 13+: Winthrop, Bangor, Farmington, Wayne		
SOURCE: 2015 U.S. Census Bureau, Center for Economic Studies,		

The average work-related commute for Fayette residents is 28.4 minutes according to US Census Bureau data. This has remained relatively stable since 2010, when the average commute was 27.8 minutes. This would suggest that Fayette residents are largely working in the same geographical areas as they did in 2010 and that, despite advancements in technology, few are transitioning to remote working. Surprisingly, Fayette is part of the Farmington Labor Market Area (LMA) and not the Augusta Micropolitan Area or the Lewiston-Auburn Metropolitan area. As demonstrated above, most Fayette residents work in those two locations. The Farmington LMA currently encompasses the following 31 towns and territories:

Avon	Carrabassett Valley	Central Sorset UT	Chesterville	Coplin Plantation
Dallas Plantation	East Central Franklin UT	Eustis	Farmington	Fayette
Industry	Jay	Kingfield	Livermore	Livermore Falls
New Portland	New Sharon	New Vineyard	North Franklin UT	Phillips
Rangeley	Rangeley Plantation	Sandy River Plantation	South Franklin UT	Strong
Temple	Vienna	Weld	West Central Franklin UT	Wilton
Wyman UT				

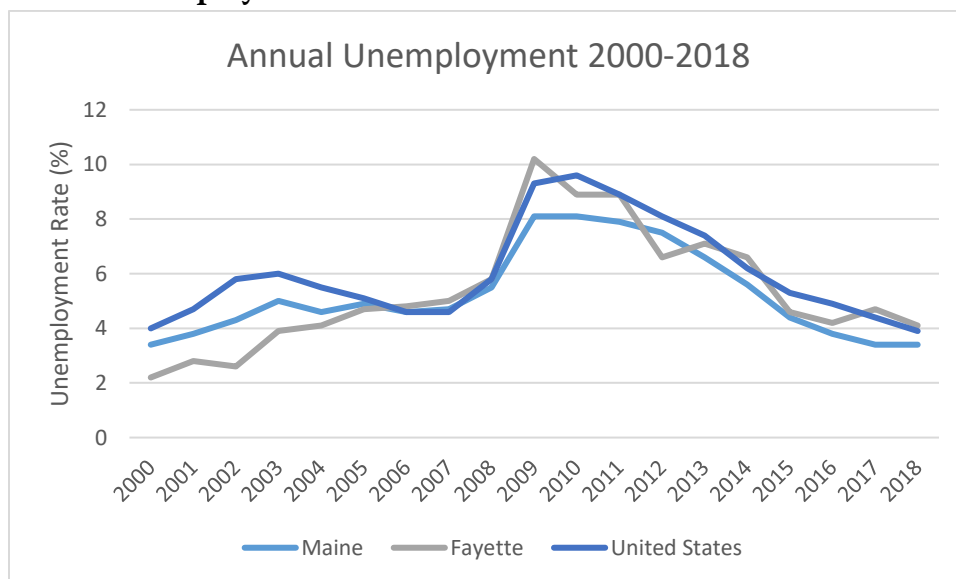
The total labor force in the Farmington LMA, as of 2018, was 17,908, with Fayette comprising only about 3.1% of the workers and the same percent of the employment. At roughly 3% of total LMA labor force supply and employment, it is safe to say that Fayette is a small player on the region’s economy.

**Local Labor Force and Employment:**

According to the 2017 American Community Survey (ACS), Fayette had a civilian labor force of 521. These numbers are based on a statistical estimate performed by the US Census Bureau; Department of Labor numbers are considered more accurate and its civilian labor force estimate for 2017 was 558. The total population of working age (16 years and older) individuals in Fayette is 892 which means that the labor force participation rate for Fayette’s working age population is 58.4%. (The Census defines “working-age” as everyone over 16 years of age, regardless of whether they are retired.) That is an average of 1.22 workers for every occupied housing unit in Town.

The recent history of the unemployment rate in Fayette, Maine and the United States is illustrated in the graph below. Fayette’s unemployment follows both the statewide and national trends in the economy. The recession, beginning in 2008, exacerbated what was a relatively negative trend in Fayette’s unemployment rate. While Fayette was an outlier at just over 2.2% unemployment in 2000, it has recently remained close to the unemployment rate of the United States.

**Figure 4: Annual Unemployment 2000-2018**



The census categorizes workers by the type of industry they work in (table below) and their occupation (table overleaf). “Industry” refers to the type of business they are employed in and is a good measure of the strength of various industrial sectors. “Occupation” refers to the type of job a worker does, and may indicate trends in education, salary levels, and opportunities for future growth.

**Table 17: Industrial Classification of Fayette Workers, 2017**

<b>Industrial Sector</b>	<b>Number of Workers</b>	<b>Percent of Workforce</b>
Agriculture, forestry and fisheries	8	1.6%
Construction	46	9.0%
Manufacturing	52	10.2%
Transportation, Warehousing & Utilities	15	2.9%
Wholesale trade	36	7.0%
Retail trade	63	12.3%
Information Services	13	2.5%
Insurance, Real Estate, Finance	15	2.9%
Professional, Scientific, Management	48	9.4%
Education and Health care	116	22.7%
Entertainment and recreation services	18	3.5%
Other services	23	4.5%
Public Administration	59	11.5%
<i>Source: American Community Survey (2013-2017)</i>		

**Table 18: Occupation of Fayette Workers, 2017**

<b>OCCUPATION</b>	<b>No. of Workers</b>	<b>Percent of Workforce</b>
Managerial and Professional	172	33.6%
Sales and Administrative	140	27.3%
Service Occupations	41	8.0%
Natural Resources or Construction	78	15.2%
Production, Transportation	81	15.8%
<i>Source: American Community Survey (2013-2017)</i>		

A diversity of employment opportunities available to area residents is reasonable for the community. In 2017, employment in the education and health care industries led the way by a large margin; three other sectors – manufacturing, retail, and public administration – were the next largest groups. This is quite consistent with national trends, where any form of service-based economy is on the rise. With local schools and hospitals in the greater area, an increasing number of jobs in education and health-related occupations are likely to remain available.

Roughly one-quarter of Fayette’s workers are in an education or healthcare occupation assuming they work in the local school system or nearby hospitals and health systems. There is a significant amount employed in management and professional positions which are usually the higher salaried jobs. It would be useful to determine which of these occupational categories is changing over time, but the Census Bureau reclassifies the categories every few years to account for new and developing occupations. However, it is important to draw attention to the change in manufacturing jobs over time. According to the 2000 Census, 128 of Fayette’s 552-person civilian labor force were employed in the manufacturing industry. This represented 24.2% of Fayette’s work force and had the greatest industrial share. In 2017, only 10.2% of Fayette’s workers are in manufacturing.

Among Fayette workers, 71.7% are employed in the private sector as wage or salary workers, and another 6.4% are self-employed. A substantial 21.9% are government workers, likely due to the Town’s proximity to Augusta.

**Local Business:**

The major employers in Fayette are found in the summer camp and summer cabin businesses. There are also a wide range of small home-based businesses which typically employ the owners and possibly one or two additional employees, as demonstrated in the table below.

<b>Employer Name</b>	<b>Employer Size</b>
Archer Electric	
Baseline Sustainability	
Berry Oil Company	
Bill Pepper Trucking	
Camp Vega	200+ (seasonal)
Camp Winnebago	90 (seasonal)
DR Pepper Timber	
Echo Lake Lodge	
Fayette Country Store	10-19
Flick-a-Tick	
Fontaine Real Estate	

Foliage Web Design	
Gene's Repair	
Gigageek	5-9
GP Associates	
Home Nest Farm	
Jackman Excavation and Trucking	
J & A Multi-Service	
JTH Masonry	
K & L Builders	3
King's Arrow Company	
Maggie's Farm	
Maine Market Refrigeration	
Moose Hill Herb & Spice Company	
Newfangled Solutions	
Pine Cove Antiques	
PML Project Management	
Steep Hill Farm	
Sunrise Sealcoating	
Tim Pepper & Sons Forest Products	
Velocity Outdoors	
Wes Bowen	
The Whole Almond	

The service industries growing up around Fayette's rural and scenic natural resources include Echo Lake Lodge, Camp Vega, Camp Winnebago, Twin Springs, and Home Nest Farm Bed & Breakfast. These businesses are welcome in the Town and there are no known conflicts of compatibility issues which have arisen from their presence. Auto repair shops also operate in Fayette.

Most workers living in Fayette work in other towns in a wide range of occupations and industries. This diversity indicates that the economy of Fayette is not tied to any one industry or business.

Respondents to prior surveys expressed a desire to see additional commercial growth in town and even favored the development of a light industrial park. Fayette lacks a true village center and as such lacks a concentration of commercial activity, whether retail or professional. Most businesses are scattered throughout town, with a noticeable tie to the lakes. Increased growth along Route 17 or the development of an industrial park could aid in Town growth. The rural character of Fayette has always been a major reason behind many residents' decision to live

in Town. Although encouraging large businesses to locate in Town could increase job opportunities, it could also seriously detract from this important characteristic.

Other Significant Employers: Camp Winnebago (90 seasonal), Fayette Central School (~24 employees), the Fayette Country Store, and Maine Market Refrigeration.

### **Local Opportunities:**

Opportunities for significant growth may include agriculture, wood products, precision machining, tourism based around the lakes, and other similar industries. It can also be expected that more people will continue to work from home, taking advantage of high-speed internet connections and new technology. As demographic trends suggest, the number of jobs in the education sector may subside or remain stable, but those in the healthcare sector are expected to increase significantly as the baby boomer generation ages.

### **Regional Economic Trends:**

#### ***Traditional Manufacturing***

The Augusta and Farmington Labor Market Areas have both experienced the closing of traditional manufacturing facilities over the past twenty years. The Wasau Paper Company mill in Jay/Livermore Falls and the American Tissue Plant in Augusta are examples of the decline of this sector. The demands of a global economy will continue to place pressure upon existing manufacturing operations.

#### ***The Big Box Retail Trend***

The construction of Wal-Marts, Home Depots, and other large retail stores in the region and the state has signaled a major shift in our retail economy. The big box stores, so named for their size and exterior design, are often called category killers because they put similar retail operations out of business, so much so that even businesses in Fayette are affected by Augusta stores. Typically, only small convenience stores or specialty shops seem able to maintain a presence in the face of this level of competition.

#### ***The Lure of the Service Center***

Over the past thirty years, the majority of new regional commercial opportunities have located in Augusta or Lewiston/Auburn. This is not limited to the big box sector or traditional manufacturing. Local services, such as medical, financial, and legal services are centralizing. This service centralization coincided with a shift in the preferences of the general population as more and more people moved from the urban core into suburban and rural towns.

### ***Full Employment***

Overall, the state and the Augusta region are experiencing a low unemployment rate. Even lower unemployment rates occur along the coast and the southern portions of the state. Despite manufacturing plant closings and slow job growth, unemployment rates have varied from a low of 2.2% to a high of 10.2% in past years. Some analysts claim that low unemployment can act as a barrier to new company location and creation. Low labor available labor supply scares potential companies away. However, some analysts argue that the reverse is true. Companies may choose to move to an area with low unemployment because they know that they can outcompete existing employers on wages and lure new workers with relatively cheap housing.

### **Service Sector Analysis:**

A number of Fayette businesses provide critical services to people in the region.

Education, accounting, auto repair, engineering, legal services, computer support and repair, construction, banking, insurance, surveying, hair and beauty salons, and health and fitness services

### **Economic Development Strategy:**

-Broadband initiative, Events at Kents Hill, Health/Wellness center, weddings, co-working space, municipal solar

### **Prospects for New Businesses and Services:**

Important questions that must be addressed are what commercial and/or services are needed or desired to serve the community and what needs are not currently being served by local and regional commercial enterprises?

These questions need to be examined with awareness of existing market realities. Fayette will almost certainly remain a residential community whose character is defined by the surrounding lakes. The community can, however, develop economically with a mix of local and regional services in a way that respects and enhances its character, especially in terms of the environment and water quality.

### **Economic strengths of the community:**

- The Town is close to both the Augusta and Lewiston-Auburn economic centers. Stable employment from these two regions is a great strength.
- The Town has easy access to Augusta, Farmington, and Lewiston-Auburn, which provide regional services not found in Fayette.
- We have a well-educated and trained workforce.
- The town has a reasonable tax rate (Mil Rate: 18.75).



- Echo Lake, Parker Pond, and the rural countryside offer an attractive economic potential.
- Cultural opportunities are available nearby. Portland, the mountains, and the coast are all around an hour from Fayette.
- The school system is highly regarded and attracts many families into the community.
- Strong Community Involvement

**Economic weaknesses of the community:**

- The Town lacks a significant supply of workers.
- Neighboring communities are both closer to regional centers and provide many of the same amenities as Fayette.
- The town lacks designated village but has designated growth districts.
- Internet, Transportation

**Projections and Land Use Implications:**

It is difficult to do commercial and industrial projections with any degree of accuracy, but it is critical for the community to be clear about the type of growth it desires and have appropriate locations available to accommodate such growth.

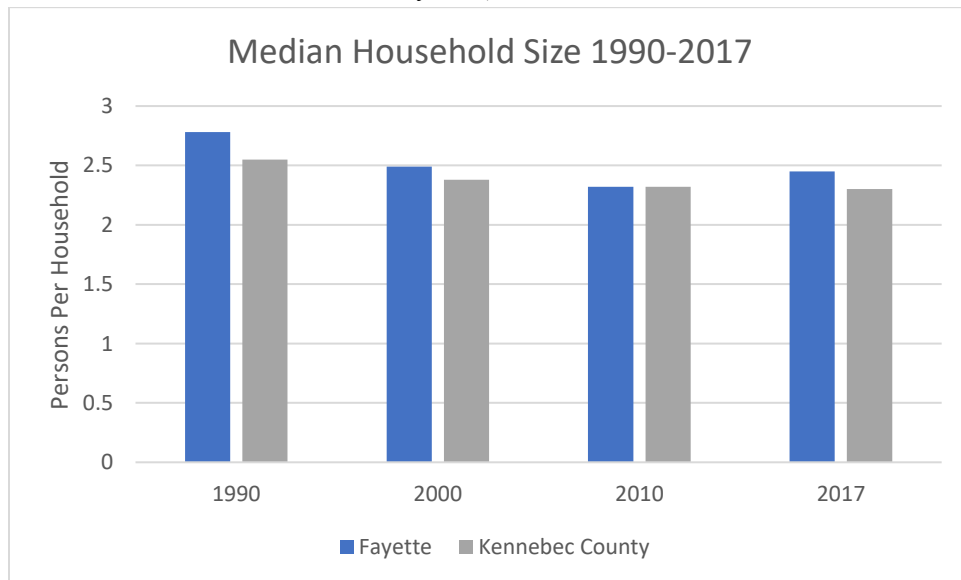
## 8. HOUSING

### Fayette's Housing: Supply and Demand

The purpose of housing is to provide a safe, secure, and protected place for its residents. A place that allows its inhabitants to survive in a world of ever-changing weather and climate. While this true purpose of housing is universally common, the way in which housing is consumed is universally unique.

In the United States, for instance, homes are, when compared to most of the world, large and space consuming. They are also likely to house fewer people than many other countries. In the United States this number, known as the average household size, has dropped considerably since the 1960's. Average household size is the number linking the population with the demand for housing. In other words, if all other factors are held constant, it will take more homes to house a community with a lower average household size than another similarly populated community with a greater average household size. Thus, if all other factors remain constant, as the average household size decreases, the demand for housing increases. Almost all social and economic factors favor smaller households – more independent living among youth and elderly, smaller families, and more single-parent families. As the chart below shows, the average number of persons in a Fayette household has been shrinking steadily and has perhaps bottomed out for the time being.

**Figure 5: Median Household Size in Fayette, 1990-2017**



*Source: 1990, 2000 US Census & 2010, 2017 ACS*

What does this mean for Fayette’s housing demand? In short, fewer persons per household means more housing is needed for the same population. In 1990, the average household in Fayette contained 2.78 persons and the Town had just 284 occupied housing units. From 1990 to 2017, the Town’s population grew by 189 people and now contains 426 occupied households. This means that over that nearly 30-year period, about 5 new homes were built every year. Using the 2017 average household size of 2.45 persons in Fayette, just 77 new housing units would have covered the population increase. Instead, the total increase in occupied housing units was 142. Overall, this indicates a notable decline in household size and possible increase in housing vacancies.

**Table 19: Fayette Household Distribution**

	Fayette Household Size Distribution							
	1990		2000		2010		2017	
One Person	42	14.8%	88	21.1%	123	25.1%	61	14.3%
Two Persons	139	48.9%	167	40.0%	209	42.6%	221	51.9%
Three Persons	55	19.4%	68	16.3%	84	17.1%	77	18.1%
Four Persons	50	17.6%	66	15.8%	43	8.8%	48	11.3%
Five Persons	16	5.6%	21	5.0%	20	4.1%	17	4.0%
6 or More Persons	10	3.5%	7	1.7%	12	2.4%	2	0.5%
Totals	284		417		491		426	

*Source: 1990, 2000 US Census & 2010, 2017 ACS*

Of the 426 households in 2017, 345 of them (81%) were families. The average family size was 2.59 and 302 of Fayette’s families (88%) were traditional husband and wife families. Just 34 (8%) households are single-mother families. Another 61 households (14%) were single-person households. In 23 of these single-person households, the single occupant was over 65 years old. The table below illustrates changes in Fayette’s housing supply since 2000. Overall, the supply of housing has grown by just 13%. Kennebec County’s housing stock grew by 10% during this same timeframe. The form of dwellings has remained relatively unchanged. Traditional, site-built homes still account for more than 80% of all Fayette housing stock.

**Table 20: Fayette Housing Stock, 2010-2017**

	Fayette						Kennebec County					
	2000		2010		2017		2000		2010		2017	
1 Unit	590	85.5%	747	87.5%	691	88.5%	37,036	65.7%	41,068	68.0%	43,620	70.1%
2 Units	4	0.6%	29	3.4%	7	0.9%	4,126	7.3%	3,992	6.6%	3,423	5.5%
3 or 4 Units	2	0.3%	0	0.0%	0	0.0%	3,450	6.1%	3,356	5.6%	3,639	5.8%
5+ Units	2	0.3%	0	0.0%	0	0.0%	5,431	9.6%	6,110	10.1%	6,234	10.0%
Mobile Home	90	13.0%	78	9.1%	83	10.6%	6,250	11.1%	5,871	9.7%	5,939	9.5%
Total Units	690		854		781		56,364		60,403		62,225	

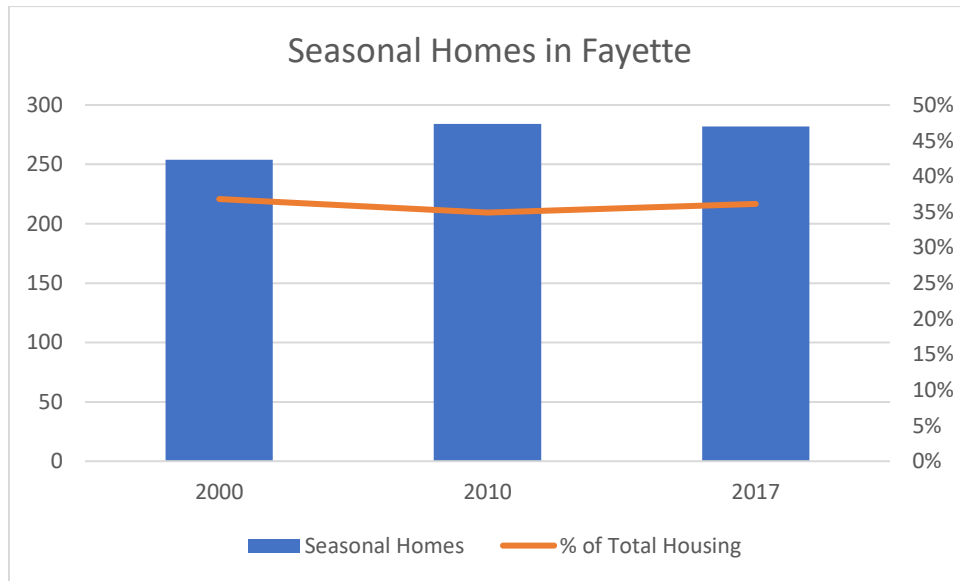
*Source: 2000 US Census & 2010, 2017 ACS*

Multi-family buildings are not a large part of Fayette’s housing stock, especially when compared to more urbanized towns. According to the ACS, Fayette has zero developments that contain 3 or more units. Accessory dwelling units are uncommon in Fayette, but with the number of large homes on large lots and the need for affordable housing, there is potential for accessory dwelling unit development, especially in the form of conversions.

**Seasonality:**

Due to the Town’s many lakes and ponds and its well-established summer camps, seasonal population swings in Fayette are very common. Compared to the rest of Kennebec County, Fayette experiences a greater seasonal population fluctuation. The 2017 seasonal unit rate of 36.1% is 257% greater than Kennebec County’s seasonal unit rate of 10.1%. This may make the seasonal population fluctuation an issue in Fayette. However, very few seasonal units were added since 1980 and the seasonal nature of Fayette’s residents has surely become an anticipated way of life.

**Figure 6: Seasonal Homes in Fayette**



*Source: 2000 US Census & 2010, 2017 ACS*

Seasonal homes have long been part of the housing stock in Fayette. There was a great period of summer camp development from 1970 through 1990. There are currently 282 camps in town, located mostly on the shores of the lakes and ponds. Very few new seasonal camps are being built, or at least being identified as such. According to the Census, Fayette had 254 seasonal units in 2000 and 284 seasonal units in 2010. It appears as though seasonal development has leveled off. In much of Maine existing camps are being converted to year-round living quarters. Camp conversions, besides increasing impacts on the lakes, can increase public service demands without new tax base to support it.

**Housing Location Trends:**

Fayette’s character and identity are largely defined by its rural, agricultural countryside and waterbodies that dot the landscape. This character does not currently appear threatened by large-scale development as Fayette has retained much of its undeveloped land. However, national and regional development over the past 40 years has been marked by sprawl. Large stores with large parking lots have been built on even larger lots, consuming valuable land and resources. What were once small towns on the urban periphery have blossomed into large centers of commerce. Fayette has avoided commercial sprawl, but housing sprawl could become a concern.

**Housing Conditions:**

The 2017 ACS indicates that 100% of Fayette’s occupied housing units met the standard criteria for complete kitchen and plumbing facilities. In 2000, 97.6% of the Town’s occupied housing units had both complete kitchen and plumbing facilities. The age of housing structures can often be used as an indicator of housing condition as well. While some old homes are structurally very sound, they may have inadequate wiring, inefficient insulation, or contain hazardous materials like lead paint. Homes built in the 1960’s and 1970’s tend to have inadequate insulation, whereas homes built more recently have mostly conformed to modern building code requirements. In Fayette, 290 houses were built prior to the start of World War II (15.8% of all occupied housing stock). In Kennebec County, 23.9% of all homes were built before WWII. 41.3% of Fayette’s occupied housing units (285 homes) were built after 1980; in Kennebec County, that figure is 41.1%.

**Table 21: Age of Housing Units in Fayette**

Year Structure Was Built	#	Percent of total
1939 or earlier	109	15.8%
1940-1949	24	3.5%
1950-1959	35	5.1%
1960-1969	70	10.1%
1970-1979	167	24.2%
1980-1989	129	18.7%
1990-1999	143	20.7%
2000	13	1.9%

**Price and Affordability:**

The State’s growth management goal for affordable housing states that ten percent of new housing should be affordable to households making less than 80% of the median household income. The towns are left to decide whether that ten percent is composed of stick-built homes, mobile homes, rentals, housing for the elderly, or some combination of type.

The determination of whether housing is affordable naturally begins with a discussion of cost. The census provides very good data regarding price of housing (see table below). This price is determined by owners’ estimates of value. It does not necessarily reflect actual recorded sales prices. According to the Census, the median value of owner-occupied housing in 2000 was \$95,300. In 2017, that value increased to \$157,200. The rise in property values since 2000 was 65%, a substantial increase considering the 42% inflation rate and the dip in home prices due to the recession. What is especially noticeable over the past 17 years is the increase in higher priced properties. In 2000, just 13 properties were valued at, or above, \$200,000 with 0 homes valued at or above \$300,000. In 2017, 125 properties in Fayette are valued at, or above, \$200,000 with 40 of those at or above \$300,000. This is presumably attributable to more growth and higher valuations of the waterfront properties.

**Table 22: Value of Owner-Occupied Housing Units, 2000-2017**

	2000	2000 % of Total	2017	2017 % of Total
Median Value of Specified <sup>2</sup> Housing Units	\$95,300		\$157,200	
Number of Units Valued at:				
Less Than \$50,000	12	5.3%	37	9.2%
\$50,000 - \$99,999	109	48.4%	60	14.9%
\$100,000 - \$149,999	63	28.0%	91	22.6%
\$150,000 - \$199,999	28	12.4%	90	22.3%
\$200,000 - \$299,999	13	5.8%	85	21.1%
\$300,000 - \$499,999	0	0.0%	33	8.2%
\$500,000 or more	0	0.0%	7	1.7%
<i>SOURCE: 2000 U.S. Census &amp; 2017ACS 5-Year Estimates</i>				

The Maine State Housing Authority (MSHA) tracks actual annual sales data and publishes the records for common use. According to MSHA, the median price from actual home sales in Fayette in 2017 was \$206,500 as shown below.

**Table 23: Median Price Actual Home Sales in Fayette, 2017**

	Median Income	Median Home Price	Percent Unable to Afford Median Home
<b>Fayette</b>	<b>\$64,773</b>	<b>\$206,500</b>	<b>46.7%</b>
Readfield	\$72,358	\$205,000	42.3%
Wayne	\$68,592	\$210,000	45.0%
Livermore Falls	\$45,218	\$67,000	22.6%
Mt. Vernon	\$58,862	\$207,500	53.5%
Manchester	\$73,125	\$193,000	39.2%
Winthrop	\$64,493	\$189,450	45.1%
Augusta	\$46,621	\$140,000	48.4%
Kennebec County	\$53,901	\$160,000	45.7%

*Source: Maine State Housing Authority*

Furthermore, the median household income reported by the MSHA in 2017 was \$64,773, setting the 80% of median income affordability threshold at \$51,818. MSHA produces home affordability figures at various income levels and factors in interest rates, municipal tax rates, and other associated costs like insurance. They use the general rule of thumb that a household should spend no more than 28 percent of its gross monthly income on housing costs. According to MSHA, in order to afford a median priced home in Fayette, the homeowner would need to earn \$62,372 per year (see below). The required income is less than the median income, which was not the case in 1988. Housing, in theory, has become more affordable in Fayette in the past 30 years.

**Table 24: Housing Prices Compared, 1998 and 2018**

	1988	2018
<b>Median Family Income</b>	\$29,200	\$64,773
<b>Income Necessary to Afford Median Priced Home</b>	\$31,825	\$62,372
<b>Median Purchase Price</b>	\$68,000	\$206,500

*Source: USM Institute for Real Estate Research and Education, Maine State Housing Authority 2018*

Any household earning the median income should be able to afford a home in Town. However, the US Census estimates that more than 100 Fayette households earned less than \$50,000 in 2017. In other words, those 102 Fayette households, if buying a home today, would be unable to afford one. MSHA also estimates the ability of local households to afford median priced homes. They estimate that 46.7% of Fayette households are unable to afford the median priced home in Town.

### **Rentals:**

Fayette lacks a sizable renter population and the below table details the limited changes between 2000 and 2017 in both the cost and affordability of rentals in Fayette. The median rent charged increased by a staggering 95.6%, a rate far greater than both inflation and home value appreciation. Units with a cash rent of less than \$500 per month effectively left

the market. Rentals in this range were commonplace in 2010. Most notably, however, is the rental vacancy rate. In 2000, there was a 10.3% rental vacancy rate. By 2010, that number decreased significantly to 1.2%. Fayette has a current rental vacancy rate of 0.0%, indicating that Fayette is underserved in the rental market.

**Table 24: Cost of Renter-Occupied Housing Units, 2000-2017**

	2000	2010	2017
Median Monthly Rent Specified Renter-Occupied Units	\$575	\$563	\$1,125
# of Units With Cash Rent of:			
Less than \$500	4	23	0
\$500 to \$999	10	51	3
\$1,000 to \$1,499	0	6	7
\$1,500 or more	0	3	0
Rent as a Percentage of Household income:			
Less than 20 percent	2	10	0
20 – 30 percent	10	46	7
30 percent or more	2	4	3
Rental Vacancy Rate	10.3%	1.2%	0.0%
<i>Source: US Census, American Community Survey</i>			

**Fayette’s Place in the Region:**

According to the Census, between 2000 and 2017, Fayette’s 65% increase in median home value is substantial. According to MSHA, the increase in home value is even greater. MSHA estimates that the median home price in Fayette increased 116.7% between 2000 and 2018. Of the towns in the chart below, only neighbor Mt. Vernon, at a 129.3% increase in median home value (from \$90,500 in 2000 to \$207,500 in 2018), saw a greater appreciation in value. Furthermore, Manchester, which had the greatest median home value in 2000 (\$124,300), experienced the second lowest appreciation (55.3%). Livermore Falls is a true outlier in the group, experiencing negative growth in home values during the same time frame.



**Table 25: Median Home Price Fayette**

Median Home Price			
	2000	2018	% Change
<b>Fayette</b>	<b>\$95,300</b>	<b>\$206,500</b>	<b>116.7%</b>
Readfield	\$104,900	\$205,000	95.4%
Wayne	\$130,900	\$210,000	60.4%
Livermore Falls	\$69,600	\$67,000	-3.7%
Mt. Vernon	\$90,500	\$207,500	129.3%
Manchester	\$124,300	\$193,000	55.3%
Winthrop	\$97,300	\$189,450	94.7%
Augusta	\$80,500	\$140,000	73.9%
Kennebec County	\$87,200	\$160,000	83.5%

*Source: 2000 Census, Maine State Housing Authority*

Continuing with MSHA numbers, Fayette’s median home price is greater than Kennebec County overall. It shares similar values with its other neighboring communities. In 2018, median home values were \$205,000 in Readfield and \$210,000 in Wayne. The median value of homes in Kennebec County was \$160,000.

After looking at Fayette’s median home values and median income level, one may assume that, when compared to its neighbors, it is just as affordable. However, just 12.5% of Fayette households spend more than 30% of their income on housing, as illustrated below.

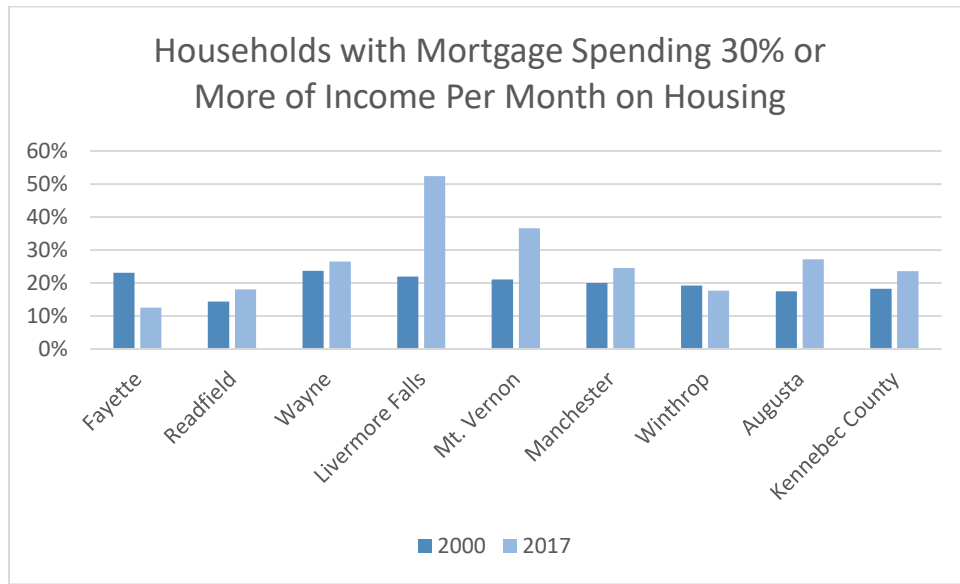
**Table 26: Households with Mortgage Spending 30% or More Monthly Income on Housing**

Households with Mortgage Spending 30% or More of Income Per Month on Housing			
	2000	2017	% Change
<b>Fayette</b>	<b>23.1%</b>	<b>12.5%</b>	<b>-45.9%</b>
Readfield	14.4%	18.1%	25.7%
Wayne	23.7%	26.5%	11.8%
Livermore Falls	21.9%	52.4%	139.3%
Mt. Vernon	21.1%	36.6%	73.5%
Manchester	20.0%	24.6%	23.0%
Winthrop	19.2%	17.7%	-7.8%
Augusta	17.5%	27.2%	55.4%
Kennebec County	18.3%	23.6%	29.0%

*Source: 2000 US Census & 2017 ACS*

In fact, the 12.5% of Fayette residents that spend 30% or more of their income on housing is the lowest rate in the region and represents a 45.9% reduction since 2000. Fayette and Winthrop were the only towns that saw a reduction in this rate. Readfield is the only neighboring town with a similar rate (18.1%). It should be noted, however, that the lack of a rental market may skew the appearance of housing affordability in town.

**Figure 7: Households with Mortgage Spending 30% or more Monthly Income on Housing**



*Source: 2000 US Census & 2017 ACS*

**Projections:**

Referring to the population projections in the Community Profile, it is difficult to anticipate much demand, if any, for housing. The US Census Bureau believes that Fayette has experienced negative growth since 2010. KVCOG, however, anticipates Fayette’s 2030 population growing to around 1,300 residents. The 256 new residents would, using 2017’s average household size, require around 100 new homes. However, that does account for the trending decline in household size. Any significant reduction in household size will add to the demand for new housing.

Fayette’s average household size will not shrink indefinitely, and it has recently slowed and even ticked back up. Housing projections, therefore, need to take this factor into account. If we safely assume that the average household size will shrink another five percent over the next fifteen years, the average will drop to 2.33 persons per household. To house the roughly 1,300 residents, the Town would need to contain 558 occupied households. Barring any unforeseen incident that greatly reduces the Fayette housing stock, this number is easily attainable.

Contrastingly, the Office of the State Economist project’s Fayette’s population in 2036 to be 1,148. This flat growth would require 44 new housing units, assuming a median household size of 2.33 persons. This would require just 2.5 new homes per year.

## 9. TRANSPORTATION

As a rural town, Fayette depends heavily on its transportation system, both for local travel and to access jobs and services throughout the region. This chapter of the plan describes Fayette’s transportation assets and deficiencies and provides general recommendations for meeting the existing and future needs of our community.

### **The Highway System:**

#### *Classification and Condition:*

The public highway system is the primary – almost exclusive – carrier of transportation in Fayette. At over \$1 million per mile for a paved road, the highway system represents a major asset. It is essential that we plan to preserve this asset. The asset can be wasted not just from lack of maintenance, but by management that permits too much traffic and safety hazards. Good planning will prolong the life of our existing system. There are approximately 45 miles of public roadway in Fayette. This excludes private roads which are owned and maintained by non-government entities. The Maine Department of Transportation classifies roads by the role they play in the overall transportation network. The 3 principal classifications are:

**Arterials:** These are the most important travel routes in the State. Arterial Roads are designated for their capacity to carry large volumes of traffic efficiently between commercial or service centers. The DOT has restrictive access rules for arterial roads, to preserve this mobility function. Route 17 was once an arterial but has since been downgraded. There are no arterial roads in Fayette.

**Collectors:** These are the roads that collect and distribute traffic from areas of lower population density onto arterials and service centers. Collectors are further divided into “major” and “minor,” depending on the proportions of federal and state money available for maintenance and improvements. Many collectors are sometimes known as “state aid” roads because the state helps pay for maintenance on these roads. In Fayette, Route 17 is a Major Collector and the Chesterville Ridge Road is a Minor Collector.

**Local Roads:** These are the roads that serve primarily for access to adjacent land areas and usually carry low volumes of traffic. In Maine, these roads are the municipalities’ responsibility, and are generally referred to as “townways.”

Table 27 has a breakdown of Fayette roads and conditions.

ROAD NAME	LENGTH	MAINTENANCE	CLASS	STATUS
Asa Hutchinson Rd.	.90	Local	Local	Alligator cracking, Poor shoulders, Ditching
Baldwin Hill Rd.	2.15	Local	Local	Pvmt. Bad; depressions; drainage issues
Bamford Hill Rd.	1.70	Local	Local	State-Aid Rd.
Bamford Pond Rd.	.80	Local	Local	Shoulders: pvmt.; drainage; paved ditch?
Bog Rd.	1.40	Local	Local	Shoulders too wide, Cracking, Ditching
Campground Rd.	1.55	Local	Local	Pvmt. Bad; losing pvmt to erosion on lake side
Charles Ham Rd.	.15	Local	Local	NTB; some ditching; gabions failing; bad @ cemetery
Chesterville Ridge RD.	2.05	State	Collector	Ditching, Poor Shoulders, SW issue
Clyde Wells Rd.	.08	Local	Local	Poor Shoulders, Ditching,
East Rd.	1.35	Local	Local	Pvmt. Ditching
Echo Lake Rd.	2.50	Local	Local	Pvmt. Lifting; no crown; no shoulders; needs ditching
Fayette Corner Rd.	.20	Local	Local	Poor Shoulders, Ditching, Crack Seal
Fayette Ridge Rd.	1.30	Local	Local	Cracking, Ditching, Settling, No Shoulders
Fulsom Rd.	.05	Local	Local	Alligator cracking, Poor shoulders, Ditching
Gail Rd.	.15	Local	Local	Pvmt. Bad; depressions; drainage issues
Gile Rd.	1.00	Local	Local	State-Aid Rd.
Jackman 's Mill Rd.	.90	Local	Local	Shoulders: pvmt.; drainage; paved ditch?
Limberlost Rd.	.10	Local	Local	Shoulders too wide, Cracking, Ditching
Lovejoy Pond Road	1.35	Local	Local	Wide shoulder; needs ditching; alligator cracks
Lovejoy Shores Drive	1.70	Local	Local	Needs ditching @ beginning; lateral cracks; depressions
Maple Lane	.10	Local	Local	Pvmt. to gravel
Moose Hill Rd.	.85	Local	Local	Poor shoulders above pvmt.
Morris Springer Rd.	.10	Local	Local	Pvmt. Shoulders failing
North Rd.	1.70	Local	Local	Grading, Ditching, Poor Shoulders
Norton Rd.	.80	Local	Local	Shoulder mounded; pvmt. & shoulder dips
Oak Hill Rd.	.60	Local	Local	No ditch or mounded; shoulders poor;
Palmer Rd.	.30	Local	Local	D/W ; one residence
Philip Davis Rd.	.15	Local	Local	D/W Gravel
Richmond Mill Rd.	1.60	Local	Local	NTB
Route 17	8.04	State	Collector	State Road
Russell Rd.	.20	Local	Local	Not surveyed
Sandy River Rd.	2.70	Local	Local	Shoulders; pvmt. Failing
South Rd.	1.75	Local	Local	
South Rd Ext.	.45	Local	Local	
Tobin Rd.	.70	Local	Local	
Tom Surrey Rd.	.35	Local	Local	
Watson Heights Rd.	2.50	Local	Local	No shoulders or ditching; alligator cracks
West Rd.	.80	Local	Local	No shoulders or ditching; lateral cracks
<b>Total Road Mileage</b>	<b>45.12</b>	<b>9.74</b>	<b>Gravel</b>	

**Table 27: Fayette Road Conditions**

The Major Collector Route 17 is 8.04 miles long in Fayette. The State is responsible for plowing, but the DOT must maintain and improve the road, subject to funding. Only minor pavement improvements have been made over the past several years- the last treatment occurring in 2011.

The Chesterville Ridge Road is 2.05 miles long in Fayette. As Minor Collectors, they are plowed by the Town. Improvements may be made with state funds, but Towns must contribute matching funds. The last pavement on the Chesterville Ridge Road was completed in 2014.

The DOT rates state roads regarding condition, service quality and safety on a scale of A-F. Route 17 and the Chesterville Ridge Road are rated A for pavement condition, although the condition of some bridges and culverts is an issue. As far as service, Route 17 also receives an A while the Chesterville Ridge Road receives a C, mainly because it is posted. Most of Route 17 receives a grade of C for safety, while the portion in proximity of Fayette Central School receives a D. These scores are attributable to the road's crash history. The Chesterville Ridge Road has a safety score of A/B.

DOT road improvements are scheduled as part of the biennial budget adopted by the legislature and are listed in a document known as the Work Plan. The work plan lists projects coming up in the budget cycle, including three years out. Listings for Fayette in the most recent work plan:

- Route 17 – shimming between Lovejoy Shores Drive and Pomeroy Hill (2019),
- Chesterville Ridge Road – Light capital paving for the entire length (2020).

### **Bridges and Culverts:**

An essential part of the highway system is its bridges. To take the burden of costly bridge repairs of towns, several years ago the legislature changed bridge maintenance responsibility to the DOT. In general, now, all bridges over 10 feet long are inspected and maintained by DOT. If major work is necessary, towns would contribute matching funds.

There is just one bridge in Fayette that falls under the Maintenance schedule of MDOT. The bridge, number 3053, is located at the Echo Lake outlet in Fayette Mills. In accordance with the National Bridge Inspection Standards and MDOT's Bridge Management Coding Guides, the DOT inspects bridges two years and rates them on several criteria, such as the condition of the decking, superstructure, approaches, and channels. A federal scale of 1-100 is called the "sufficiency rating" and is a general measure of the state of the bridge.

The Fayette Mills Bridge has a Federal Sufficiency Rating of 59.1. Built in 1947, and inspected in 2018, the bridge is 45 feet long and has minor section loss in its deck, superstructure, and substructure. According to the DOT, action is required to protect exposed foundations and the bank protection needs minor repairs. Approximately 2,000 vehicles cross the bridge every day.

According to the Maine Stream Habitat Viewer, there are three culverts in town that pose a potential risk to motorists. Two culverts are located along Route 17, between Jackmans Mill Road and Fayette Ridge Road. A third culvert is located on the Chesterville Ridge Road by Mosher Pond. While the culverts are not an immediate threat to road users, significant flooding could cause the culverts to fail, resulting in the delay of emergency services or considerable detours for commuters. Since all three culverts are located on State maintained roads, the DOT is responsible for their repair.

### **Traffic Counts and Considerations:**

Historic traffic count data is recorded and provided by MDOT for several locations throughout Fayette. Traffic counts are expressed in Average Annual Daily Traffic (AADT), which is the average number of vehicles to pass over a counting point in a day. It does not differentiate between cars and trucks. AADT can tell us not only volumes, but which locations people are travelling to, and how that is changing over time.

The most heavily used public road is Route 17, which bisects Town from the northwest to the southeast. The highest traffic volume on Route 17 in 2017 (most recent count) was 1,990 vehicles per day near the intersection with Lovejoy Pond Road. West of the intersection with Lovejoy Pond Road, the traffic volume drops. Near its intersection with Jackmans Mill Road, the AADT on Route 17 was 1,260 in 2017. Surprisingly, the AADT for Route 17 near the intersection with Lovejoy Pond Road was also 1,990 in 1996. The 1996 AADT on Route 17 near the intersection of Jackmans Mill Road was 1,420. These numbers indicate minimal traffic growth over the last 20 years and would indicate little need for any major improvements.

The Chesterville Ridge Road, the other collector road, carries about one-quarter the traffic of 17. Just north of its intersection with 17, the average daily traffic in 2014 was 510. This is an increase from 1996, when it was 410. Traffic counts on the Lovejoy Pond Road and the Jackmans Mill Road have both seen slight drops. In 1996, Lovejoy Pond Road had an AADT of 460 just south of Route 17. In 2017 that number dipped to 400. Similarly, Jackmans Mill Road saw its traffic drop from 500 in 1996 to 360 in 2017.

The overall use, and consequently stress, on the transportation network has remained steady, if not decreased recently. This would indicate little need for major transportation network improvements.

### **Safety:**

The Maine DOT tracks accident data on the highway system. It uses the data to identify high crash locations (HCL). DOT defines an HCL as a roadway intersection or segment which experiences 8 or more accidents in a 3-year period and a Critical Rate Factor (CRF) in excess of 1.00. (The CRF is a comparison of the actual number of accidents compared to the average accident experience for the volume of traffic.)

From 2000 to 2019, the DOT identified three sections of road in Fayette that are high crash locations. The section of Route 17 that runs from the 12 Corners to the Livermore Falls town line had 8 total crashes resulting in 5 injuries. The second highest crash location segment runs along Route 17 from the Twelve Corners intersection to the intersection with Fayette Ridge Road and West Road. This segment had 16 total crashes resulting in 8 injuries. The worst high crash segment, according to overall crash counts, is the portion of Route 17 that runs from the intersection with Oak Hill Road to the intersection with Echo Lake Road. This segment reports 17 total crashes and 7 injuries. The DOT did not identify any intersections as high crash locations since 2010.

### **Other Public Ways:**

There are other public ways in Fayette, which are not maintained by the Town. The most common of these are camp roads. Camp roads provide access to shorefront property on the town's lakes. The Town is prohibited by law from expending public funds on private roads.

Fayette may have several roads whose status is unclear. Formerly town roads, they have either been abandoned through non-use or formally discontinued by the Town.

From time to time, roads are proposed to be accepted as town ways. This happens most often in the context of subdivisions, but sometimes owners of existing camp roads request that the Town accepts them for maintenance. Fayette has an *Acceptance of New Town Roads Ordinance*, which provides procedures and design standards for roads proposed to be accepted by the Town.

## **Transportation Options:**

### **Public Transportation:**

There are no local public transportation services. The Kennebec Valley Community Action Program has a demand-response service and volunteer drivers to pick up and deliver people with special needs. There are no regularly scheduled routes or pick-ups. Neighbors Driving Neighbors is a volunteer based, non-profit organization operating in the Belgrade Lakes region that provides free transportation for adults to run errands, shop, and receive medical attention.

### **Public Parking:**

From an engineering perspective, all transportation is comprised of “trips,” which contain an origin and destination. While the travel part of the trip has traditionally been the responsibility of the public sector, an essential part of the system is storage for vehicles when they are not being used, i.e. parking. In general, parking capacity is supplied by the private sector. The exceptions to this rule are where there is a public facility or where development came into being before the demand for large areas of ground devoted to parking. At times, parking during events at the Fayette Central School creates an issue with overflow onto Route 17. Expansion of parking capabilities at the School are limited, due to the location of the School’s leach field. Fayette lacks a downtown area or village center. As a result, the demand for public parking is quite limited. The majority of the Town’s events are held at the Fayette Central School, so demand is intermittent but at times intense. The Town also has limiting parking restrictions within the Traffic Ordinance.

### **Environmental Impacts of the Transportation System:**

It must be recognized that the infrastructure that supports the road system has effects on other components of the community. In certain situations, the roads could impact water quality or wildlife, or generate noise or air pollution harmful to the townspeople. The town has not identified any significant wildlife impacts on its road system. There are several stream crossings, which have to potential to bring wildlife up onto the road, but none have been noted as problem areas. Because of the extent of lake watershed coverage in town and the susceptibility of the entire regional lake system, surface runoff from roads can be a significant issue. Regarding construction of new roads, Fayette’s Land Use Ordinance requires new-road development adhere to guidelines to prevent runoff and drainage into the Town’s waterbodies.

### **Issues for the Transportation System:**

Periodically issues arise pertaining to discontinued roads. The Young Road (discontinued) is often a topic of discussion.



## 10. PUBLIC SERVICES

### **General Government:**

Fayette's local government is a Town Manager Form of government, where the town manager is the chief executive official, with five selectmen and a legislative town meeting. The Town Manager is assisted by town office staff who engages in the everyday administration of the town and its services. The offices of the town are in the Fayette Town Office, 2589 Main Street. The Town Office building was built in 1982 and houses all functions of municipal government. Though the town office has no meeting room, large meetings often take place at Fayette Central School.

The range of public services offered by the Town is such that no small group of officials could manage them all. In addition to the Board of Selectmen, Budget Committee, School Committee, Planning Board, Election Officials, and Board of Appeals, Fayette citizens are encouraged to: participate on the Comprehensive Plan Committee, serve with the Friends of Starling Hall, volunteer with the snowmobile association, and participate in other local associations.

### **Public Safety Services:**

Fayette provides comprehensive public safety and health services, including local police, fire protection, and emergency services.

### **Police Protection:**

Fayette does not have its own police force, but rather, relies on both State and County Police for police protection. The Town does provide additional funding through a rural patrols account to pay the Kennebec County Sheriff's Office for additional patrols with a focus on Fayette.

### **Fire Protection:**

The Fayette Fire Department operates on a budget of approximately \$50,000 per year. The department consists of roughly 10 members, all volunteers, most of whom work out of town. The department responds to an average of over 100 calls per year, a large percentage of which are medical assistance calls. The number of calls has been increasing gradually over the years. The Department operates out of a three-bay station on Route 17. The Department's vehicle and equipment needs are met through the Town's Fire Capital Fund. The department currently operates: an engine, a 2,200 gallon tanker, a Dodge pickup with a skid package, an ATV with additional tracks for use in the winter, and a new acquired boat. There is a concern

that the engine is over 20 years old and is quickly approaching the end of its useful life. With dwindling staff numbers, future Fire Protection Services should be discussed in case Fayette can no longer provide the service itself.

### **Emergency Response:**

The Town contract's emergency response service through Winthrop Ambulance Service. Along with Fayette, Winthrop Ambulance serves the towns of Winthrop, Readfield, Wayne, Mt. Vernon, Monmouth, and Manchester. Winthrop Ambulance responds to calls 24 hours a day, 7 days a week, and has a full-time staff of six. The service also has a part-time staff of approximately 40. It currently operates out of the old Winthrop Health Center on Old Western Avenue in Winthrop, approximately 9 miles from Fayette's village. The service station is state of the art and has enough room for 3 crews to live and work in the station simultaneously.

Fayette pays roughly \$20,000 per year for Winthrop Ambulance's service.

The Town is required to develop a hazard mitigation plan, consistent with federal, state, and county guidelines.

### **Public Works:**

The Public Works Department is responsible for maintenance of local roads and other town facilities. The Department shares a location with the Town Office but retains its own facilities. The maintenance building is a 38 foot by 50 foot peer built structure from 1977. It is sits on a concrete slab with a steel frame and corrugated metal roof. The building has three vehicle bays, an office for the Public Works Foreman and limited overhead storage. The building is in generally good condition, though an addition may be needed in the future for the storage of additional equipment.

### **Road Maintenance:**

The Public Works Department is responsible for maintaining the town ways, including plowing, summer maintenance and road improvement projects. Each year, the Department takes on several miles of hot top overlay, reconstruction, and culvert replacements. The total annual budget for both summer and winter operations of the public works department is approximately \$450,000. Yearly expenditures on road resurfacing are about \$100,000. Additional information on the local road system may be found in the Transportation chapter.

## **Solid Waste:**

Fayette does not operate its own landfill or transfer station, but instead, has an agreement with Readfield for use of their transfer station. The Readfield Transfer station is well staffed, open four days a week, and has annual household hazardous waste collection, composting facilities, and a single-sort recycling agreement with EcoMaine.

The cost of this service has more than doubled since 2015, due in large part to the fluctuations in the global recycling market. The current cost of this service is approximately \$74,000.

## **Utilities:**

Fayette does not have a public water or sewage system. Furthermore, the future implementation of a system for either utility is unlikely as Fayette remains rural and sparsely populated.

## **Education:**

### **Pre-Kindergarten- 5<sup>th</sup> Grade**

Local students in kindergarten through grade 5 attend the Fayette Central School on Route 17. The school was built in 1996 on the site of the former school which operated from 1960 until 1996. The Fayette Central School is a one story, seven classroom school, with a library and a shared-use cafeteria, gymnasium, and stage. Enrollment for the 2019/2020 school year is 76 students.

### **6<sup>th</sup> Grade- 12<sup>th</sup> Grade**

Fayette does not operate a middle school or high school. Instead, local students have the option to attend schools in RSU 38, RSU 73, or Winthrop schools. Additionally, students may attend Kents Hill School at the state tuition rate.

## 11. FISCAL CAPACITY

### Overview:

Like many towns throughout Maine, Fayette has only a handful of revenue sources with most of the town revenue coming through property taxes. In 2019, property taxes accounted for nearly 80% of the total revenue source. The Town is conscious about growing other revenue sources receiving more grants and contributions over the last five years. As expenses steadily increase, revenue sources are following a steady growth pattern.

**Table 28: Fayette Government Revenue and Expenses, 2018 and 2019**

	<u>2019</u>	<u>2018</u>	<u>Change</u>
<b>Governmental Activities</b>			
Revenues:			
Program revenues:			
Charges for services	\$ 11,155	\$ 9,834	\$ 1,321
Operating grants and contributions	143,327	110,234	33,093
Capital grants and contributions	-	12,584	(12,584)
General revenues			
Property taxes	2,912,232	2,644,012	268,220
Excise taxes	244,775	241,570	3,205
Intergovernmental	287,318	179,443	107,875
Other	94,662	53,058	41,604
<b>Total Revenues</b>	<u>3,693,469</u>	<u>3,250,735</u>	<u>442,734</u>
Expenses:			
General			
General government	\$ 302,892	\$ 312,436	\$ (9,544)
Public safety	96,308	100,896	(4,588)
Health and welfare	73,108	72,610	498
Recreation and culture	14,538	12,509	2,029
Education	2,163,183	2,004,591	158,592
Public works	500,389	503,820	(3,431)
Unclassified	214,181	204,185	9,996
Interest on long-term debt	13,108	15,928	(2,820)
<b>Total Expenses</b>	<u>3,377,707</u>	<u>3,226,975</u>	<u>150,732</u>
<b>Change in Net Position</b>	<u>\$ 315,762</u>	<u>\$ 23,760</u>	<u>\$ 292,002</u>

*Source: Fayette Annual Audit, 2020*

Fayette continues to invest in future generations with significant expenditures on education (58.2% as of 2019 compared with the second expenditure Public Works at 14.3% in 2019). The taxpayers demonstrate a willingness to contribute to growing municipal needs which bolster the community’s quality of life. Compared to other municipalities in the region, Fayette’s 2019 adjusted tax rate of \$18.75 per thousand dollars of valuation is closer to the medium tax rate.

The Town has a clear accounting and budgeting system in place which makes it very easy to track expenditures by program and line item. This enables town officials and members of the public to readily understand how municipal funds are spent. A summary of expenses and revenues by account for 2018-2019 are shown adjacent. In general, revenues had remained stable through the last few years, but property taxes increased by \$268,220 in FY 2019. The increase in revenues reflects a smaller increase in expenditures.

State Revenue Sharing, which is based on state sales and income tax revenues, decreased significantly as the recession took hold and the Legislature began raiding those program funds. State Revenue Sharing would likely recover if the program was fully funded by the Legislature. There has been a move to increase this amount by a few percent per year to reach a 3% level just recently (2019). Additionally, Fayette uses payments in lieu of taxes (PILOTS) to charge for municipal services. Although Fayette’s revenue sources are limited, the town’s fund balance continues to grow. The tables overleaf display information about Fayette’s tax base. Table 29 displays the reasonable proportion (3 percent) of the Town’s tax base that is exempt from taxation. The Town could explore fees in lieu of taxes to recover some support for especially relevant municipal services (e.g. roads and public safety), there by expanding the towns income.

**Table 29: Exempt Real Estate Property, 2019**

State of Maine	\$51,200
Public Municipal Corporation	\$3,869,000
Literary & Scientific	\$31,300
Churches & Parsonages	\$621,300
Benevolent and Charitable	\$29,500
Fraternal Organizations	\$0
Veterans	\$0
Other	\$4,000
<b>TOTAL EXEMPT PROPERTY</b>	<b>\$4,984,800</b>
<b>STATE VALUATION</b>	<b>\$166,150,000</b>
<b>PERCENT EXEMPT</b>	<b>3%</b>
<b>SOURCE: Municipal Valuation Return Statistical Summaries, Maine Bureau of Taxation</b>	

**Table 30: Fayette 2019 Valuations**

Year	Land	Buildings	Total Land & Building	Production Machinery & Equipment	Total Personal Property	Motor Vehicle Excise Tax	Distribution & Transmission
2019	\$89,356,400	\$72,876,100	\$162,232,500	\$0	\$224,400	\$240,00	\$2,128,400

**Regional Comparison:**

Compare with surrounding communities and county averages in 2019 (the latest year for which comparative population, valuation, and tax rates are available), Fayette’s full value tax rate in 2019 was in the middle at \$18.75 per \$1,000, being above the county average. Fayette’s tax rate is lower than Winthrop (\$20.25) and Readfield (\$19.55) but higher than Monmouth (\$17.65) and Wayne (\$17.96). With one of the smaller populations in the region, Fayette’s valuations are certainly lower but has higher per capita valuations and assessments. Maine Bureau of Taxation puts out the Municipal Valuation Return Statistical Summaries annually.

**Table 31: Regional Comparisons, 2019**

Jurisdiction	2019 Population	2019 State Valuation	Per Capita Valuation	2019 Commitment	Full Value Tax Rate	Per Capita Assessment
<b>Fayette</b>	<b>1,167</b>	<b>\$166,150,000</b>	<b>\$142,373.61</b>	<b>\$3,046,067</b>	<b>\$18.75</b>	<b>\$2,610.17</b>
Readfield	2,548	\$274,950,000	\$107,908.16	\$4,707,538	\$19.55	\$1,847.54
Winthrop	6,043	\$620,750,000	\$102,722.16	\$12,210,354	\$20.25	\$2,020.58
Monmouth	4,223	\$418,450,000	\$99,088.33	\$7,186,389	\$17.65	\$1,701.73
Wayne	1,200	\$198,800,000	\$165,666.67	\$3,268,416	\$17.96	\$2,723.68
Mount Vernon	1,692	\$251,700,000	\$148,758.87	\$4,219,772	\$17.55	\$2,493.96
Augusta	18,640	\$1,551,300,000	\$83,224.25	\$37,995,522	\$20.97	\$2,038.39
Kennebec County	122,181	\$10,636,100,000	\$87,052.00	\$192,211,223		\$1,573.17

SOURCE: Municipal Valuation Return Statistical Summaries, Maine Bureau of Taxation

**Accounting Practices:**

The Town has its financial records audited annually. The 2019 audit was performed by the firm of PurdyPowers and Co. and includes a detailed description of all Town funds and accounting practices. The report was favorable in its characterization of the Town’s approach to financial management. In 2019, the General Fund balance at year-end was calculated at \$1,176,540. This amount satisfies the 3-month expenditure cushion that accountants recommend be kept on-hand, but the Town has done well to maintain a balance to that level.

**Table 32: Fayette 2019 Governmental Activities**

<b>Governmental Activities</b>	<u>Receivables</u> <u>Due from</u>	<u>Payables</u> <u>Due to</u>	<u>Net Internal</u> <u>Balances</u>
General Fund:			
Special Revenue Fund:			
School Categorical Programs - non-major	\$ 33,754	\$ -	
School Categorical Programs - Local Entitlement Fund	76,670	-	
Keep Me Warm	-	(9,924)	
	<u>110,424</u>	<u>(9,924)</u>	
Permanent Funds - Trust Funds:			
Cemetery	<u>5,850</u>	<u>-</u>	
	116,274	(9,924)	\$ 106,350
Special Revenue Fund:			
General Fund:			
School Categorical Programs - non-major	-	(33,754)	
School Categorical Programs - Local Entitlement Fund	-	(76,670)	
Keep Me Warm	<u>9,924</u>	<u>-</u>	
	9,924	(110,424)	(100,500)
Permanent Funds - Trust Funds:			
General Fund:			
Cemetery	<u>-</u>	<u>(5,850)</u>	
	-	(5,850)	(5,850)
	<u>\$ 126,198</u>	<u>\$ (126,198)</u>	<u>\$ -</u>

**Special Revenue Funds:**

The following special revenue funds have been established to hold and account for specially designated resources that are restricted by law or administrative action. Special Revenue Funds are used to account for the proceeds of specific sources (other than major capital projects or expendable trusts) that are legally restricted to expenditures for specific purposes.

### Capital Project Funds:

The Town also maintains separate capital project funds which often receive transfers and intergovernmental revenue. The Town maintains a capital equipment replacement plan and funds that plan each year. The Town has a general capital improvement account. More of this is detailed in the Capital Investment Planning Section of this plan.

**Table 33: Municipal Expenditure Budget**

	2018	2019
<b>General Government</b>	\$293,510	\$ 303,455
<b>Public Safety</b>	\$86,676	\$88,012
<b>Library R&amp;C</b>	\$12,428	\$12,428
<b>Public Works</b>	\$456,990	\$467,184
<b>Debt Service</b>	\$222,908	\$ 215,300
<b>Solid Waste</b>	\$73,578	\$ 73,578
<b>Health Reserve</b>	\$ 20,000	\$10,000
<b>Capital Reserves</b>	\$20,357	\$40,000
<b>Broadband Initiative</b>	-	\$5,000
<b>TOTALS</b>	\$1,186,447	\$1,214,957
<b>Non Real Estate Tax Revenues</b>	\$379,398	\$466,086

### Summary and Findings:

The Comprehensive Plan finds that the Select Board and administration have been doing a good job in managing the budget with the usual uncertainties in state, education, and national conditions. The Town and Select Board is committed to the efficient and cost-effective delivery of public services. The Board continues to review the current mix of public services and develop budget recommendations that protect the provision of essential services, set priorities, and emphasize the need for keeping taxes reasonable. The Town is striving to maintain competitive taxation with respect to the municipal budget and is always seeking innovative and sustainable solutions to that end. They are also committed to limiting the need to incur new public debt by reviewing and updating a multi-year capital plan that addresses the town's need.



## PART III: GENERAL RECOMMENDATIONS

This part of the Comprehensive Plan lists general recommendations, in the form of policies and strategies, for each of the elements of the plan. These recommendations are intended to address the issues raised in the review and analysis of the elements in Part II, Community Assessment. The matrix also shows a suggested implementation timing and responsible party.

For this chapter, the implementation priority is divided into near-term, mid-term, long-term, and ongoing:

- “Near-term” is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances, and easily-achievable actions.
- “Mid-term” activities will be commenced and/or completed between two and five years after adoption. These consist of lower-priority activities or those which require additional planning or preparation
- “Long-term” activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
- “Ongoing” is used to identify strategies which are currently in place and should continue.

There are many strategies in the Fayette Comprehensive Plan, ranging from the broad and ongoing to the specific and finite. A list of each strategy, an estimated timeframe for implementation, and the group or person who is primarily responsible appears in the following section.

This Plan is intended to serve as a guide for the Selectboard and Town Manager as they develop annual work plans, for other Town departments as they plan and prioritize their respective work, and for the Planning Board as it considers land use and development requests. Ultimately, the success of the Fayette Comprehensive Plan will be measured by its use during everyday decision-making. Monitoring the Plan’s implementation should be an open and ongoing process.

At the least, the Selectboard will conduct an annual review of progress toward meeting the goals in this plan, identify strategies that have been implemented according to the time-line, and establish a work plan that identifies implementation priorities for the coming year.

As this Comprehensive Plan is implemented, the Select Board and Town Manager will evolve monitor progress and identify areas in need of further clarification or modification. Additionally, they will assist the Code Enforcement Officer in drafting amendments to the Town's Land Use Ordinance to assure its compatibility with the Plan. (A joint committee of Planning Board members and Comprehensive Plan Committee members is recommended for this purpose.)

The Committee should also review all future recommended Ordinance changes for compatibility with the Comprehensive Plan.

**Implementation:** The Board of Selectmen for the town will appoint an Implementation Committee. The committee will assist with implementation of the Strategies identified in the Comprehensive Plan. Annually, the plan will be reviewed for implementation progress in the following categories:

1. The degree to which the Future Land Use Plan strategies have been implemented.
2. Percent of municipal growth-related capital investments that have been directed to growth areas.
3. The location and amount of new development in relation to designated growth areas, rural areas, and transition areas.
4. The amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

If Fayette's evaluation concludes that portions of the current plan and/or its implementation are not effective, the implementation committee will propose changes.

**HISTORIC RESOURCES:**

Fayette has a wide range of preserved historical resources, not necessarily common in rural Maine. Many Fayette residents feel a strong connection to our valued heritage. There are a number of historic cemeteries, National Register of Historic Places, and pre-historic sites in town.

**Goal: To preserve the town's historic and archeological resources for the enjoyment and education of future generations.**

<p>1. The Town recognizes the importance of buildings and sites of historic significance and will aid in the development of further historic preservation.</p>	<p><b>1.1</b> – Support the Underwood Library, Starling Hall, and the historical society in efforts to integrate and catalog historical documents etc.</p> <p><b>1.2</b> – Conduct a comprehensive inventory of historical buildings and resources in Fayette for potential identification and inclusion on local, state, and federal historic listings.</p> <p><b>1.3-</b> Support the preservation and maintenance of historical buildings and resources.</p> <p><b>1.4</b> – Establish a historical marker program for locally identified historical sites and buildings in Fayette.</p> <p><b>1.5</b> – Support the collection and display of historic papers and other artifacts.</p> <p><b>1.6</b> – Encourage local residents with potentially historic homes to work with the town to develop suitable recognition of these assets.</p>	<p>Underwood Library, FOSH, Historical Society, short term.</p> <p>Underwood Library, FOSH, Historical Society, medium term.</p> <p>Town Manager/ Planning Board/ FOSH/ Historic Society, ongoing</p> <p>Underwood Library, FOSH, Historical Society, medium term.</p> <p>Underwood Library, FOSH, Historical Society, ongoing.</p> <p>Town Manager/ Planning Board/ Historic Society,</p>
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	1.7 – Develop and promote general education opportunities for the Town’s history.	ongoing Historical Society, medium term
2. The Town will prevent disturbance of archeological resources by regulating development in areas likely to contain those resources.	2.1 – Look into possible ordinance revisions, amendments, and building standards that require applicants to identify and protect archeological resources in sensitive areas.  2.2 – Make MHPC information and map of areas with high archeological potential widely available.	Planning Board, ongoing  Code Enforcement Officer/ Town Office, short term
<p><b>NATURAL RESOURCES:</b></p> <p>Fayette’s land and water assets provide a necessary buffer against environmental degradation and support for resource-based economic activity such as forestry and local agriculture. Water-based assets provide a foundation for recreation and tourism, as well as sustaining life. Protection of these assets from over-development is an important function of this Plan.</p> <p><b>Goals: To protect Fayette's natural resources, including wetlands, wildlife and fisheries habitat, shoreland, scenic vistas, and unique natural areas and water bodies.</b></p>		
3. Provide strong regulatory protection for critical natural resources, including surface and groundwater, wildlife habitat, and wetlands.	3.1 – Look into the possibility of standards of Land Use Regulation, subdivision, and shoreland zoning ordinances, regarding pollution, erosion control, and preservation of critical natural resources. Update to current practices as necessary.  3.2 – Consider protective provisions within any	Planning Board, near term  Planning Board, near term

	<p>current and future land use ordinances and incorporate maps and information from this plan’s relevant section into analysis of protected areas.</p> <p>3.3 – Consider wellhead protection zone standards.</p> <p>3.4 – Educate the public on septic system upkeep.</p> <p>3.5– Provide training for Best Management Practices for Public Works employees and municipal contractors (erosion control, culvert design, etc.).</p> <p>3.6 – Make enforcement of all existing and future regulations a high priority.</p>	<p>Planning Board, near term</p> <p>CEO, ongoing</p> <p>Town Manager, near term</p> <p>CEO, ongoing</p>
<p>4. Engage in community-wide and regional management efforts for the Town’s principal environmental assets.</p>	<p>4.1 – Maintain commitment to, and support of, the many local, regional, and state associations and programs that promote lake health (30Mile, Echo Lake, Maine Lakes Society/Lake Smart, etc.).</p> <p>4.2 – Review and revise the Phosphorous Control standards in town ordinances to enable greater compliance and better results for water quality protection and look to bolster enforcement options.</p> <p>4.3 – Maintain commitment to, and support of, Kennebec Land Trust and its efforts in town.</p> <p>4.4 – Encourage local schools to use the local waterbodies as an educational resource. Encourage public and private educational activities which</p>	<p>Town Manager, Selectmen, ongoing</p> <p>Planning Board, near term</p> <p>Town Manager, Selectmen, ongoing</p> <p>Town Manager, School Board, near term</p>

	<p>enhance the understanding of and the aesthetic appreciation of the Town's water resources.</p> <p>4.5 – Provide landowner education for protection of critical natural resources.</p> <p>4.6 – Cooperate with surrounding towns to protect the water quality of area lakes and ponds.</p> <p>4.7 – Form a natural resources protection committee.</p>	<p>Town Staff, near term</p> <p>Selectmen, Planning Board, CEO, ongoing</p> <p>Town Manager, Selectmen, medium term</p>
<p><b>AGRICULTURE AND FORESTRY RESOURCES:</b></p> <p>Like much of Maine, natural resource-based industry was Fayette’s first form of economic development, and combined with farming, provides jobs and income for many Fayette households. In addition, forest and agriculture land provides many other benefits, whether environmental or municipal.</p> <p><b>Goal:</b> To protect its rural character, the Town of Fayette should actively encourage the conservation of significant farmland and productive forest land.</p>		
<p>5. The Town will consider farming and its infrastructure a valuable part of its economic base. Agriculture will be encouraged and supported to the same extent as other businesses.</p>	<p>5.1 – Incorporate commercial agriculture into the Town’s commercial and industrial development efforts through planning for incentives such as tax credits, business promotion, and financial assistance.</p> <p>5.2 – The Town should promote local foods and value-added industry through support of local farmers, farmers markets and incentives for related businesses.</p>	<p>Town Manager, near term</p> <p>Town Manager, ongoing</p>

	5.3 – The Town will review the LUO and subdivision ordinance to ensure they are farm friendly and propose changes/amendments where applicable.	Planning Board, Selectmen, near term
6. The Town recognizes the importance of land as a prospective agricultural base. Identification of prime farm soils will help to preserve this base.	6.1 – Work with Maine Farmland Trust, local land trusts and other programs which offer conservation / agricultural easements and similar programs to preserve valuable farmland.  6.2 – Require identification of prime farmland soils on any subdivision plans.	Town Manager, Selectmen, ongoing  Planning Board, near term
7. The Town will encourage the management of forest land for sustainable yields and multiple uses.	7.1 – The Town will review the LUO and subdivision ordinance to ensure they meet the current best practices of forestry.  7.2 – The Town will adopt statewide standards for timber harvesting in the shoreland zone.	Planning Board, Selectmen, ongoing  CEO, Town Manager, ongoing
<p><b>RECREATION:</b></p> <p>Fayette has limited recreation facilities that provide some indoor and outdoor recreation opportunities for area residents. Access to recreation and cultural facilities is available to meet the basic interests and needs of the community. There is potential to expand upon these offerings.</p> <p><b>Goal: Promote, protect, and improve upon the availability of indoor and outdoor recreation opportunities for Fayette citizens.</b></p>		
8. Ensure that the recreation offerings of the town are compatible with community	8.1 – Form a permanent recreation committee.	Town Manager, Selectmen, near term

needs and values, both present and future.	<p>8.2 – Identify and develop, where reasonable, areas for increased public access to town waterbodies.</p> <p>8.3 – Investigate the feasibility of more public boat launches on town waterbodies.</p> <p>8.4 – Maintain commitment to, and support of, 30 Mile RWA and other similar organizations and their efforts in town.</p>	<p>Selectmen, Recreation Committee, near term</p> <p>Selectmen, long term</p> <p>Recreation Committee, Selectmen, Town Manager, ongoing</p>
9. Continue improvements to town open spaces and facilities, including local recreation programs.	<p>9.1 – Continue to maintain, and promote access to, existing town recreation facilities.</p> <p>9.2 – Support and promote recreational opportunities for local youths with the regional schools and local organizations.</p> <p>9.3 – Expand and promote opportunities for adults and seniors in town open spaces, possibly through passive activities, community gardens, and more community events.</p> <p>9.4 - Seek new ways to increase recreation opportunities for adults and seniors and work in cooperation with neighboring communities and regional groups.</p>	<p>Selectmen, Town Manager, Recreation Committee, near-term</p> <p>Recreation Committee, near term</p> <p>Recreation Committee, near term</p> <p>Recreation Committee, near term</p>
10. Improve local recreational trail opportunities.	10.1 –Support Fayette Ridge Riders and other groups with promotion, outreach, and in other areas when appropriate.	Recreation Committee, Selectmen, Town Office, ongoing



	<p>10.2 – Maintain commitment to, and support of, Kennebec Land Trust and other similar organizations and their efforts in town.</p> <p>10.3 – Identify and develop trail and walking path opportunities through town and region for all season use.</p> <p>10.4 – Identify and develop, where appropriate, increased opportunity for bicycle recreation.</p>	<p>Recreation Committee, Selectmen, Town Manager, ongoing</p> <p>Recreation Committee, Town Manager, medium term</p> <p>Recreation Committee, Town Manager, medium term</p>
<p><b>LOCAL ECONOMIC DEVELOPMENT:</b></p> <p>The local economy of Fayette is a crucial factor in the Town’s overall appeal and quality of life. As such, many areas of town policy are linked to local economic drivers. Like many other Maine communities, the Town is fighting unfavorable trends: rural location, limited municipal budget, and a shrinking workforce. However, Fayette does have several assets: its waterbodies, prime agricultural lands, recreational opportunities, strong school system and good quality of life. Fayette must continue to work on building upon these assets by cooperating with private businesses and regional economic players, maintaining a focus on approachable goals, and remaining proactive in its economic future.</p> <p><b>Goal: To promote an economic climate that increases job opportunities and overall economic well-being. Encourage development of local business in appropriate areas of town</b></p>		
<p>11. Continue to work with regional development partners and public-private initiatives to identify and develop new business and employment opportunities.</p>	<p>11.1 – Participate in regional economic development planning efforts of Kennebec Valley Council of Governments, SBDC and any other regional entities.</p> <p>11.2 – Promote involvement with Winthrop Lakes Region Chamber of Commerce and the Kennebec</p>	<p>Town Manager, Selectmen, near term</p> <p>Town Manager, Selectmen,</p>

	<p>Valley Chamber of Commerce.</p> <p>11.3 –Utilize State / Federal grants to enable greater economic growth if applicable.</p>	<p>near term</p> <p>Town Manager, ongoing</p>
<p>12. Improve access to funding, business, and training opportunities for prospective entrepreneurs and job seekers.</p>	<p>12.1 – Promote access to the Small Business Development Center for business advice and counseling.</p> <p>12.2 – Seek out and develop opportunities for more skill training through adult education, vocational programs, KVCC/CMCC, or employer-based programs.</p> <p>12.3- Continue efforts to strengthen Fayette’s infrastructural offerings including broadband access development.</p> <p>12.4- Promote new opportunities (State/Federal programs) as they become available and if applicable.</p>	<p>Town Staff, ongoing</p> <p>Town Staff, near term</p> <p>Town Manager, WKLBCA, ongoing</p> <p>Town Manager, Town Staff, ongoing</p>
<p>13. Target development efforts to specific, identified commercial clusters within the town.</p>	<p>13.1 - Market the Growth Area as a commercial hub and explore possible use of Tax Increment Financing.</p> <p>13.2 – Explore and modify standards to guide the design and development of commercial activities.</p>	<p>Town Manager, Selectmen, near term</p> <p>Planning Board, mid term</p>
<p>14. Ensure that local economic development remains a priority, with local support and resources dedicated to economic development efforts.</p>	<p>14.1 – Explore the possible creation of an Economic Development Committee and ensure that adequate staff resources are dedicated to economic development activities.</p>	<p>Town Manager, Selectmen, mid term</p>

	<p>14.2 – Identify appropriate grant programs to further the Town’s economic development strategies in the most cost-effective manner possible.</p> <p>14.3 – Continue to recognize the value of Conservation and Recreation as an increasing economic driver and work to support and foster these activities.</p> <p>14.4 – Work to improve broadband access throughout Fayette.</p>	<p>Town Manager, ongoing</p> <p>Town Manager, Selectmen, Planning Board, ongoing</p> <p>Town Manager, Selectmen, Planning Board, ongoing</p>
<p><b>HOUSING:</b></p> <p>Fayette’s housing stock, mostly of rural, single-family nature, continues to grow despite the Town’s slow population growth. Typical of rural Maine, there is older classic architecture with some contemporary and mobile homes spread throughout the Town. The Town’s rental and senior housing needs are underserved, and it can anticipate need for more rental housing and senior housing in the future. Affordability is becoming a greater issue in Town. Fayette saw a 117% increase in median home price since 2000, second only to Mt. Vernon.</p> <p><b>Goal: To encourage and promote a range of affordable, decent housing opportunities and options for Fayette residents.</b></p>		
<p>15. Continue to ensure that housing in Fayette is available and affordable for the existing and projected workforce. At least 10 percent of new housing units should be affordable.</p>	<p>15.1 – Review and as needed amend growth area land use regulations to support affordable housing initiatives and to make housing less expensive to develop.</p> <p>15.2 - Locally promote the availability of MSHA programs, especially owner-occupied multi-family housing.</p>	<p>Planning Board, mid term</p> <p>Town Manager /CEO/ Town Office, ongoing</p>

<p>16. Plan for shifting demographic demands for housing.</p>	<p>16.1 – Work with area hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.</p> <p>16.2 – Review and, as needed, amend multi-family and ADU housing standards and requirements.</p> <p>16.3 – The town shall consider the retention of certain tax-acquired properties and purchase appropriate sites throughout town which are best suited to provide housing opportunities for low income and elderly.</p>	<p>Town Manager, mid term</p> <p>Planning Board / CEO, short term</p> <p>Town Manager, Selectboard, near term</p>
<p>17. Maintain the quality of the existing housing stock and ensure safe and efficient new development.</p>	<p>17.1 – Seek grant funding for local homeowners to upgrade / maintain homes and make them more energy efficient.</p>	<p>Town Manager, ongoing</p>
<p><b>TRANSPORTATION:</b></p> <p>In today’s society, transportation is a critical element to the local economy and community, providing access to jobs, services, and products. Fayette’s transportation system is structured to provide access both within the town and to a larger market area. The road network serves primarily motor vehicles and is in generally good condition. The town has no pedestrian network and no direct access to public transportation.</p> <p><b>Goal: To maintain and improve an efficient transportation system that aids economic growth and serves all users.</b></p>		
<p>18. Develop and maintain a safe and convenient multi-modal transportation system within budgetary constraints of the town.</p>	<p>18.1 – Maintain adequate funding in the local road budget for continued maintenance of local roads.</p>	<p>Town Manager, Selectmen, ongoing</p>

	<p>18.2 – Participate in DOT funding solicitations and planning opportunities for future road improvements in Fayette and the region.</p> <p>18.3 – Review access and parking requirements in the Land Use Ordinance to ensure consistency with DOT requirements and up-to-date standards.</p> <p>18.4- Develop and maintain a local road classification system to be used for maintenance scheduling, emergency preparedness, development planning, etc.</p>	<p>Town Manager, ongoing</p> <p>Planning Board, near term</p> <p>Town Manager, Public Works, Transportation Committee, near term</p>
<p>19. Create and maintain a safe and attractive pedestrian and bicycle network in portions of the town.</p>	<p>19.1 –Explore the development/feasibility of sidewalks</p> <p>19.2 – Request DOT explore the possibility of bicycle infrastructure expansion/implementation in Town.</p> <p>19.3 – Request Safe Routes to School funding to improve access to FCS.</p> <p>19.4– Prepare a bike/ped report to identify gaps, infrastructure needs, and possibilities in the system.</p>	<p>Town Manager, Selectmen, ongoing</p> <p>Town Manager, long term</p> <p>Town Manager, long term</p> <p>Town Manager, Transportation Committee, near term.</p>
<p>20. Ensure that the transportation system is compatible with community needs and values.</p>	<p>20.1 – Train Public Works crews and other Town Staff in best management practices for erosion control, habitat protection and shifting environmental conditions.</p> <p>20.2- Create a transportation committee to address transportation issues in Town.</p>	<p>Town Manager, Public Works Director, near term</p> <p>Town Manager, Selectmen, near term</p>

	<p>20.2 – Support and promote public/alternative transportation initiatives and programs as they arise to meet the needs of the Town’s entire demographic.</p> <p>20.3- Inventory unsafe, troublesome areas in Town as they pertain to transportation.</p>	<p>Town Manager, Transportation Committee, near term</p> <p>Transportation Committee, Public Works, mid term</p>
<p><b>PUBLIC SERVICES:</b></p> <p>Fayette provides comprehensive public safety and health services and contracts those services that aren’t directly provided by the Town. The Town directly oversees fire services and public works and cooperates with the school district on education and the State, County, and Winthrop Ambulance Service for emergency services. The town further has an arrangement in place to utilize the Readfield transfer station. As such, cost-effective service delivery is a top priority.</p> <p><b>Goal: Meet the public service demands of the Fayette community, both at present and in the future, in the most cost-effective manner possible.</b></p>		
<p>21. Utilize fiscal responsibility and public involvement to provide needed general services in the most cost-effective manner possible.</p>	<p>21.1 – Actively pursue cooperative purchasing opportunities with neighboring towns, regional organizations, and the school district.</p> <p>21.2 – Continue to utilize a team approach to town government operations, sharing labor on joint projects, and meeting regularly among all town workers.</p> <p>21.3 – Welcome community involvement through expanded information sharing and a more user friendly/efficient online presence (Town website,</p>	<p>Town Manager, ongoing</p> <p>Town Manager, ongoing</p> <p>Town Manager, Town Staff near term</p>

	<p>town social media accounts, school district website, etc.)</p> <p>21.4 – Continue to monitor and evaluate the agreement with Readfield for the use of their transfer station.</p>	Town Manager, Selectmen, ongoing
22. Provide efficient emergency services while monitoring.	<p>22.1 – Continue the police protection arrangement with both the county and the state.</p> <p>22.2 - Actively seek regionalized opportunities for fire protection services, including shared equipment purchases and training sites and other opportunities.</p> <p>22.3 – Continue to monitor the adequacy of fire call response time and hydrant availability.</p> <p>22.4 – Monitor and evaluate emergency response services on a regular/annual basis.</p>	<p>Town Manager / Selectmen, ongoing</p> <p>Town Manager, Selectmen, Fire Chief, ongoing</p> <p>Town Manager, Fire Chief, ongoing</p> <p>Town Manager, Selectmen, Fire Chief, WAS, ongoing</p>
23. Make strategic investments in public facilities and services to accommodate and encourage growth.	<p>23.1 – Establish a Fayette Building Committee to review and recommend options for the Board of Selectmen to consider regarding the future planning for a new Town Office.</p> <p>23.2 – Continue to support and encourage improvements to the Starling Grange Hall.</p> <p>23.3 – Consider an expansion of the Underwood Memorial Library.</p> <p>23.4 – Evaluate and plan for improvements to the</p>	<p>Town Manager, Selectmen, near term</p> <p>Town Manager, Selectmen, ongoing</p> <p>Town Manager, Selectmen, ongoing</p> <p>Town Manager, Selectmen, School Board, near term</p>

	Fayette Central School. 23.5 – Support efforts to develop broadband internet access in town.	Town Manager, Selectmen, WKLCBA, School Board, ongoing
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### **Fayette Comprehensive Plan Vision Statement:**

*“Looking to the future, we the citizens of Fayette, Maine shall continue to protect its scenic, recreational and natural resources in keeping with the unique character of our town. We hope to preserve and improve upon the rural qualities we value while building for opportunities enabling our community to live and work across the lifespan. Our focus would lend direction for plans that are environmentally sound and growth that is sustainable, ensuring good stewardship of our history and culture.”*

### **Future Land Use Vision:**

Fayette’s rural qualities consistently remained at the top of the public’s input throughout the creation of this Plan. “We hope to preserve and improve upon the rural qualities we value...” is an essential component to the vision. As the vision relates to Future Land Use, this section will seek to highlight the steady growth seen over the last decade in Fayette while charting a path forward to preserve, support, and improve these rural qualities. Furthermore, sustainable growth and environmental conservation can be achieved through proper Land Use strategies. As a town that possesses a variety of critical resources, incredible water sources, and important historical landmarks, Fayette’s land use requires continued focus to preserve and secure these crucial elements.

### **Current Land Use Patterns:**

Fayette has continued to maintain and preserve the rural character of the town while protecting the natural resources that are found throughout. Although development in Fayette has been relatively low, most land use management strategies are focused on residential developments and protecting those resources which are sensitive to development. This pattern of development has contributed to a steady level of low growth which is common for rural towns in the region.

The existing land use controls have built a strong foundation to bolster the rural character of the town. Yet, many of these ordinances have become burdensome to the Town, Planning Boards, and citizens. For example, the intended functionality of the Land Use Ordinance is to preserve the rural character while also maintaining the general welfare for Fayette residents and the Town’s natural environment. However, this ordinance has many outdated and illogical parts making any type of development or property improvement difficult and

tedious. The Land Use Ordinance needs to be reviewed and updated to make sure that the requirements are logical and not overbearing.

Although the Land Use Ordinance has been a primary challenge for the Town, Planning Board, and citizens, the other Land Use controls, including the Subdivision Ordinance, have been utilized infrequently and appear to be functional. Existing ordinances should still be reviewed to make sure they are updated according to state statute and the needs of Fayette.

### **Land Use Plan Strategies:**

Public input sessions indicated that the citizens of Fayette wanted to maintain the low level of growth in the town while also limiting commercial development. Without a prominent village area, growth areas can be a valuable tool to encourage residential growth. Future municipal capital investments and new residential developments will be encouraged to be located into designated growth areas. Without a strong desire to increase commercial and industrial, growth areas in rural areas can be focused on residential developments and safeguarding the important natural resources in those areas.

Due to this lack of demand for development overall and the adequacy of current land use strategies, this plan will continue to support the existing growth areas located along Route 17 starting near the Fayette-Readfield border to Lovejoy Pond Road and the area between Route 17 and Watson Heights Road starting at Sanderson Corners.

### **Critical Resource Areas:**

The existing Shoreland Zoning Resource Protection Zone in Fayette is designated a Critical Resource Area and is protected by mandatory regulatory mechanisms. Other high-value areas identified by the Natural Resources Chapter of this plan may also be designated as Critical Resource Areas and will be protected primarily by non-regulatory mechanisms.

Is this section enough

Reflect in Map expand

How can they effectively be protected?

### **Regulatory Changes:**

The Land Use Ordinance in Fayette needs to be reviewed and brought into modern form. The existing structure of this ordinance includes many unnecessary elements and impacts all forms of development. The Town and Planning Board need to review the Land Use Ordinance and remove many of the outdated and difficult requirements.

Other regulatory tools, including the Subdivision Ordinance, continue to function and preserve the rural character of the town. There may be future interest in developing land use regulations focused on affordable housing and further preservation of Fayette’s natural resources.

### **Designated Growth Areas:**

Designated Growth Areas indicate locations in Fayette where development should be encouraged. With a primary focus on maintaining the rural-residential nature of the town, these Growth Areas can support this desire while simultaneously allowing a continued level of steady growth.

In 2009, Fayette identified two Designated Growth areas along the Route 17 corridor. The first began in on the eastern border of Fayette along Route 17 until the road bends towards the North. This area is primarily residential and includes the Fayette Central School as well as the Fayette General Store. The second Designated Growth area in the 2009 Plan covered mostly the eastern side of Route 17 between Sanderson Corners up towards Tilton Pond. Over the last decade, these designated growth areas lacked the appropriate support through regulatory measures and residential developments occurred throughout the town – most outside of these areas.

Throughout the creation of this plan, committee members and public feedback indicated that the northern growth area between Tilton Pond and Sanderson Corners should not remain a designated growth area moving forward. A significant portion of this area ran through the Shoreland District as well as through critical resources. Increased development in this area could potentially harm the surrounding ecosystems. Furthermore, significant slopes made part of the designated growth area undevelopable without major landscaping.

This Plan looks to balance the desire for a rural-residential community while also identifying better measures to support the designated growth area along the eastern portion of Route 17. This location is more desirable for increased development as it already exists as one of Fayette’s hubs. With only one growth area, Fayette needs to support regulatory measures and development that can encourage growth within the growth area while discouraging developments outside of the growth area.

### **Strategies to Encourage Growth in Growth Area:**

- Develop areas as a gateway to the community, with improved entry signs
- Explore the revision / creation of land use regulations that encourage and promote village-scale development densities and styles within designated growth area

- Explore how publicly owned Fayette land can be utilized in the Growth Area and identify potential for public land usage

### **Strategies to Discourage Growth Outside of Growth Area:**

- Coordinate efforts to implement conservation projects and seek out land conservation opportunities
- Incorporate future potential for agriculture and forestry into the Town's economic development planning and strategies
- Continue to promote enrollments in current-use agricultural and tree growth tax programs
- Discourage mobile home parks and other forms of large, high-density development
- Work with Planning Board, Select Board, and developers to avoid infrastructure improvements and other types of development that promote growth in rural areas
- Continue to avoid sprawl development while identifying locations for small-scale commercial development

### **Monitoring and Evaluation:**

The Town should put into place a formal system to track growth and development. This will become more important when growth picks up again in the future. The Town should be able to monitor growth on at least an annual basis and respond if it becomes apparent that growth is beyond the expected levels and against the rural-residential character of Fayette.

## CAPITAL INVESTMENT PLAN

The purpose of Fayette's capital investment plan (CIP) is to maintain our buildings and replace Town equipment in the most fiscally responsible manner. Fayette's CIP is intended to prevent deferred maintenance resulting in expensive failures and emergency spending that spikes property tax rate increases. Town Meeting setting aside reserve funds with the guidance of a thoughtful proactive CIP is the single most powerful financial tool available to Fayette taxpayers.

- **TOWN OFFICE**

A report was prepared in 2014 by Ames Engineering to evaluate the needs for space in the Town Office which was built in 1983 by the Army Corps of Engineers as short-term solution. That report shows a need for twice the amount of office space than is currently available. The Town Managers office is in the basement without a ceiling, has unfinished walls and lacks a conference room to meet with visitors, constituents and other people having business with the town privately. A recent meeting with a vendor was conducted outside on the deck because of the lack of meeting space.

The need for an expanded or new Town Office has been known for over a decade yet very little effort has been made done to address the issue. The building does not meet Fayette's or the State's current building and ADA codes. It is not energy efficient, built with two by four studding, lacks a finished siding, has a dated inefficient heating and cooling systems. Safe and fireproof storage for important historical documents is inadequate to house the towns critical files.

**The estimated cost is: \$762,133.00**

- **PUBLIC WORKS**

The public works garage was constructed over fifty years ago and is in reasonably good condition. It does need energy conservation upgrades, and a new energy efficient heating system as identified in a recent energy audit of town buildings paid for through a grant managed by the Kennebec Valley Council of Governments was completed by Siemens. A pole barn includes two bays for storage of equipment and supplies. A space analysis identified the need for a third bay to be built between the two existing buildings. The salt shed is adequate for storage of ice treatment materials for application on winter roads. The sand storage facility constructed approximately 20 years ago is in good condition and houses the towns winter

sand/salt treatment material. Future needs to be investigated include additional storage for vehicles and equipment.

- **UNDERWOOD LIBRARY**

The library is housed in the Fayette Mills one room schoolhouse constructed and is over 150 years old. It does not have a well or septic system and has limited space for activities, research computer support and reading. A porta-potty for use by staff and visitors has been a year-round fixture for the last several years.

An analysis of space needs for the library was conducted by the Sewall company. The report developed a conceptual replacement structure to be built on school grounds.

The Town is fortunate to currently have an energetic group of Library Trustees that have pursued making structural, service oriented and aesthetic improvements to this building. However, the lot size and adjacent wetlands limits any potential improvements outside of the existing envelope.

- **SCHOOL**

The school was constructed in 1996 and is in good condition. Over the last decade many energy efficient upgrades have been installed, as well as a new pellet boiler and back up oil boiler. The price of oil and pellets determine which system is used. The building is in good condition but requires constant maintenance to keep it from deteriorating. Parking has become a problem. The existing parking area overflows daily and is completely inadequate for functions where the public is invited in.

- **STARLING HALL**

Starling Hall began construction was constructed in 1875 and is the oldest building in Maine known to be built specifically as a Grange Hall. As a result of several inspections by the State Fire Marshal the second floor was closed to public use but, the first floor could be used on a limited basis. The kitchen stove was removed leaving just a refrigerator and sink for equipment. A Town Meeting vote in 2014 supported the retaining of this Hall by the Town. Later in 2014 the Friends of Starling Hall organization was formed and in 2015 a report on the building was completed by Ames Engineering documenting the need for repairs to bring the building into compliance with building and ADA codes.

Again, Fayette is fortunate to have a dedicated group of volunteers in the Friends of Starling Hall that over the last three years have made substantial progress in revitalizing this building to once again serve as a functional Community Center. As a

town owned building, these renovations cannot be supported solely through donations and needs Town Capital Investment.

**The estimated cost is \$646,235.00**

- **FIRE DEPARTMENT**

The Fire Station was constructed in 2006 And is in good condition. However, the paved parking and driveway is deteriorating and needs to be resurfaced. The roof shingles are approaching the end of their expected life span and will need to be replaced within five years.

The Town is fortunate once again to have a dedicated group of Volunteer Firemen that have maintained the interior of the building and arranged for improvements as necessary and funded by Town Meeting.

<b>Expense</b>	<b>Estimated Cost of Repairs</b>	<b>Projected Purchase Year</b>
Roof	\$80,000	2026
Crack Seal DW	\$3,000	2019
Repair & repave	\$50,000	2023
Front door roof & door	\$5,000	2019
Side door roof & stoop	\$4,000	2019
Maintenance		
<b>TOTAL</b>	<b>\$142,000</b>	
<b>Fire Station Reserve Fund</b>	\$16,662	

- **CEMETERIES**

The cemeteries in Fayette date back to the towns founding before Maine attained its statehood. Many of the gravestones are broken, toppled over, need cleaning and repair. The fences and gates need to be replaced or repaired. An estimate of costs for completing some of this work was completed in 2019.

<b>Cemetery</b>	<b>Estimated Cost of Repairs</b>	<b>Projected Purchase Year</b>
Fellows		
North Fayette		
Old North Fayette		
Fayette Corner		
Kent		

Fayette Mills		
Berry Family		
Old Fayette Mills		
<b>Cemetery Reserve Fund</b>	\$19,904	
<b>CEMETERY TRUST FUNDS</b>		Gross value need to reconcile with available cash vs trust principals

## VEHICLES AND EQUIPMENT

- **PURPOSE**

Three departments in the Town of Fayette require rolling stock replacement plans. It is the intent of each Capital Investment Program to maintain an independent reserve fund value that supports the replacement of these vehicles and equipment with a 50% payment from the reserve fund and a 50% financing or budget year allocation. To accomplish that goal, these CIP accounts need to be funded perpetually with an amount as follows:

1. Fire Department- \$14,000;
2. School Committee-\$20,000;
3. DPW & Town- \$19,000\*

\*This only reflects equipment scheduled for replacement.

This translates to a total Rolling Stock CIP budget of \$53,000 in equivalent 2018 dollars.

- **PUBLIC WORKS/TOWN OFFICE**

Public Works and Town -The Fayette Public Works Department has sixteen pieces of equipment. Refer to Table 3 for descriptions, replacement costs and year of projected purchase. This equipment is scheduled for replacement at various times over the next 30 years with an approximate replacement cost in 2018 dollars of \$1,300,000. Town Meeting added \$21,306 to the Department's CIP budget in the FY2019 budget including a \$6,036 transfer from the Salt Shed CIP fund. This addition brings the DPW rolling stock CIP reserve fund to approximately \$64,000. With a goal of funding 50% of the purchase price of a new equipment from the reserve fund and financing the remainder, in a fiscally responsible annual budget the DPW's CIP Fund should be funded at no-less than \$19,000 per year.



<b>PUBLIC WORKS -TOWN OFFICE</b>	<b>Replacement Cost</b>	<b>Projected Purchase Year</b>
1999 STERLING DUMP TRUCK (#19)	\$130,000	2023
2001 FREIGHTLINER DUMP TRUCK (#20)	\$130,000	2025
2006 CHEV. P/U WITH PLOW (#13)	\$30,000	2029
2010 INTERNATIONAL DUMP TRUCK (#8)	\$130,000	2030
2015 WESTERN STAR WHEELER (#14)	\$170,000	2040
2010 TOYOTA RAV 4	\$35,000	2028
1952 FARM TRACTOR	\$5,000	TBD
1975 CATERPILLAR GRADER	\$125,000	TBD
1987 GMC FLATBED (#32)	TBD	TBD
1992 JOHN DEERE BACKHOE # 300D	\$80,000	2040
2002 JOHN DEERE LOADER # 544H	\$100,000	TBD
2011 JOHN DEERE EXCAVATOR	\$102,000	2052
12" Chipper	\$45,000	TBD
Asphalt Paver	\$150,000	TBD
Hay Chopper	\$7,000	TBD
<b>Replacement Value Total</b>	<b>\$1,239,000.00</b>	
<b>Public Works Reserve Fund Balance</b>	<b>\$42,351.00</b>	

- **FIRE DEPARTMENT**

The Fayette Volunteer Fired Department has three fire trucks plus various fire-fighting specialized equipment to include a boat and all-season ATV with a trailer. Refer to Table 4 for descriptions, replacement costs and projected year of purchase. These trucks are scheduled for replacement at various times over the next 20 years with a total replacement cost in 2018 dollars of \$680,000. Town Meeting added \$10,000 to the Department's CIP budget in the FY2019 budget bringing the total CIP reserve fund to approximately \$50,000. With a goal of funding 50% of the purchase price of a new truck from the reserve fund and financing the remainder, in a fiscally responsible annual budget the Fire Department's CIP Fund should be funded at no less than \$14,000 per year.

<b>FIRE DEPARTMENT</b>	<b>Replacement Cost</b>	<b>Projected Purchase Year</b>
1993 GMC Top Kick Class A Pumper (#31)	\$275,000	2031
1999 Dodge Pick Up Truck Forestry ( #34)	\$70,000	2025
2013 International tanker/pumper	\$350k	TBD
16 ft. Boat, motor & trailer (#35)	\$14,000	TBD
ATV & Trailer	\$20,000	TBD
<b>Replacement Value Total</b>	<b>\$729,000</b>	
<b>Reserve Fund Balance</b>	<b>\$50,000 +/-</b>	

- **SCHOOL DEPARTMENT**

The Fayette School Department has three school buses that are rotated daily depending on availability with two being required to be on the road every school day. Refer to Table 5 for descriptions, replacement costs and projected year of purchase. These buses are scheduled for replacement at various times over the next seven years with a total replacement cost in 2018 dollars of \$270,000. With a goal of funding 50% of the purchase price of a new bus from the reserve fund and financing the remainder, in a fiscally responsible annual budget the Fire Department’s CIP Fund should be perpetually funded at no-less than \$20,000 per year in 2018’s equivalent dollars.

*Table 1 School Department*

<b>SCHOOL DEPARTMENT</b>	<b>Projected Purchase Year</b>
FRHT B2 (#8)	2010
Bluebird TK (#6)	2012
Bluebird TK	2020

## REGIONAL COORDINATION PLAN

As a rural neighborhood in Kennebec County, Fayette continuously works with surrounding communities for the purpose of enhancing economic development, managing government resources, and protecting natural resources. In addition, Fayette participates in larger regional organizations where it is evident that regional effort is more effective.

**Current regional activities include (this is not an exhaustive list):**

- Mutual aid agreements with neighboring municipalities for recreation and fire / rescue services
- Joined Readfield Transfer Station between Readfield & Wayne
- Member of West Kennebec Lakes Community Broadband Association with Leeds, Readfield, Mount Vernon, Vienna, and Wayne

For the purpose of this comprehensive plan, several of the recommendations contain a regional component. The following is a list of those strategies:

- 4.1 – Maintain commitment to, and support of, the many local, regional, and state associations and programs that promote lake health (30Mile, Echo Lake, Maine Lakes Society/Lake Smart, etc.).
- 4.3 – Maintain commitment to, and support of, Kennebec Land Trust and its efforts in town.
- 6.1 – Work with Maine Farmland Trust, local land trusts and other programs which offer conservation / agricultural easements and similar programs to preserve valuable farmland.
- 9.2 – Support and promote recreational opportunities for local youths with the regional schools and local organizations.
- 9.4 - Seek new ways to increase recreation opportunities for adults and seniors and work in cooperation with neighboring communities and regional groups.
- 11.1 – Participate in regional economic development planning efforts of Kennebec Valley Council of Governments, SBDC and any other regional entities.
- 11.2 – Promote involvement with Winthrop Lakes Region Chamber of Commerce and the Kennebec Valley Chamber of Commerce.
- 12.2 – Seek out and develop opportunities for more skill training through adult education, vocational programs, KVCC/CMCC, or employer-based programs.
- 12.3- Continue efforts to strengthen Fayette’s infrastructural offerings including broadband access development.
- 16.1 – Work with area hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.
- 21.1 – Actively pursue cooperative purchasing opportunities with neighboring towns, regional organizations, and the school district.

- 21.4 – Continue to monitor and evaluate the agreement with Readfield for the use of their transfer station.
- 22.2 - Actively seek regionalized opportunities for fire protection services, including shared equipment purchases and training sites and other opportunities.

## APPENDIX

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114: Basic Planning Map

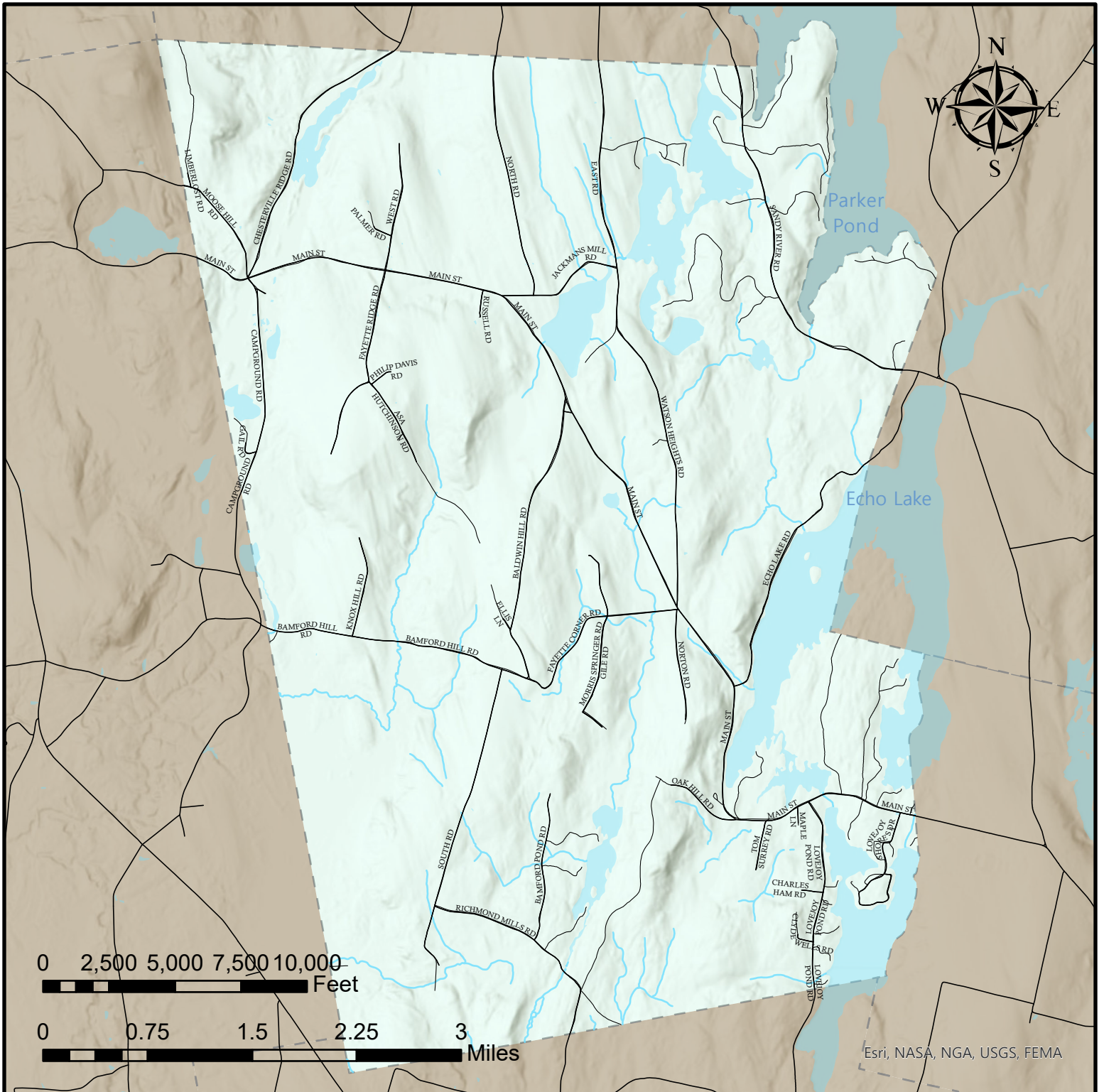
115: Relief Map

116: Soils Map

117: Water Resources Map





118: Land Coverage Map

119: Future Land Use Map



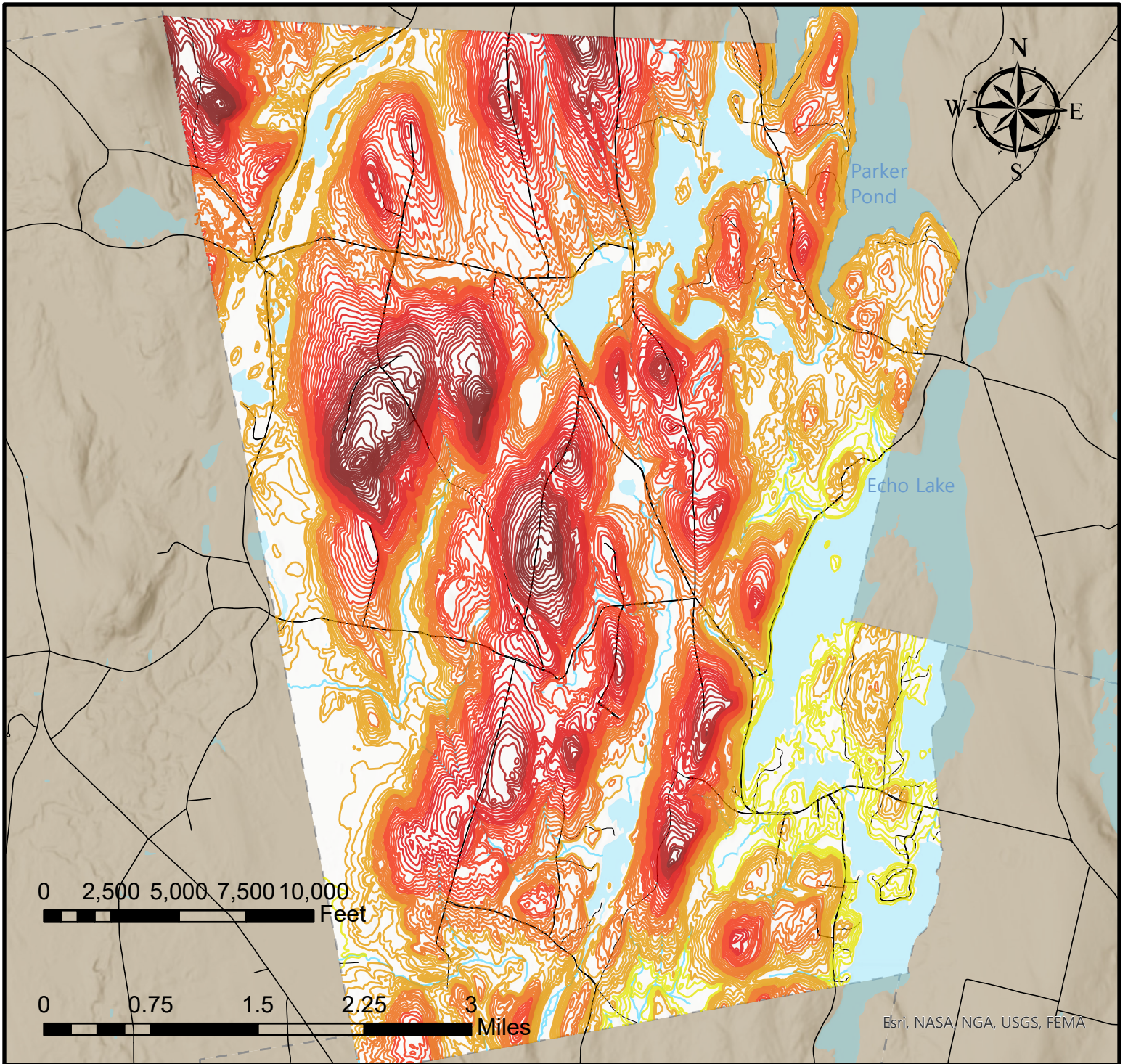
**Town of Fayette**  
**Kennebec County, Maine**  
**Basic Planning Map**  
**2020 Comprehensive Plan**

**Map Legend**

-  State Highway
-  State Aid
-  Lakes, Ponds, & Rivers
-  Streams



Neither KVCOG nor the Town of Fayette assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.  
 Data Sources: Maine Office of GIS, Maine DOT Created 01-2021 CT



Esri, NASA, NGA, USGS, FEMA

**Town of Fayette**  
**Kennebec County, Maine**  
**Relief Map**  
**2020 Comprehensive Plan**

**Map Legend**

- |                          |                 |                 |
|--------------------------|-----------------|-----------------|
| — State Highway          | — 0ft - 350ft   | — 561ft - 630ft |
| — State Aid              | — 351ft - 420ft | — 631ft - 700ft |
| — Lakes, Ponds, & Rivers | — 421ft - 490ft | — 701ft+        |
| — Streams                | — 491ft - 560ft |                 |
| — State Highway          |                 |                 |



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Parker Pond

Echo Lake

0 2,500 5,000 7,500 10,000 Feet

0 0.75 1.5 2.25 3 Miles

Esri, NASA, NGA, USGS, FEMA

**Town of Fayette  
Kennebec  
County, Maine  
Soils Map  
2020  
Comprehensive  
Plan**

**Map Legend**

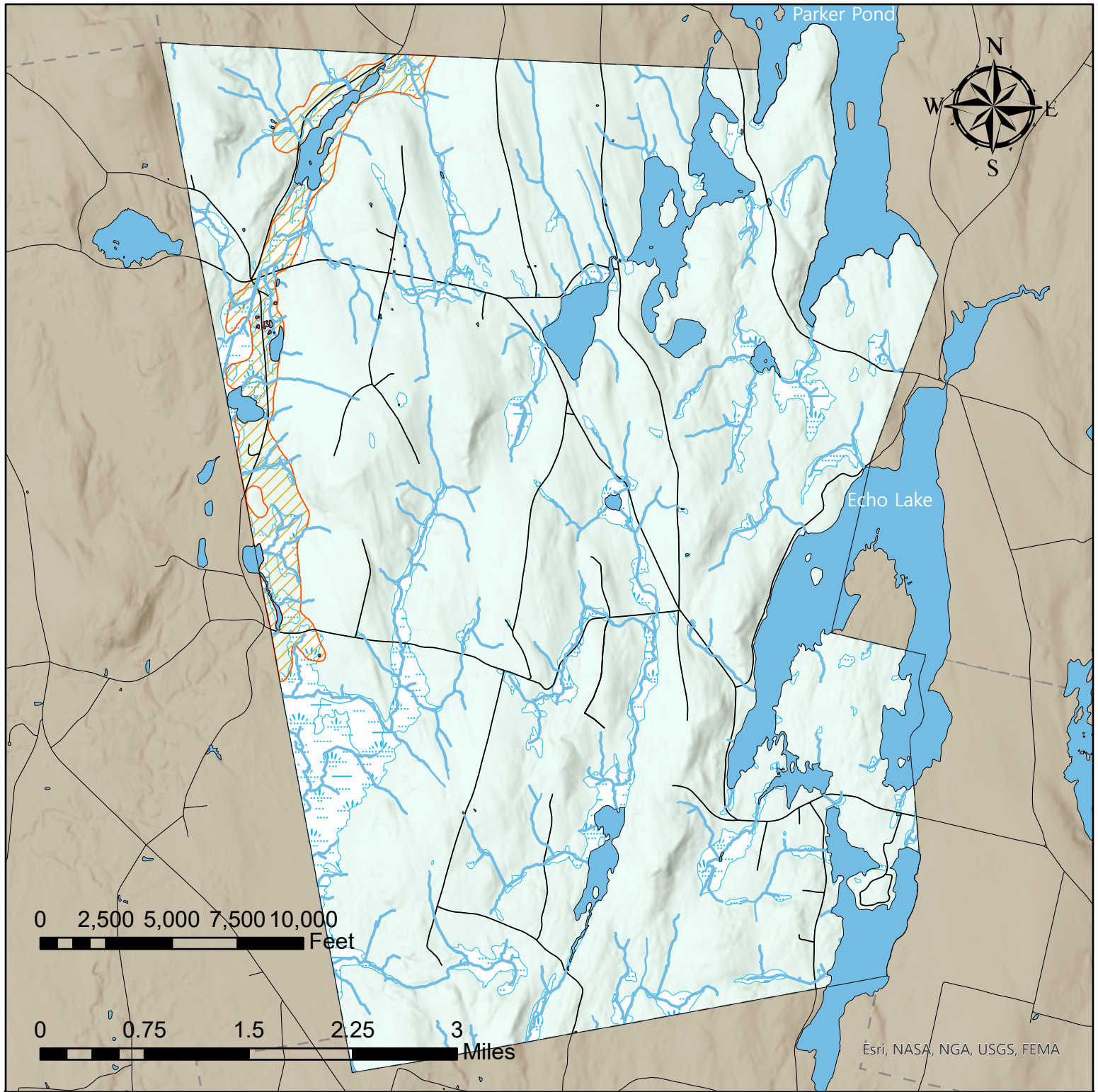
- |  |  |  |
|--|--|--|
| Berkshire fine sandy loam, 3-8% slope    | Paxton-Charlton fine sandy loam, 3-8% slope              | RcA  |
| Biddeford mucky peat                     | Paxton fine sandy loam, 8-15% slope                      | Ridgebury very stone fine sandy loam               |
| DL                                       | PcB  | Scantic silt loam                                  |
| Deerfield loamy fine sand, 0-8% slope    | Paxton very stony fine sandy loam, 8-15% slope           | Scarboro mucky peat                                |
| GP                                       | PcD  | Togus fibrous peat                                 |
| Hinkley gravelly sandy loam, 3-8% slope  | Paxton-Charlton fine sandy loam, 3-8% slope              | W  |
| Hinkley gravelly sandy loam, 8-15% slope | Paxton-Charlton fine sandy loam, 8-15% slope, eroded     | Windsor loamy sand, 3-8% slope                     |
| HkD                                      | PdD2   | Windsor loamy sand, 8-15% slope                    |
| Hollis fine sandy loam, 3-8% slope       | Paxton-Charlton very stony fine sandy loam, 3-8% slope   | WmD  |
| Hollis fine sandy loam, 8-15%            | Paxton-Charlton very stony fine sandy loam, 8-15% slope  | Woodbridge fine sandy loam, 3-8% slope             |
| Hollis fine sandy loam, 8-15% slope      | Paxton-Charlton very stony fine sandy loam, 15-30% slope | WrC  |
| HtC                                      | PkB  | Woodbridge very stony fine sandy loam, 3-8% slope  |
| HtD                                      | RF   | Woodbridge very stone fine sandy loam, 8-15% slope |



**Kennebec Valley  
Council of Governments**  
*Regional service, local results*

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Data Sources: Maine Office of GIS, Maine DOT Created 01-2021 CT





Esri, NASA, NGA, USGS, FEMA

# Town of Fayette

**Kennebec County, Maine  
Water Resources Map  
2020 Comprehensive Plan**

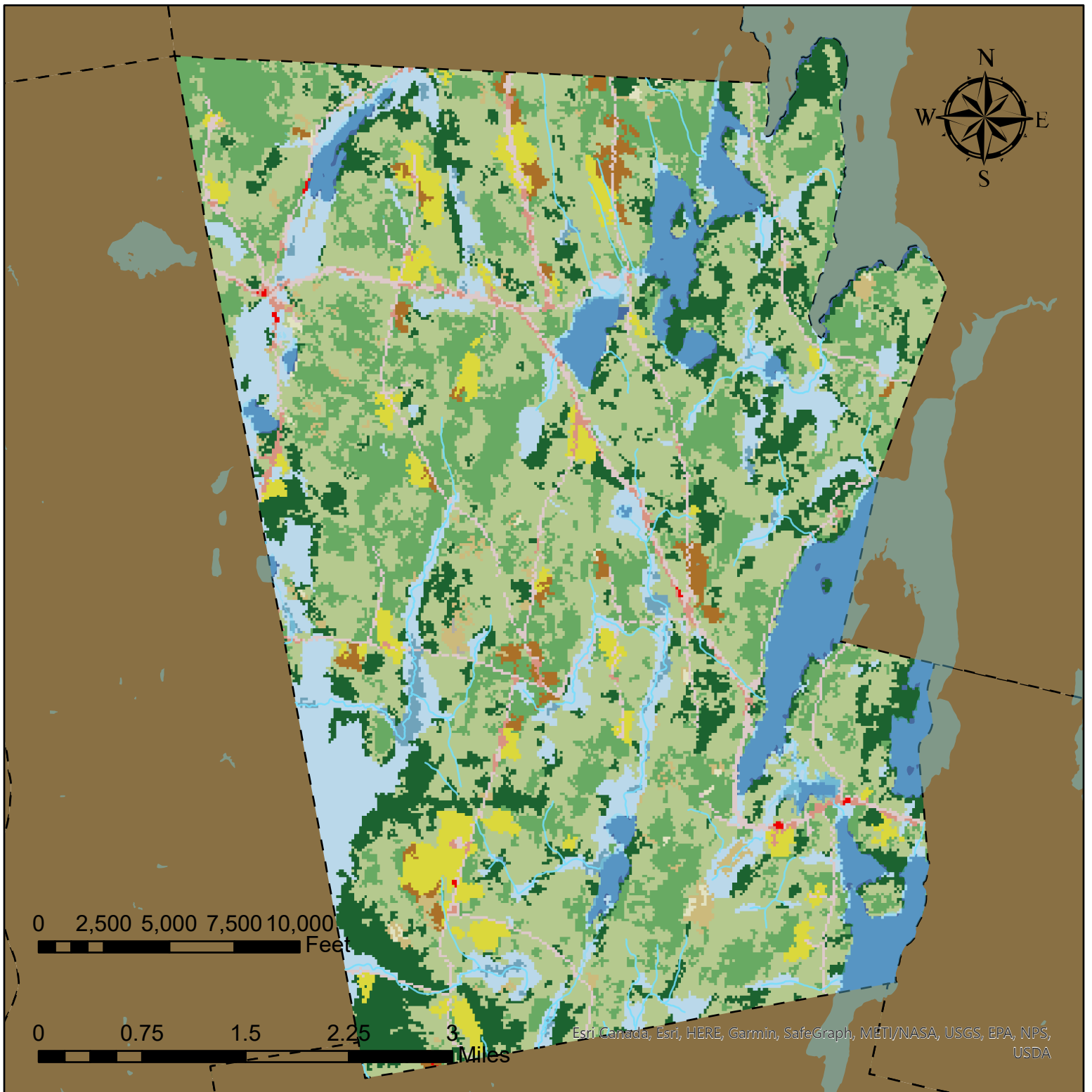


**KENNEBEC VALLEY  
COUNCIL OF GOVERNMENTS**  
*Regional service, local results*

## Map Legend

- Lakes, Ponds, & Rivers
- Class B Stream
- Roads
- Wetlands
- Aquifers
- 10-50 GPM
- Non-plotting water
- FayetteTown
- FayetteStreamStats

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Data Sources: Maine Office of GIS, Maine DOT Created 01-2021 CT



Esri, Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

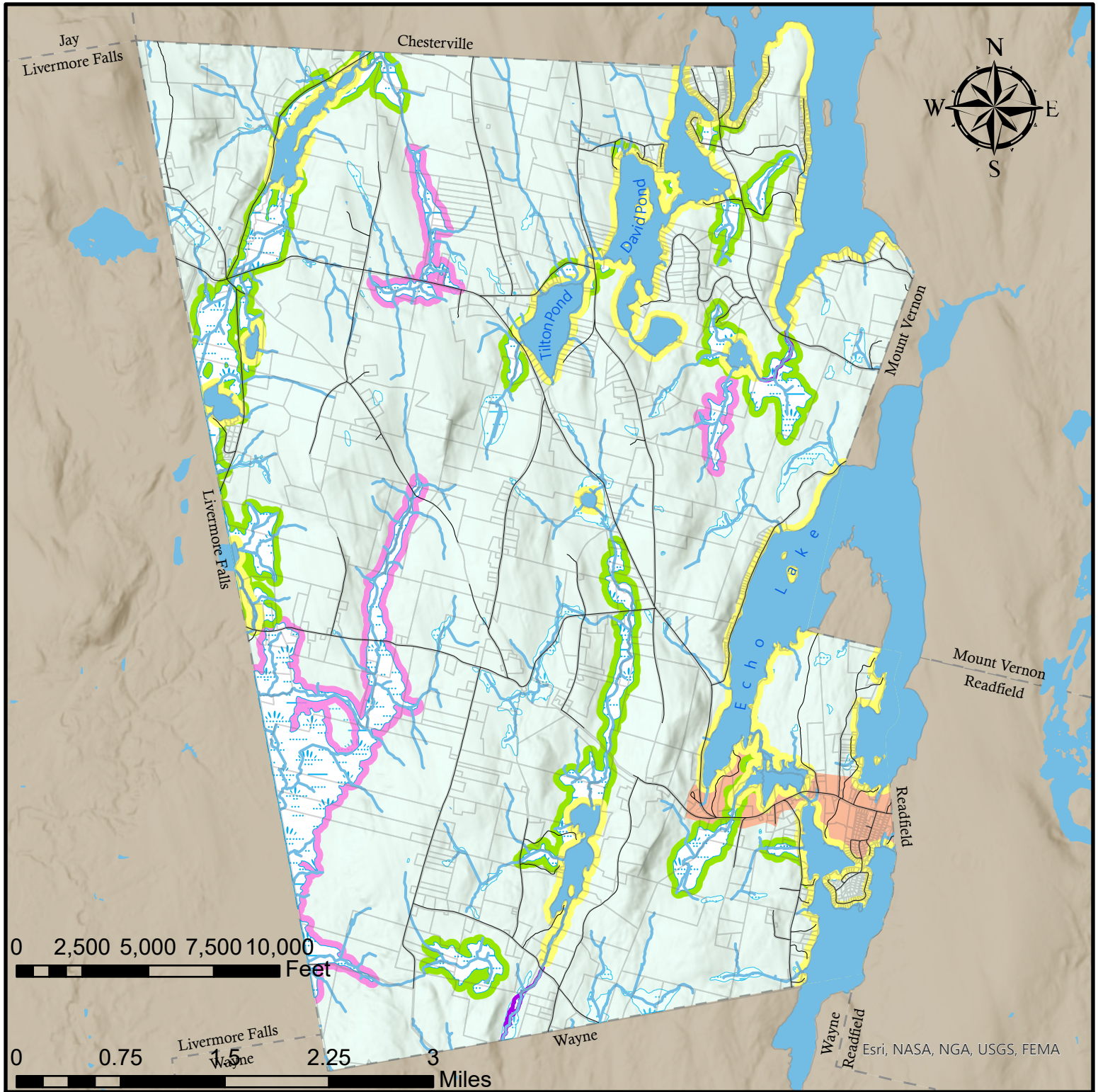
**Town of Fayette**  
**Kennebec County, Maine**  
**Land Coverage Map**  
**2020 Comprehensive Plan**



**Map Legend**

- |                             |                              |
|-----------------------------|------------------------------|
| Open Water                  | Mixed Forest                 |
| Developed, Open Space       | Shrub/Scrub                  |
| Developed, Low Intensity    | Herbaceous                   |
| Developed, Medium Intensity | Hay/Pasture                  |
| Barren Land                 | Cultivated Crops             |
| Deciduous Forest            | Woody Wetlands               |
| Evergreen Forest            | Emergent Herbaceous Wetlands |

Neither KVCOG nor the Town of Fayette assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.  
 Data Sources: Maine Office of GIS, Maine DOT Created 01-2021 CT



# Town of Fayette

Kennebec County, Maine  
 Future Land Use Map  
 2020 Comprehensive Plan

## Map Legend

- Roads
- Lakes, Ponds, and Streams
- Shoreland District
- Stream Protection District
- Wetlands
- Resource Protection District
- Designated Growth Area
- Wetland Protection District



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