

Jay

Comprehensive Plan Update



*Proposed
June 14, 2011*

Introduction

The citizens of Jay adopted a comprehensive plan in 1996. A Land Use Ordinance was proposed in June of 1999 based on the recommendations of the 1996 Plan. The citizens overwhelmingly voted not to adopt the proposed ordinance. Since that time, the Plan has not been evaluated or amended. This plan presents information on community and regional trends and characteristics over the past 10 to 20 years and what is expected to occur over the next 10 years.

The cornerstone or most important elements of the comprehensive plan are the policies and strategies which the community adopts. They present the directions the community will take to address issues identified in the Inventory and Analysis element of the plan. Policies are statements of direction the community desires to take, and strategies define specific actions the Town should undertake in order to carry out the directions contained in the policies. The Plan itself does not mandate action by the Town but rather outlines the direction, strategies and actions that the community may take based on the desires of the citizens.

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

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

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

The Jay Comprehensive Plan Update Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications. In addition, it relied heavily on what the residents of Jay told the Committee at a visioning session held in the fall of 2010. Although, in not all instances did the committee unanimously agree, it is the position of the Committee that the following presents a realistic direction for Jay over the next 10 years.

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Jay

Comprehensive Plan Update Part I



- A Vision for Jay-
- Goals, Policies, Strategies-
- Future Land Use Plan-
- Regional Coordination Program-
- Plan Implementation-
- Plan Evaluation-
- Public Participation Summary-

A Vision for Jay- Based on the Town Visioning Session on September 16, 2010.

Character and Special Places

Small town atmosphere, quality of life, friendliness and good town services are some of the important characteristics liked by those that live in Jay. People generally feel safe in Jay, unlike some other communities of similar size. The schools, Spruce Mountain, grange and library help define the social character of Jay. The Androscoggin River, mountains, trails and woods to walk in help retain rural areas in Jay. There is very good infrastructure and town services provided while retaining a reasonable tax rate. Small business and home occupations provide the opportunity to obtain goods and services locally. There is only shoreland zoning and housing is affordable.

Jay is located in a central location, close to the coast and mountains. People work hard, support their neighbors, most maintain their homes and take pride in their small share of Maine's natural beauty. There is overall community pride and involvement as seen in part by the volunteerism at Spruce Mountain Ski Area.

Current Trends

Jay has seen a small decline in population over the last 30 years. This trend has also been the case in the larger neighboring communities of Livermore Falls and Wilton. Over the next 10 years population is expected to fall to approximately 4,600. In a few years there will be about the same number of residents older than 65 than less than 18 in Jay.

The importance of Jay as a place for work has remained strong but fewer Jay workers travel to Wilton and Rumford for their jobs. More are traveling to places such as Farmington and Auburn/Lewiston for employment. While most people still work in manufacturing, jobs in education, health and social services are rapidly approaching the number of manufacturing jobs. There are more than 100 businesses in Jay ranging from a single person business to Verso Paper with some 900 employees.

Jay's Vision for the Future

In the future Jay will still be a town that people live in because of its natural and social environments as well as local employment opportunities. More people will live in Jay than in today. This will be because of the natural and social environments, great public facilities and services and reasonable tax rate. Access to technology will be available to all that desire it. Efforts will have been made to create good jobs and expand the industrial base beyond Verso Paper. There will be more business, services and eating places and perhaps a hotel/motel.

Jay will be the home of forward thinking, warm and friendly people. There will be a mixture of ages, young and old, and families with kids. Newcomers will be welcomed as will their ideas, views and volunteerism.

Jay will present a lasting first impression for those that pass through, some of which may decide to stay and live or start a business. Chisholm will be the southern gateway with clean streets and attractive "Welcome to Jay, Maine" signs that presents a positive image of what Jay is about. The redeveloped multi use Otis Mill will be the focal point of that image. Coordination with Livermore Falls will have been undertaken.

There will be undeveloped areas consisting of large tracts of open space that maintain scenic views, wildlife habitats and other related important assets. These areas will not be the result of overly restrictive land use regulation but rather by their owner's free will or by other non regulatory methods. New growth and development will exhibit a planned approach rather than lacking a "rhyme or reason".

Public facilities and services will be provided to meet the needs of all age groups without excessive tax rates. Community buildings will have been maintained to retain their serviceability and function. The schools will be a focal point of Jay. Spruce Mountain will have continued its skiing tradition and expanded its opportunities for youth and adults. Other needed youth and adult activities will be provided publically or by private entities.

There will be transportation systems to meet changing needs and opportunities. These will include transportation for the elderly, bus service, taxi, and maybe rail. The Chisholm Trail will have been completed connecting Livermore Falls and Jay with pedestrian movement.

Most of all Jay will continue to be the "ideal town" with caring people that are safe and proud to live here.

Goals, Policies, Strategies

Jay's strategies:

Designate Jay Hill as an historic area and manage incompatible development and building through site design.

Responsibility/Time

Planning Board & Historical Society/Mid Term

Encourage the Department of Conservation to add the North Jay Quarry to the list for potential purchase by the Land for Maine's Future bond.

Responsibility/Time Frame

Town Manager/Short Term

Encourage the Historical Society to continue inventory and explore efforts to preserve archives.

Responsibility/Time Frame

Historical Society/Ongoing

PLANNING TOPIC

Economy

State of Maine Goal that needs to be addressed:

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

Policies of the Plan are to:

State policies required to address State of Maine Goal:

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

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

Coordinate with regional economic development organizations and surrounding towns as necessary to support desired economic development.

Jay's Policies:

Allow home based occupations in all areas of the community provided the uses do not adversely affect adjacent land use.

Provide for commercial and industrial land uses in environmentally suitable locations as well as locations based upon the availability of suitable road, rail, and public water and sewer where it will not conflict with adjacent less intense land uses.

Encourage schools to provide the skills necessary to compete in the modern workplace, and work with local business leaders to support such training through part-time and apprenticeship programs.

Diversify/expand retail shopping opportunities.

Improve the gateway images of Jay to attract businesses and tourists.

Define a long term economic development strategy.

That broadband, cellular service and new technology, as developed, is available.

Diversify the commercial/industrial tax base.

Support the redevelopment of the Otis Mill.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Assign responsibility and provide financial support for economic development activities to Jay Economic Development Committee.

Responsibility/Time Frame Selectmen/Short Term

Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of commercial/industrial development.

Responsibility/Time Frame Planning Board/Mid Term

If necessary develop and adopt incentives suitable for the types and locations of economic development.

Responsibility/Time Frame Selectmen & Jay Economic Development Committee/Ongoing

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

Responsibility/Time Frame Selectmen/& Jay Economic Development Committee/Ongoing

Continue to participate in regional economic development efforts.

Responsibility/Time Frame Selectmen, Town Manager & Jay Economic Development Committee/Ongoing

Jay's s strategies:

Prepare a long term economic development strategy that includes recreation opportunities.

Responsibility/Time Frame Jay Economic Development Committee/Mid Term

Conduct a business visitation program to assess the needs of local businesses.

Responsibility/Time Frame Chamber of Commerce/Short Term

Develop a student/business internship program.
Responsibility/Time Frame Schools & Chamber of Commerce/Mid Term

Develop ordinance provisions that encourage home occupations while assuring environmental compliance and good neighbor policies (noise, odor, light trespass and communication interference).
Responsibility/Time Frame Planning Board/Short Term

Develop a Jay Business Development Prospectus and designate a Jay Business Development Point of Contact to assist existing businesses and those interested in Jay.
Responsibility/Time Frame Selectmen & Jay Economic Development
Committee/ Short Term & Ongoing

Undertake a "Gateways to Jay" improvement program.
Responsibility/Time Frame Public Works, Jay Development Committee &
Chamber of Commerce/Short Term & Ongoing

Seek upgrades to broadband and cellular services.
Responsibility/Time Frame Town Manager & Selectmen/Short Term &
Ongoing

PLANNING TOPIC Housing/Affordable Housing

State of Maine Goal that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Encourage and promote adequate workforce housing to support the community's and region's economic development.

Ensure that land use controls encourage the development of quality affordable housing, including rental housing.

Seek to achieve at least 10% of all housing built or placed during the next decade be affordable.

Encourage and support the efforts of regional housing coalitions/organizations in addressing affordable and workforce housing needs.

Jay's policies:

Allow mobile home park development in environmentally suitable areas and where adequate capacities of Town services including roads are available or will be available at time of development impacts.

Allow the conversion of larger single-family homes to multi-family.

Ensure that residential structures are constructed safely and soundly.

Seek options for elderly to afford to stay in their homes and/or in Jay.

Encourage the development of a variety of housing and tenure types to meet changing needs of housing consumers.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to make housing less expensive to develop.

Responsibility/Time Frame Planning Board/Short Term

Allow the conversions of single-family dwellings to multiple units provided that building, sewerage disposal, and parking requirements are met.

Responsibility/Time Frame Planning Board/Ongoing

Support regional affordable housing coalitions.

Responsibility/Time Frame Selectmen/Ongoing

Designate a location(s) in growth areas where mobile home parks are allowed pursuant to State law.

Responsibility/Time Frame Planning Board/Mid Term

Jay's Strategies:

Amend the Subdivision Ordinance to allow a density bonus of 10% of the number of lots or dwelling units if made available to low and moderate income households. Commitments must be provided in the form of an agreement to ensure future affordability.

Responsibility/Time Frame Planning Board/Short Term

Develop a rental housing ordinance to require that rental units be inspected and approved for occupancy every two years.

Responsibility/Time Frame Planning Board/Mid Term

Administer and enforce the Statewide Building Code
Responsibility/Time Frame Code Enforcement Officer/Ongoing

Include in land use regulations provisions which allow the temporary habitation of a dwelling unit, to be occupied by an older person(s) on lots where single-family dwellings exists so that adult children may care for aging parents or persons with a disability.
Responsibility/Time Frame Planning Board /Mid Term Short

PLANNING TOPIC Outdoor Recreation

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.

Preserve open space for recreational use as appropriate.

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

Jay's policies:

Plan for recreation areas, facilities, and programs to address the needs of all residents.

Work with the school system to maximize utilization of existing and future indoor and outdoor recreation facilities.

Work with businesses to provide recreational opportunities.

Support efforts to complete the Chisholm Trail Vision.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Develop a recreation master plan to meet current and future needs. Assign a committee or town official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.

Responsibility/Time Frame *Selectmen & Recreation Committee/Mid Term*
Include capital needs for recreation facilities in the Capital Investment Plan.

Responsibility/Time Frame *Town Manager/Ongoing*
Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.

Responsibility/Time Frame *Recreation Committee, Schools, Snowmobile Club, ATV Club & Chisholm Trails Group/Ongoing*
Work with Androscoggin Land Trust and other conservation organizations to pursue opportunities to protect important open space or recreational land.

Responsibility/Time Frame *Town Manager/Ongoing*
Provide education materials regarding the benefits and protections for landowners allowing public recreational access on their property.

Responsibility/Time Frame *Snowmobile Club, ATV Club & Chisholm Trails/Ongoing*

Jay's strategies:

Support through snowmobile and ATV registration fees the efforts of local clubs to maintain/improve trail systems, trail access and trail head parking.
Responsibility/Time Frame: *Selectmen, Manager, Recreation Committee, Snowmobile and ATV clubs /Ongoing*

Seek financial and/or in kind assistance from the business community to maintain outdoor recreation opportunities.
Responsibility/Time Frame *Selectmen, Town Manager & Recreation Committee/ Ongoing*

Participate with neighboring communities to provide outdoor recreation.
Responsibility/Time Frame *Selectmen, Town Manager & Recreation Committee/Ongoing*

Seek public access to Parker Pond.
Responsibility/Time Frame *Selectmen & Town Manager /Ongoing*

PLANNING TOPIC Water Resources

State of Maine goal Plan that needs to be addressed:

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

Prepare and adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors.

Responsibility/Time Frame Public Works/Short Term

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

Responsibility/Time Frame Code Enforcement Officer/Ongoing

Provide educational materials at appropriate locations regarding aquatic invasive species.

Responsibility/Time Frame Code Enforcement Officer/Ongoing

Jay's strategies:

Administer and enforce the Shoreland Zoning Ordinance.

Responsibility/Time Frame Planning Board &/Code Enforcement Officer/Ongoing

Amend ordinances to require a Phosphorus Impact Analysis and Control Plan for development located in pond watersheds, including those that require subdivision and/or any future site plan review ordinance.

Responsibility/Time Frame Planning Board/Short Term

Assign the Parker Pond watershed with a high level of phosphorus protection and all other ponds and watersheds with a medium level of phosphorus protection.

Responsibility/Time Frame Planning Board/Short Term

Participate in the development of a joint pond phosphorus protection program with those neighboring municipalities which share common watersheds.

Responsibility/Time Frame Planning Board/Short Term & Ongoing

Use the listing of potential threats to ground water published by the Maine Department of Environmental Protection for use when development proposals are reviewed.

Responsibility/Time Planning Board/Ongoing

PLANNING TOPIC

Critical Natural Resources

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Conserve critical natural resources in the community.

Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

Jay's policies:

Recognize identified scenic views as a significant natural resource.

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

Provide the public with the opportunity to enjoy the Town's significant scenic resources.

Ensure that development and other land use activities occur upon or in soils which are adequately suited for such uses.

Prevent environmental degradation caused by erosion.

Protect the integrity of wetlands so that their overall benefits and values are maintained.

Maintain its wildlife resources through habitat preservation and/or enhancement.

Provide for water quality which will enhance the protection and propagation of fish and wildlife.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Amend, as needed, shoreland zoning standards to comply with state guidelines.

Responsibility/Time Frame Planning Board/Ongoing

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

Responsibility/Time Frame Comprehensive Plan Update Committee/Short Term

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

Responsibility/Time Frame Planning Board/Ongoing

Through local land use ordinances, require the planning board to incorporate maps and information provided by the Maine Beginning with Habitat program into their review process.

Responsibility/Time Frame Planning Board/Short Term

Adopt natural resource protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors.

Responsibility/Time Frame Public Works/Short Term & Ongoing

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

*Responsibility/Time Frame Planning Board and Code Enforcement
Officer/Ongoing*

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

Responsibility/Time Frame Androscoggin Land Trust/Ongoing

Distribute or make available information to those living in or near critical natural resources about applicable local, state, or federal regulations.

Responsibility/Time Frame Code Enforcement Officer/Ongoing

Jay's Strategies:

Amend ordinances to require an assessment of the impact upon identified scenic sites and views by proposed development and grant the Planning Board authority to require proposed development which is found to impact scenic sites and views to minimize negative impacts.

Responsibility/Time Frame Planning Board/Short Term

Amend ordinances to allow the consideration of easements as a method to protect Identified Scenic Views.

Responsibility/Time Frame Planning Board/Short Term

When road construction or reconstruction is undertaken by developers, Town, and/or State, design plans should include turn outs or suitable shoulders to allow vehicles to leave the travel way in Identified Scenic View locations.

*Responsibility: Planning Board, Selectmen & Public
Works/Ongoing*

Explore the possibility of reopening the scenic pullout, including picnic facilities, across from the Jay Historical Society property on Jay Hill and other locations.

Responsibility/Time Frame Town Manager/Long Term

As an element of development reviews, require the identification of potential soil contaminants and place conditions upon such developments to safeguard against soil and groundwater contamination.

Responsibility/Time Frame Planning Board/Ongoing

Include in ordinances provisions which encourage the preservation of significant wildlife habitat such as cluster development, and permanent preservation of open space and woodland.

Responsibility/Time Frame Planning Board/Short Term

Include in ordinance standards the protection of significant wildlife areas as defined by the Natural Resource Protection Act.

Responsibility/Time Frame Planning Board/Short Term

Include in Ordinances language to ensure that deer wintering areas identified as "high value" and "moderate value" are afforded the minimum protection recommended by the Department of Inland Fisheries and Wildlife.

Responsibility/Time Frame Planning Board/Short Term

Strictly administer and enforce the Floodplain Management Ordinance.

Responsibility/Time Frame Planning Board & Code Enforcement
Officer/Ongoing

PLANNING TOPIC Agricultural and Forest Resources

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Safeguard lands identified as prime farmland or capable of supporting commercial forestry.

Promote the use of best management practices for timber harvesting and agricultural production.

Support farming and forestry and encourage their economic viability.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices.

Responsibility/Time Frame Planning Board/Ongoing

Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.

Responsibility/Time Frame Planning Board/Ongoing

Amend and/or enact land use ordinances to require commercial or subdivision developments in rural areas to maintain areas with prime farm soils as open space to the greatest extent practicable.

Responsibility/Time Frame Planning Board/Mid Term

Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.

Responsibility/Time Frame

Planning Board/Mid Term

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

Responsibility/Time Frame

Tax Assessor/Ongoing

Permit activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, and pick-your-own operations.

Responsibility/Time Frame

Code Officer/Ongoing

Include agriculture and commercial forestry operations in local or regional economic development plans.

*Responsibility/Time Frame
Corporation &
Committee/Ongoing*

*AVCOG, Greater Franklin Development
Jay Development*

PLANNING TOPIC

Public Facilities and Services

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

To efficiently meet identified public facility and service needs.

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

Jay's policies:

Monitor wastewater treatment flows in order to plan for future system expansions.

Protect the water quality of the Androscoggin River by providing an efficient sewerage treatment system.

Ensure that sewer and water extensions are consistent with the comprehensive plan.

Ensure adequate public sewer and stormwater systems to meet the needs of residents and commercial/industrial customers.

- Provide adequate stormwater drainage systems for both the urban and rural areas of Town.
- Provide adequate quantity and quality of water to meet the needs of the residents and commercial/industrial customers.
- Work with the Water Districts to study water system expansions and funding.
- Continue recycling programs.
- Assure that appropriate training is provided to all fire fighters.
- Provide adequate police protection to all areas of Town.
- Assure that new growth and development does not exceed the capacity of public facilities and services.
- Ensure a sound and excellent education for all Jay residents in the most cost effective manner.
- Seek opportunities for regional public facility/service programs.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.

Responsibility/Time Frame Department Heads/Ongoing

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

Responsibility/Time Frame Selectmen/Ongoing

Explore options for regional delivery of local services.

Responsibility/Time Frame Town Manager & Department Heads/Ongoing

Jay's strategies:

Monitor wastewater treatment flows and determine system upgrades in order to maintain adequate sewerage service.

Responsibility/Time Frame Town Manager/Superintendent of Sewers/Ongoing

Ensure conformity with the Comprehensive Plan and ordinances when, and if, sewer and water extensions are proposed.

Responsibility/Time Frame Planning Board & Sewer & Water Districts/ Departments/Ongoing

Coordinate plans for sewer and water extensions and road work to enhance cost effectiveness and efficiency.

Responsibility/Time Frame Public Works Director, Sewer & Water Districts/Ongoing

Encourage the water districts to work with Town government on grants for major repairs to water lines.

Responsibility/Time Frame Town Manager, Water Districts & AVCOG/Ongoing

Encourage participation in the Town's recycling program through education and information.

Responsibility/Time Frame Town Manager & Recycling Coordinator/Ongoing

Amend Town Ordinances to grant the Planning Board authority to require the phasing of development when it is determined that the capacity of fire or police protection services will be exceeded.

Responsibility/Time Frame Planning Board/Short Term

As needed the Planning Board should hold a meeting with the Superintendent of Schools to review new growth and development over the preceding year which may affect the school system.

Responsibility/Time Frame Planning Board/Short

PLANNING TOPIC Transportation

State of Maine Goal that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

Safely and efficiently preserve or improve the transportation system.

Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

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

Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Jay's policies:

Encourage the mixed use of the railroad right-of-ways for uses other than the railroad on the active and abandoned sections.

Maintain the portion of the railroad in active use by industry in order to preserve economic development opportunities.

Assess improvements to reduce the rate of accidents at identified high accident locations.

Maintain a multi-year road improvement program.

Assure that future development or redevelopment does not exceed capacity.

Ensure public transit is available to all Jay residents including the disabled, elderly, and youth.

Ensure the availability of safe routes for bicyclists and pedestrians.

Seek improvements to the Route 140 Bridge.

Reduce the noise of large trucks at Bean's Corner and the Route 140 Bridge.

Seek options to minimize the long term idling of locomotives.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Continue to update a prioritized a ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.

*Responsibility/Time Frame
Selectmen/Ongoing*

Public Works, Road Committee &

Actively participate in regional and state transportation and land use planning efforts.

*Responsibility/Time Frame
Director/Ongoing*

Town Manager & Public Works

Enact or amend local ordinances as appropriate to be consistent with local, regional, and state transportation policies identified in this plan.

Responsibility/Time Frame

Planning Board/Ongoing

Enact or amend local ordinances as appropriate to address or avoid conflicts with:

- a. *Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73);*

Request the MaineDOT to include safety improvements at the Route 140 Bridge in their Six-Year Transportation Improvement Plan.

Responsibility/Time Frame

Selectmen and AVCOG/Short Term & Ongoing

PLANNING TOPIC Fiscal Capacity and Capital Investment Plan

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Finance existing and future facilities and services in a cost effective manner.

Explore grants available to assist in the funding of capital investments within the community.

Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.

Reduce Maine's tax burden by staying within LD 1 spending limitations.

Jay's policies :

Provide good financial management for the Town's fiscal affairs.

Plan for major, municipal, capital expenditures with a Capital Investment Plan.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Implement the capital investment plan by developing a capital improvement program.

Responsibility/Time Frame

Town Manager, Selectmen, Budget Committee & Department Heads /Short Term

Review and/or update the capital improvement program annually or biennially.

Responsibility/Time Frame

Town Manager, Selectmen, Budget Committee & Department Heads /Short Term/ Ongoing

Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Responsibility/Time Frame

Town Manager, Selectmen & Department Heads/ Ongoing

Capital Investment Plan

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

**Capital Investment Needs
2011-2020**

Item	Year	Priority	Estimated Cost	Probable Funding Source
"Gate Ways to Jay" Improvements	2011-2012	High	TBD	CR/D/G
Chisholm Trail Improvements/Extensions	2011-2015	Medium	TBD	G/D/RF
Parker Pond Public Access	2015-2020	Medium	TBD	G/RF
Open Space/Recreation Land Protection	2011-2020	Medium	TBD	G/D
Stormwater Separation	2011-2016	Medium	TBD	G/RF
North Jay Quarry Purchase	2015	Medium	TBD	G/D
Side Walk Improvements	2012-2020	Medium	TBD	CR/G/D
Bicycle Lanes	2012-2020	Low	TBD	G/RF

NOTES:

- CR: Current Revenues
- G: Grants
- RF: Reserve Funds
- D: Donations
- B: Bonds
- UF: User Fees
- TBD: To Be Determined

Future Land Use Plan

PLANNING TOPIC

Future Land Use Plan

State of Maine goal Plan that needs to be addressed

To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

Introduction

A major purpose of the Comprehensive Plan is to establish a guide for ongoing development of the community. The plan establishes the foundation for land use decisions and defines areas most suitable for development. It is important that the plan sets forth a realistic development guide so that the community can prosper and at the same time maintain valued characteristics.

The purpose of the Future Land Use Plan and Map is to identify the future land use characteristics of Jay. The narrative of the Future Land Use Plan identifies the characteristics and purposes of various land uses. The location of land use areas and use characteristics has been based upon the "Vision of Jay" and the following:

- The desire to provide for suitable locations for commercial and industrial development.
- The desire to utilize the town's infrastructure to encourage new/redeveloped industrial and commercial land uses.
- The desire to maintain, upgrade and expand where appropriate the four village areas (Chisholm, Jay Village, Beans Corner and North Jay).
- The desire to create and maintain attractive gateways that welcome people to Jay.
- The desire to maintain the values of residential areas.
- The desire to manage development so that Jay's valued characteristics including farmland, scenic views, natural resources and open space are maintained.
- The desire that the type and density of development be compatible with the natural/environmental constraints of the land.
- The desire to maintain important wildlife areas and travel corridors.
- The desire to discourage random, uncontrolled commercial development along the Route 4 corridor.
- The desire to maintain Jay's historic heritage and significant scenic values.

- The desire to retain affordable housing opportunities for Jay residents.
- The desire to maintain the high quality of Jay's own natural resources and those it shares.
- The desire to maintain a flexible land use regulation system that protects the character of Jay while encouraging the efficient use of land by independent landowners.

The Future Land Use Map shows the land use areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. Some critical resource areas as defined by the Comprehensive Plan Review Criteria Rule are not identified on the map but will be conserved by recommendations contained in Comprehensive Plan. The map was developed based on the Vision of Jay and policies contained in the Plan. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the Comprehensive Plan recommends the Town develop in the years ahead. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions.

The Town of Jay has an established land use pattern in several areas: village areas along Route 4 and at Bean's Corner, residential neighborhoods, industrial areas, and vast amounts of open space taken up either by natural constraints or agricultural land. The Comprehensive Plan Update Committee designated the growth and rural areas in Jay in part by matching the existing land use patterns.

Implementation

The Future Land Use Plan and Future Land Use Map will be implemented through amendments to the existing subdivision ordinance. In addition there will be consideration of the need for the development of a site plan review and/or land use ordinance. Any new land use related ordinances will contain only those needed standards that are not or cannot be included in current ordinances. The Future Land Use Plan will provide basic direction to the drafters of ordinance amendments and any new ordinances in relation to the purposes and dimensional requirements of the various land use areas. The Future Land Use Map will also serve as a basis for the drafting of any future land management district map. During the development of ordinances and ordinance amendments, the public would be given ample opportunity, through public meetings and hearings, for input.

Policies of the Plan are to:

State policies required to address State of Maine Goal:

Support the locations, types, scales, and intensities of land uses that Jay desires as stated in its vision.

Support the level of financial commitment necessary to provide needed public infrastructure in identified growth areas.

Establish/continue efficient permitting procedures, especially in growth areas.

Protect critical resource areas from the impacts of development.

Coordinate Jay's land use strategies with other local and regional land use planning efforts.

Jay's policies:

Keep land use regulations simple to use and up to date with State regulations.

Identify locations for commercial and manufacturing land uses in such areas where it will not conflict with adjacent, less intense land uses and is serviceable by necessary infrastructure.

Encourage commercial development in locations with municipal sewer and water.

Encourage the reuse and redevelopment of existing structures including the Otis Mill.

Provide for thorough, comprehensive, and efficient review of non residential development projects.

Manage commercial development adjacent to major corridors, Routes 4, 17, 133, 140 and 156, to minimize the negative impacts of strip development.

Consider the capacity of the highway/road system in approving the development of new commercial development.

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

Maintain the tradition of landowners having flexibility in land use as long as they do not negatively affect their neighbors, the environment, or the Town.

Assure that new residential development minimizes impacts upon critical natural areas.

Encourage infill development in presently existing concentrated residential development.

Maintain the social and economic values of residential areas.

Require the consideration of clustering of new residential development in rural areas to conserve agricultural and other open spaces.

Consider varying lot sizes to conserve land resources.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Consider developing regulatory and non regulatory provisions to implement the Future Land Use Plan that include: clear definitions of desired scale, intensity and location of future development; establish fair and efficient permitting procedures and appropriate fees;

streamline permitting procedures in growth areas; and clearly define protective measures for critical resource areas.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Include in the Capital Investment Plan anticipated municipal capital investments needed to implement the future land use plan.

Responsibility/Time Frame

Town Manager & Selectmen/Ongoing

Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.

Responsibility/Time Frame

Planning Board/ Short Term & Ongoing

Employ a Code Enforcement Officer who is certified in accordance with 30-A MRSA §4451 and provide him/her with the tools, training, and support necessary to enforce land use regulations.

Responsibility/Time Frame

Selectmen/Ongoing

Consider establishing a system to track new development by type and location and prepare an annual report.

Responsibility/Time Frame
Ongoing

Code Enforcement Officer/Short Term &

Periodically (at least every five years) evaluate implementation of the plan.

Responsibility/Time Frame
Board/Mid Term

Code Enforcement Officer & Planning

Jay's strategies:

Develop a Site Plan Review Ordinance.

Responsibility/Time Frame

Planning Board /Short Term

Update, as necessary, the Subdivision Ordinance standards to include the new provisions in the Subdivision Law.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Include in land use regulations standards which direct manufacturing/industrial development away from potential conflicting land uses including residential.

Responsibility/Time Frame

Planning Board & Ordinance Committee/Short

Include in land use regulations development incentives in order to encourage the reuse and redevelopment of existing structures and sites.

Responsibility/Time Frame

Planning Board/Short Term

Include in Land Use Regulations traffic access management standards on major roads, Routes 4, 17, 133, 140 and 156.

Responsibility/Time Frame

Planning Board/Short Term

Include in Land Use Regulations standards that require developers to conduct an analysis to determine the impact to public facilities and services.

Responsibility/Time Frame

Planning Board/Short Term

Amend the Subdivision Ordinance to include incentives such as density bonuses for the clustering of residential subdivisions in order to conserve scenic views, natural features, and agricultural land and open space.

Responsibility/Time Frame

Planning Board /Short Term

Future Land Use Plan

Significant Resource Areas

Significant resource areas are those areas in Jay most vulnerable from development. These areas warrant special consideration due to their vulnerability of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas. These areas that include critical resource areas as defined the Comprehensive Plan Review Criteria Rule, will, as stated in Jay's Vision, provide undeveloped large tracts, scenic views and wildlife habitats. Significant resource areas include the following.

Shoreland Areas

The purpose of designating shoreland areas is to protect the resource values and water quality of ponds, rivers, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources except those areas in the villages or other areas that have concentrations of commercial and industrial development.

Other than those areas in the villages and areas that have concentrations of commercial and industrial development, land use activities require strict oversight to protect water quality and the other values of these resources. Year-round and seasonal residential development that complies with the standards of the Mandatory Shoreland Zoning Act would be permitted as well as recreational type uses. Timber harvesting and land clearing for allowed development would be conducted according to the standards in the Shoreland Zoning Ordinance.

Floodplains

The undeveloped land area within 250 feet, horizontal distance, of the normal high water mark of the Androscoggin River and Seven Mile Stream that is also in the 100-year floodplain would continue to be in a resource protection district, under shoreland zoning, which prohibits most structural development. These areas and the land area in all other 100-year floodplains would be regulated as required by the Town of Jay Floodplain Management Ordinance.

Wetlands

Open freshwater wetland of 10 acres and more as mapped by the United States Department of the Interior and areas within 250 feet, horizontal distance, of the upland edge will be designated resource protection under shoreland zoning if rated to have valuable water fowl and wading bird habitat. Other wetlands, through standards

contained in Shoreland Zoning Ordinance, Subdivision Ordinances and any future Site Plan Review Ordinance will be conserved to maintain their resource values and functions.

Steep Slopes

Development, including new roads serving structures, should avoid areas of two or more contiguous acres when sustained slopes are 20 percent or greater. Standards in ordinances will be added that require such development to take place away from these steep slopes or undertake engineering to minimize negative results from development on these slopes.

Lake/Pond Watersheds

The land area which drains to a pond, or watershed, directly affects the quality of that ponds water. Activities within its watershed, including road building, structural development, and timber harvesting, can have a significant impact on water quality. All of Parker Pond's 4,800 acre watershed is in Jay. Ordinance standards will include provisions to ensure that new development and other land use activities are undertaken to minimize negative effects on water quality. These standards will include erosion and sediment control measures, phosphorus export limitations and other recognized techniques, to protect water quality. When timber harvesting occurs, land owners and loggers will be encouraged to employ best management practices.

Significant ground water supply areas/sand and gravel aquifers

These areas because of potential for degradation and/or contamination require new development or redevelopment to take safeguards to minimize potential degradation. Land use ordinances will contain performance standards that protect these water resources.

Wildlife Habitat

Wildlife, both game and non game, are valued by both residents and visitors to Jay. Suitable habitats are critical to their health and survival. Deer wintering areas, waterfowl habitat, riparian areas and large blocks of undeveloped land are critical habitats. These areas will be conserved through shoreland zoning standards and site plan and subdivision ordinance standards that conserve their resource values.

For the purposes of the Growth Management Law these areas are considered Critical Resource Areas.

Industrial Areas

These areas are located where the Verso and former Otis paper mills exist. In addition to paper making and associated uses, these areas could include business parks and/or commercial uses. Similar new development and industrial and manufacturing uses are appropriate provided that safeguards are maintained to minimize degradation to the Androscoggin River and other environmental resources. Any land use standards need to encourage the redevelopment and reuse of the Otis Mill by allowing a wide variety of uses including manufacturing, commercial, service, residential and recreational.

For the purposes of the Growth Management Law these areas are considered Growth Areas.

Mixed Use Village Areas

These areas include the four traditional village areas, Chisholm, Jay Village, Beans Corner, and North Jay. Over the past 20-30 years the Jay and North Jay Villages have grown in size as the result of commercial uses adjacent to Route 4 and subdivision development. It is a major focus of the comprehensive plan to maintain and improve the vitality of these villages. A mixture of land use and development activity currently exists including commercial, business, services, residential, including mobile home parks, and public and semi-public. This mixture of uses should continue into the future. Over the 10-year planning period it is anticipated growth related capital investments will be directed to these locations.

Development regulations need to be flexible to provide for a continuation of traditional village character. Much of this area is served by public water and/or public sewer. Where public sewer and water is provided, lots should be a minimum of 7,500 square feet with a minimum street frontage of 75 feet. Lot requirements for areas not served by public water and sewer would be a minimum of 20,000 square feet except where soil conditions require larger lots for subsurface sewage disposal and on site water supply. Setbacks in downtown locations (Chisholm) will reflect current development characteristics. In other locations setbacks will provide for a safe separation from roads and allow for vegetative surfaces.

Development standards to be included in ordinances will be flexible to provide for continuation and expansion of traditional village activities. Site Plan Review standards for non-residential development will be used to determine compatibility of new development with existing uses. Such standards will consider environmental impacts, traffic and access, noise, odor, lighting, parking, landscaping and signage. Structure design will also be considered for compatibility with village character. A pedestrian environment and scale will be promoted by land use standards where appropriate.

For the purposes of the Growth Management Law these areas are considered Growth Areas.

Rural Residential Areas

The purpose of this area is to provide for primarily residential areas of medium density adjacent to town-maintained or developer constructed roads while minimizing local service costs. The primary land uses are residential development including single, multi-family and mobile home parks. Other non-intensive land uses including public and semi-public are appropriate with site plan review. These areas includes those portions of Jay that are served by state and local public roads that are generally in a condition to accept new growth and areas where new growth can be served by existing municipal services.

New residential subdivisions that will have lots accessed by the major public roads would be designed to limit the number of individual drives entering the highways. This can be

accomplished by common driveways and/or access roads. Individual lot residential development, or development that does not require subdivision approval, should design their driveway entrances to maximize site distances.

The minimum lot area will be about 2 acres with a minimum of 200 feet of street frontage. Multi-family development should not exceed one unit per 20,000 square feet.

For the purposes of the Growth Management Law these areas are considered Rural Areas.

Rural Area

The purpose of the Rural Area is to maintain land used or that could be used for agriculture, and commercial forest land while allowing compatible land uses. Commercial forest land and agricultural land contributes to local and regional economies. They help define the character of Jay, help protect surface water quality and provide areas for wildlife. Much of these lands lack accessibility by public roads. These areas support the Town's Vision of undeveloped areas consisting of large tracts of open space, scenic views, and wildlife habitat.

The rural area contains large areas of undeveloped land that are expected to remain as such into the future. Some of these lands have development limitations including soils and slopes unsuited to development and limited accessibility. Others are owned by people who have no interest in developing their lands.

Land use standards will allow agriculture, forestry and other land uses requiring rural locations, low density residential and commercial at a scale and character appropriate for rural locations. Natural resource-based and recreation uses are appropriate activities for this area. Single lot residential development that takes place in this area will be at a density to maintain the primary rural character of the area. Lot size and density will be a minimum of five acres. Residential subdivision will be developed to limit encroachment upon commercial forest lands and maintain large unfragmented wildlife habitats. Standards will encourage open space type development that allows for reduced lot sizes and frontages for the setting aside of open space. Lot size and density requirements for open space development will be in a minimum lot size range of two to five acres with the maximum of one acre developed and will result in a low density pattern of development.

Site plan review standards for commercial development that may take place will include buffering/landscaping, parking areas to the side or rear, lighting that limits glare and lighting of the night sky, and building design and scale that does not detract from Jay's desired character. Lot coverage for structures and parking areas will not exceed 50% of the lot area.

For the purposes of the Growth Management Law the Rural Area is considered as a Rural Area.

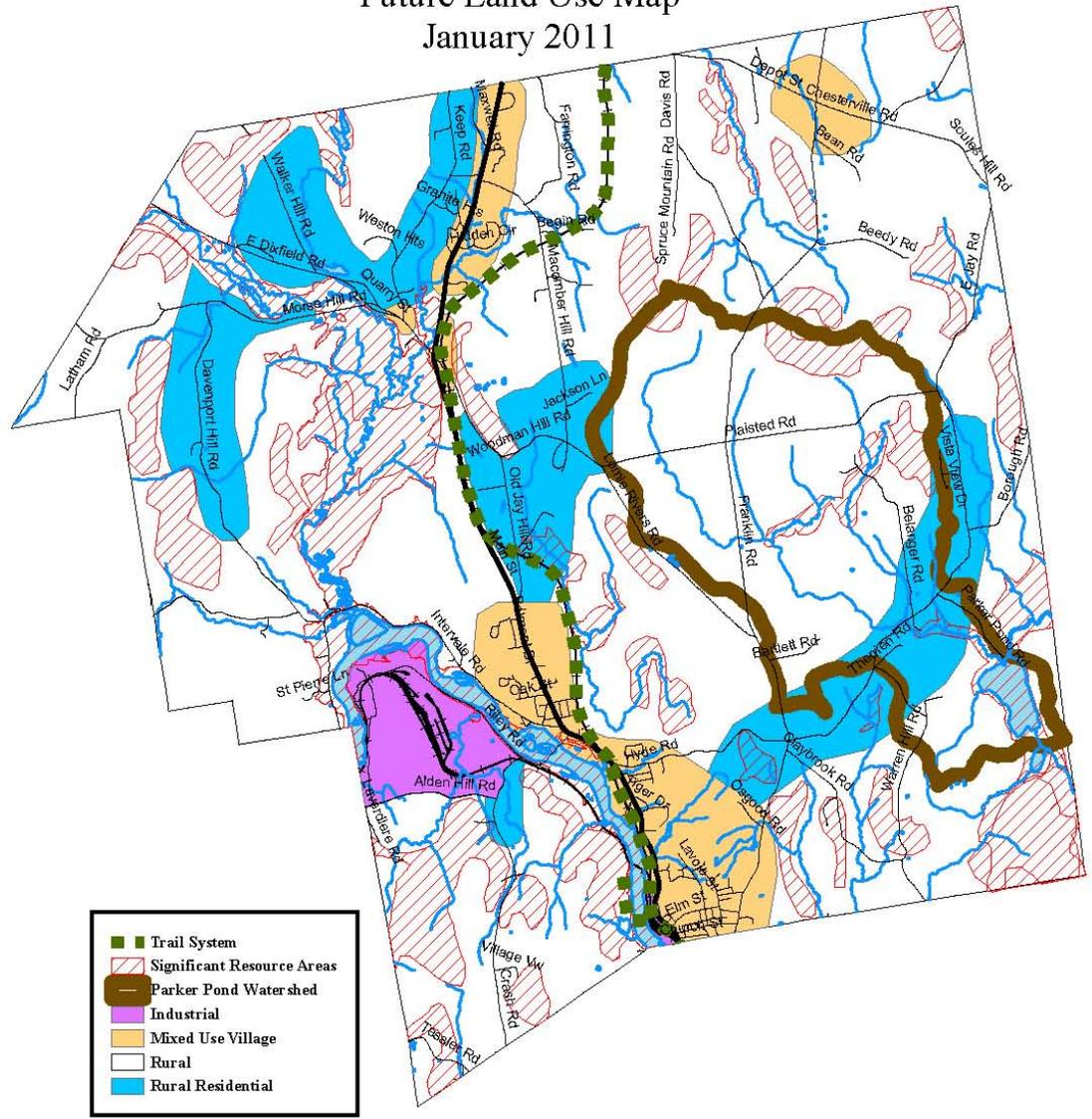
Parker Pond Watershed Overlay District

Parker Pond is the secondary source of water for Livermore Falls, Chisholm and Jay Village. All of Parker Pond's 4,800 acre watershed is in Jay. Activities within its watershed, including road building, structural development, and timber harvesting, can have a significant impact on water quality. Ordinance standards will include provisions to ensure that new development and other land use activities are undertaken to minimize negative effects on water quality. These standards will include erosion and sediment control measures, phosphorus export limitations and other recognized techniques, to protect water quality. When timber harvesting occurs, land owners and loggers will be encouraged to employ best management practices.

Trail Systems

Trail systems are found at the Jay Recreation Area and the Whistle Stop Trail connects Jay to Farmington. A new trails group, Chisholm Trails, has been started by the Androscoggin Land Trust with assistance from the National Park Service. Shorter term goals are trails that will connect the Jay School Complex and Jay Recreation Area to French Falls, south to Livermore Falls and on to the Livermore Falls School Complex and north to connect the Whistle Stop trail. Longer term goals are a trail that connects the trails on the east side of the Androscoggin River to the Spruce Mountain Conservation Area on the west side of the River. The Future Land Use Plan visualizes these systems and recommends that future development decisions consider these trails.

Jay, Maine
 Future Land Use Map
 January 2011



- Trail System
- ▨ Significant Resource Areas
- ▭ Parker Pond Water shed
- Industrial
- Mixed Use Village
- Rural
- Rural Residential



Regional Coordination Program

PLANNING TOPIC

Regional Coordination

Introduction

The Town of Jay realizes that coordination and/or joint action is necessary to address a number of regional/interlocal planning issues. Based upon the results of the inventory and analysis, the review of the comprehensive plans of surrounding communities and the various policies contained in this Plan, the following regional issues have been included in the Regional Coordination Program.

- Economic growth and development
- Androscoggin River
- Recreational facilities and trail systems
- Municipal services and facilities
- Transportation systems
- Affordable/workforce and elderly housing opportunities
- Lake/pond watersheds
- Land use planning

Policies of the Plan are to

State policy required to address State of Maine Goals:

Coordinate with regional development organizations and surrounding towns as necessary to support desired economic development.

Support and remain active in economic development issues affecting the Town and region.

Include agriculture and commercial forestry in local or regional economic development plans.

Participate in joint efforts to maintain/improve the water quality and realize the full recreation values of the Androscoggin River.

Support efforts to create and maintain the Androscoggin Canoe Trail.

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

Support regional efforts to maintain, enhance and expand recreational opportunities.

Explore options for regional delivery of municipal services.

Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

Continue to update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.

Actively participate in regional and state transportation and land use planning efforts.

Work with surrounding communities to develop a regional approach to addressing affordable housing needs.

Support the efforts of regional housing coalitions in addressing affordable/ workforce and elderly housing needs.

Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

Jay's policies:

Participate in a joint effort with the Towns of Wilton, Livermore Falls and Chesterville to protect lake watersheds.

Ensure compatibility with neighboring communities land use planning policies and ordinances.

Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

Coordinate the community's land use strategies with other local and regional land use planning efforts.

Strategies of the Plan are to:

State strategies required to address State of Maine Goal:

Continue to participate in regional economic development efforts.

Responsibility/Time Frame Town Manager & Selectmen/Ongoing

Financially support regional economic development activities/organizations provided they recognize Jay's economic goals.

Responsibility/Time Frame Selectmen/Ongoing

Actively participate in regional and state transportation and land use planning efforts.

Responsibility/Time Frame Town Manager & Selectmen/Ongoing

Include agriculture and commercial forestry operations in local or regional economic development plans.

Responsibility/Time Frame AVCOG/Ongoing

Work with other communities along the Androscoggin River and River interest groups to continue to improve water quality and recreational opportunities.

<i>Responsibility/Time Frame</i>	<i>Selectmen, Androscoggin River Watershed</i>
<i>Council &</i>	<i>Androscoggin Land</i>
<i>Trust/Ongoing</i>	
<i>Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses and connect with regional trail systems where possible.</i>	
<i>Responsibility/Time Frame</i>	<i>Recreation Committee, Chisholm Trails,</i>
	<i>Androscoggin Land Trust, Snowmobile</i>
	<i>and ATV Clubs & Interested</i>
<i>/Ongoing</i>	
<i>Participate in regional discussions and actions that result in enhanced and expanded outdoor recreation.</i>	
<i>Responsibility/Time Frame</i>	<i>Recreation Committee/Ongoing</i>
<i>Continue to rely on joint municipal/regional approaches to deliver needed municipal services.</i>	
<i>Responsibility/Time Frame</i>	<i>Town Manager & Selectmen/Ongoing</i>
<i>On an annual basis meet with surrounding communities and County to explore the benefits and feasibility of shared services.</i>	
<i>Responsibility/Time Frame</i>	<i>Town Manager/Ongoing</i>
<i>Work with the MaineDOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.</i>	
<i>Responsibility/Time Frame</i>	<i>Town Manager & Selectmen/Ongoing</i>
<i>Participate in regional groups and/or committees to advocate improvements to the regional transportation system.</i>	
<i>Responsibility/Time Frame</i>	<i>Town Manager & Selectmen/Ongoing</i>
<i>Support a regional affordable housing coalition.</i>	
<i>Responsibility/Time Frame</i>	<i>Selectmen/Ongoing</i>
<i>Participate in the development of a joint lake protection level program with those neighboring municipalities which share common watersheds.</i>	
<i>Responsibility/Time Frame</i>	<i>Planning Board/Short</i>
<i>Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.</i>	
<i>Responsibility/Time Frame</i>	<i>Planning Board/Ongoing</i>
<i>Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</i>	
<i>Responsibility/Time Frame</i>	<i>Planning Board/ Short Term & Ongoing</i>

Jay's strategies:

Meet with neighboring communities including the Chamber of Commerce and Greater Franklin Development Corporation to determine interest in joint community approaches to economic growth.

Responsibility/Time Frame: Economic Development Committee/Short Term & Ongoing

Meet with neighboring communities to determine what programs are available to provide affordable housing evenly across the region.

Responsibility/Time Frame: Economic Development Committee/Ongoing

Plan Evaluation Measures

The real value of the comprehensive plan is in its implementation and evaluation of proposed actions. The following measures are recommended to be periodically (at a minimum of every five years) evaluated:

The degree that the future land use plan strategies have been implemented.

Percent of municipal growth-related capital investments in growth areas.

Location and amount of new development in relation to growth areas, rural areas and critical resource areas.

Amount of critical resource areas protected through acquisition, easements or other measures.

The status of implementing the strategies of the Plan.

It will be the responsibility of the Planning Board with assistance from the Code Enforcement Officer to prepare reports that evaluate the above measures. Such reports will assess progress and recommend changes to the plan if it determines the Plan and/or implementation are not effective. All such reports will be forwarded to the Board of Selectmen.

At a minimum all such reports will include the following:

The report will assess the degree that the future land use plan strategies have been implemented by including statements if each of the strategies contained in the Planning Topic Future Land Use has been implemented and if not the reason.

The report will assess the percent of municipal growth-related capital investments in growth areas by identifying the type, amount, location and year of all municipal growth-related capital investments.

The report will state the location, type, amount (number of new homes and businesses) and size by year of new development in relation to growth areas, rural areas and critical resource areas as designated in the Plan.

The report will document critical resource areas including information on type, area and location protected through acquisition, easements or other measures.

The report will assess the degree that the strategies of the Plan have been implemented by including statements if each of the strategies has been implemented and if not the reason.

Public Participation Summary

Comprehensive Plan Committee: The Selectmen appointed a nine member committee to oversee the development of the comprehensive plan. The committee began meeting on a monthly basis in March 2010 and continued meeting monthly until the plan was ready for town meeting vote.

Public Visioning Session: On September 16, 2010 the committee sponsored a visioning session.

Public Forum: On February 17, 2011 the committee conducted a forum to provide an overview of the plan and gain public insight.

Public Hearing: On May 2, 2011 a public hearing on the proposed plan update was conducted.

Use of Technology: Notices of all meetings were posted on the town's Web Site as were plan drafts.

Use of Media: Agendas were sent to local news papers.

Comprehensive Plan Committee: Justin Merrill, Chair, Barbara Cook, Secretary, Jean Gilbert, Mary Howes, Cindy Bennett, Dennis Stevens, Doug, DiPasquale, Warren Bryant, and Tim DeMillo.

Town Staff: Ruth Cushman and Shiloh Ring

Plan Update Advisor: John Maloney, Androscoggin Valley Council of Governments

Jay

Comprehensive Plan Update Part II



Inventory & Analysis

Introduction

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

The information to prepare the inventory and analysis came from a number of sources. Individual committee members and department heads collected information only available in Jay. Such information included land use, scenic locations, outdoor recreation facilities and recent development trends. Other information came from state and federal sources.

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

The inventory and analysis is intended to be a snapshot of Jay based on the best information available in 2009-2010. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at the time of adoption of the plan or five years from adoption. However, it presents a reliable picture of Jay and provides the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.

Historic & Archaeological Resources

Findings and Conclusions

- There are three sites on the National Register of Historic Places: the Holmes-Crafts Homestead, the Jay-Niles Memorial Library and the North Jay Grange Store.
- The Maine Historic Preservation Commission reports nine known prehistoric archaeological sites in Jay.
- Jay has not enacted any local land use standards for the protection of archaeological and historic resources.

Jay – From Yesterday to Today

Before the "white man" was known in the Androscoggin Valley, a thriving Indian village, Rockomeko - capital of the Anasagunticooks - stood in the area surrounding Jay, Maine. The first white people were brought to this area in 1690 as Indian prisoners captured from towns along the Maine coast. Actual settlement of the township, however, didn't begin until the 1780's. The Act of Incorporation was dated February 26, 1795 and was signed by the Governor of the Commonwealth of Massachusetts, Samuel Adams. The township was named Jay in honor of patriot and statesman, John Jay, the first Chief Justice of the United States.

The first men to come to Jay built on the hills surrounding the fertile flood plains of the Androscoggin River. From these heights, which gave them protection from Indian raiding parties, they looked out across the lakes, rolling hills, and mountains that have fostered, through the years, an intimate bond between man and nature. Many of the substantial dwellings built by the early settlers are still standing.

The old Tavern which once stood on Jay Hill was for a long time, the most significant structure to survive from Jay's early history. Built in the early 1790's and added to during the early 1800's, the Tavern was a local landmark well into the 1900's. A stagecoach stop and the first post office, the Tavern was the center of community life and activity. Framed with hand hewn timbers and secured with pegs and hand-wrought nails, the Tavern boasted its large common room, large kitchen, tap room, and upstairs ballroom.

The home of Leroy Crafts, presently the Jay Historical Society home, on Jay Hill was built in the 1820's and is one of the oldest houses in Town.

The home of Captain Edward Richardson, which stands on Cow Hill, is the oldest frame house in Jay. In addition to being a minuteman at Concord and a leader in the Continental Army, Captain Richardson rode with Paul Revere across the Charles River during that telling night in 1776.

The brick house along the road leading from Jay Hill to North Jay was built by Isaac West, a soldier during the Revolution.

The home of Ebenezer Keyes, whose family greatly contributed to the building of North Jay and opened its first general store, was built in the early 1800's.

The Niles family built a homestead near the quarries in North Jay in the 1820's. These and other buildings were built as the Town grew.

In Jay, activity along the Androscoggin started at the old Jay Bridge where a corporation known as the Jay Bridge Corporation was formed. A toll was charged to pay for the bridge.

Also, near the old Jay Bridge, a canning factory flourished by using the corn, squash and apples grown throughout the Valley.

In 1873, a long lumber stream mill was erected above Jay Village. This mill burned in 1884 and was replaced by the Jay Wood Turning Company in 1907. At one time, this mill employed 175 people.

Downstream, the settlement at Chisholm was nourished with the building and opening of the Otis Falls Mill which at the time was the largest groundwood mill in Maine. As the Mill expanded, so did Chisholm. The operation was further expanded to the point that another pulp mill was built upstream where it gave birth to the settlement of Riley.

Above the old Jay Bridge and Jay Hill, the village in North Jay grew and prospered during the early 1800's as the result of white granite quarried from the surrounding hills. Stone was initially quarried for local purposes only. One of the first operations was known as the Maine Central Quarry. This was followed in 1884 by the North Jay Granite Co. Other quarrying operations took place at the Bryant and Saunders Quarry. Granite from North Jay was used for Grant's Tomb, the Public Library in Farmington, the State Capital Building of Wisconsin, and many other famous monuments.

In 1963, the International Paper Company built a new complex in Riley costing approximately 55 million dollars. The mill has a large waste water treatment plant capable of handling 18 million gallons day.

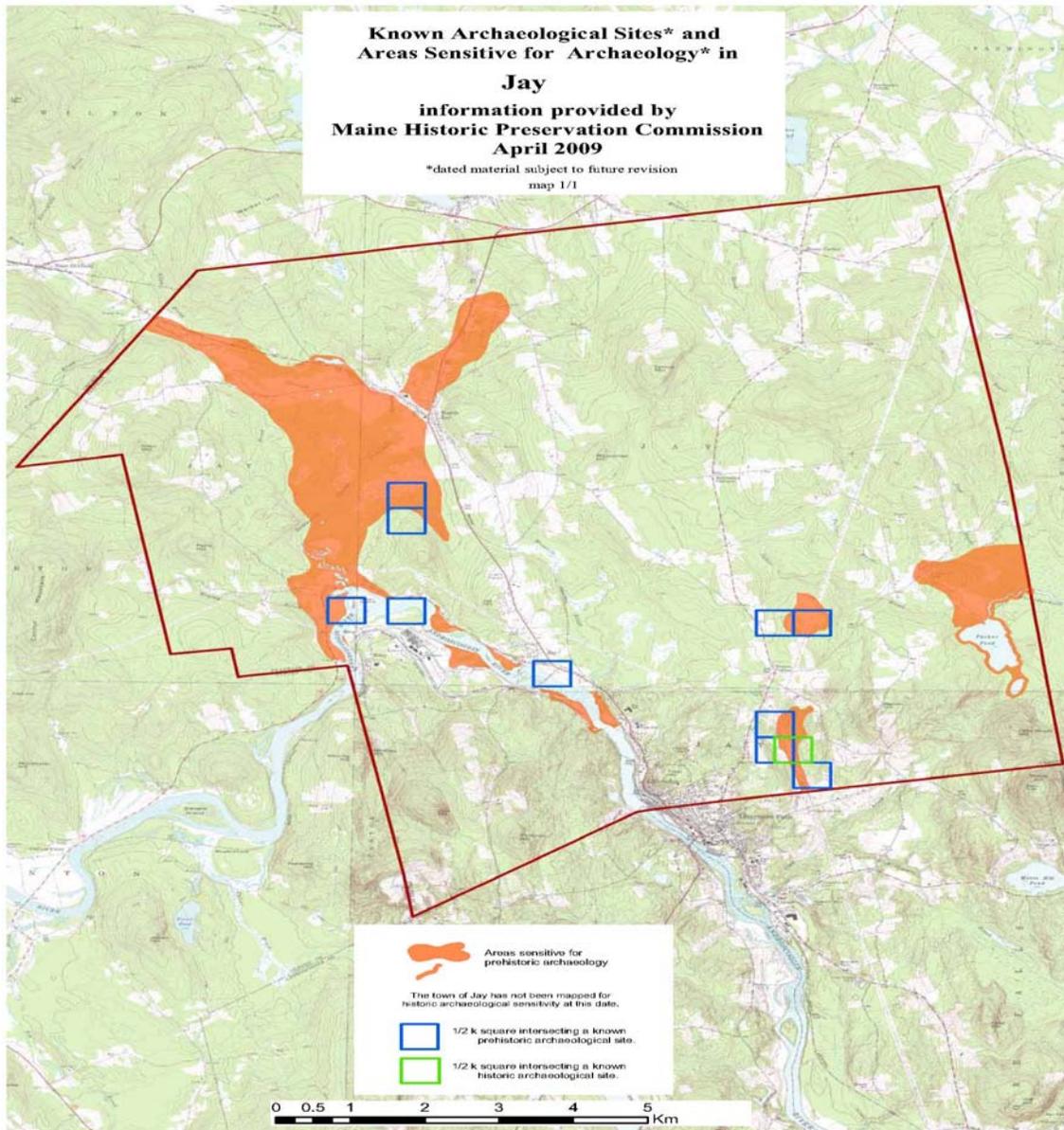
2009 saw the closing of the Wausau Paper Mill which has been in operation since 1906 under various ownerships. The facility has been purchased by a local business but with the guarantee that it will never operate as a paper producing facility again. This saw the loss of over 250 jobs.

Archaeological Resources

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archaeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records

began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites, historic, are those sites which occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and early roads.

The Maine Historic Preservation Commission reports nine known prehistoric archaeological sites on upland locations on proposed power line routes. The Commission has identified areas along the Androscoggin River, Seven-Mile Stream and Little Norridgewock Stream as areas sensitive for prehistoric archaeological resources. One historic archaeological site has been documented by the Maine Historic Preservation Commission that being the S.F. Clark Homestead. They suggest that future field work should focus on sites relating to the earliest European settlement of Jay, beginning in the late 18th century.



Historic Structures

There is a growing recognition among citizens and government across the country of the value of a community's historic resources. Historic buildings provide insight into a community's past as well as help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings, can conserve resources, time, energy and money while they sustain a sense of community character.

There are three sites are on the National Register of Historic Places: the Holmes-Crafts Homestead, the Jay-Niles Memorial Library and the North Jay Grange Store. Several buildings and sites have locally significant values and include the following:

- Sawmill and grist mill dam and site on Mosquito Brook, built 1790
- Gibbs Mill on Parker Brook in East Jay
- Ole Jay Hill Tavern
- Old Jay Hill Meeting House, built about 1800, now the Jay highway garage
- Corn Shop at Jay
- Water wheel tail race and foundation to Richmond's Island just above old cement bridge at Jay
- Sawmill and novelty mill at Jay on river bank near the corn shop site
- The remains of the old dam of Look's Sawmill at North Jay
- Old brick school house on Jay Hill and the Richardson Schoolhouse on the Crash Road
- Location site of the first Methodist Church in Jay
- New portion of the Jay Hill Cemetery, which was known as Powder House Hill, where the powder and balls were kept for the local militia, built early 1800's
- Otis Mill
- Bean's shingle and board mill located on the Canton Mt. Road
- The little small quarries located just east of Jay Hill, near the MCRR, also near the old first sawmill where natives quarried foundation stone
- Several large granite quarries at the Quarry Hill and Kyes Mt. in North Jay, several large buildings came from North Jay
- The old blacksmith shop and jail in Jay village

Protection of Historic and Archaeological Resources

Jay has not enacted any local land use standards for the protection of archaeological and historic resources. The town relies on the minimum standards contained in the Shoreland Zoning and Floodplain Management Ordinances and the State Subdivision Law.

Jay Historical Society

The Jay Historical Society is an active group which meets once a month and maintains the Holmes-Crafts Homestead on Jay Hill. The society has a joint yard sale/museum viewing every August with the local fire department. With the need for more storage space, in 2009-2010 the Historical Society has undertaken a building project on the grounds of the Historical Society to meet those needs.

The Historical Society depends on volunteers to keep the Society viable and to increase and improve the offerings of the group.



POPULATION CHARACTERISTICS

Findings and Conclusions

- Population was unchanged between 1980 and 1990 and declined by 2% from 1990 to 2000. Since 2000 a similar rate of population decline has continued.
- Jay's population in 2000 was older than that of Franklin County and the State. This is just the opposite from 2009 when the population was younger than both the County and State.
- It is expected that the 2020 year-round population for Jay will be in the range of 4,550 to 4,650.

Introduction

Population trends and characteristics are a product of several factors. They include local and regional employment opportunities, the availability of housing in varying price ranges, the community's natural and social attributes and family ties. By looking at population characteristics, trends and forecasts, Jay can be prepared for population change as well as anticipate future demands on community services and land use changes.

Population Trends

For almost the past 30 years the population of Jay has been stable and most recently declining slightly. Population estimates for 2009 indicates that since 2000 area population growth came to a halt with most town's population declining slightly. In the decade of the 70's Jay's population increased by more than 1,000 or 30%. Population was unchanged between 1980 and 1990 and declined by 2% from 1990 to 2000. Since 2000 a similar rate of population decline has continued.

Population change in Jay, in recent history, has been driven by the pulp and paper industries. The construction and start up of the Androscoggin Paper Mill in the late 1960's provided for good paying jobs that attracted new residents to Jay. In the 1980's a labor strike at the Mill is believed to have dispersed the labor force to other communities. With the closing of the Wausau Paper Otis Mill in 2009 and the current state of the pulp and paper industry, at this point in time population growth is not expected.

Population Change

1960-2009

	1960	1970	1980	1990	2000	2009 Estimate*
Jay	3,247	3,954	5,080	5,080	4,985	4,802
Canton	728	742	831	951	1,131	1,170
Livermore	1,363	1,610	1,826	1,950	2,180	2,140
Livermore Falls	3,343	3,450	3,572	3,455	3,227	3,170
Chesterville	505	643	869	1,012	1,170	1,167
Farmington	5,001	5,657	6,730	7,436	7,410	7,530
Dixfield	2,323	2,188	2,389	2,574	2,514	2,520
Wilton	3,274	3,802	4,382	4,242	4,123	4,160
Franklin County	20,069	22,444	27,098	29,008	29,467	29,760
Maine	961,298	980,910	1,119,971	1,222,000	1,274,923	1,328,360

Source: U.S. Census
 *American Community Survey Estimate-2009

Population estimates prepared by the State Planning Office suggest a noteworthy decrease in population from 4,985 in 2000 to 4,816 in 2007. These estimates indicate a decrease of 170 residents. The natural increase in population (the number of births minus deaths) was 44 from 2000 to 2008. This compares to a natural increase of 230 between 1986 and 1992. This information supports the assumption that it is people moving away from Jay and a decline in the natural increase that have been the controlling factors in recent population change.

Births and Deaths

2000-2008

Year	JAY		
	Births	Deaths	Natural Increase
2000	53	35	+18
2001	41	44	-3
2002	53	49	+4
2003	37	46	-9
2004	44	55	-11
2005	55	44	+11
2006	67	39	+28
2007	54	51	+3
2008	46	43	+3
TOTALS	450	406	44

Seasonal Population

The 2000 Census reported 27 seasonal dwellings in Jay. Seasonal population is not currently a significant component of population characteristic nor is it expected to be during the planning period.

Age Distribution

Jay’s population in 2000 was older than that of Franklin County and the State. This is just the opposite in 2009 when the population was younger than both the County and State. The median age of Jay's population changed from 38.7 to 37.3 between 2000 and 2009. There has been an increase in the very young, 14 and under, young adults, 20 to 34 and an increase in those 54 and older.

Population Distribution by Age

1990 - 2009

	Jay					
	Number			Percent		
	1990	2000	2009*	1990	2000	2009*
Under 5	406	276	360	8.0	5.5	7.5
5-9	399	350	323	7.9	7.0	6.7
10-14	411	444	263	8.1	8.9	5.5
15-19	399	328	279	7.9	6.6	5.8
20-24	302	208	406	8.4	4.2	8.5
25-29	401	259	378	7.9	5.2	7.9
30-34	413	327	205	8.1	4.8	4.3
35-39	380	407	378	7.5	8.2	7.9
40-44	354	414	184	7.0	8.3	3.8
45-49	341	343	340	6.7	6.9	7.1
50-54	254	364	345	5.0	7.3	7.2
55-59	260	310	251	5.1	6.2	5.2
60-64	232	243	440	4.6	4.9	9.2
65+	528	712	650	10.4	14.3	13.5
TOTAL	5,080	4,985	4,802	100.0	100.0	
Median Age	32.6	38.7	37.3			

Source: U.S. Census
 *American Community Survey Estimate-2009

Educational Attainment

According to the 2009 American Community Survey, Jay had a slightly smaller percentage than Franklin County of its population 25 years of age and older with more than a high school education. Forty-nine percent had some college education or a degree. This is compared to 51% for Franklin County.

Educational Attainment* 2009

(Population 25 years and older)

	JAY		FRANKLIN COUNTY
	Number	Percent	Percent
Less than 9th grade	172	5.4	3.4
9th to 12th grade (no diploma)	248	7.8	8.7
High School Graduate Equivalency	1,201	37.9	36.5
Some college, No degree	718	22.6	18.1
Associate Degree	399	12.6	8.5
Bachelor's Degree	358	11.3	16.0
Graduate or Professional Degree	75	2.4	8.8
TOTALS	3,171	100	20,312

*American Community Survey Estimate-2009

Occupation of Residents

In 2000, the greatest number of workers in Jay was in production, transportation and earth moving occupations followed closely by management, professional and related occupations. This was followed by service occupations and sales and office occupations. The percentage of Jay workers in production, transportation and earth moving occupations (26.5%) was greater than Franklin County (18%) and the State (15.3). This reflects the pulp and paper industries.

Employment by Occupation 2000

	JAY		FRANKLIN COUNTY	
	Number	% of Total Labor Force	Number	% Total Labor Force
Management, professional and related occupations	643	26.3	3,798	27.6
Service occupations	291	11.9	2,353	17.1
Sales and office occupations	578	23.6	3,324	24.2
Farming, forestry, & fishing	14	0.5	272	2.0
Construction, extraction and maintenance occupations	272	11.1	1,513	11.0
Production, transportation and earth moving occupations	649	26.5	2,477	18.0
Employed persons 16 years and over	2,447		13,737	

Source: 2000 U.S. Census

Income

Jay's 2009 median household income was above that of Franklin County and of surrounding communities except Canton and Livermore. In 2009, the largest number of households (298 or 15%) was in the \$60,000 to a \$75,000 income bracket. This is likely the reflection of the number of workers in production, management, professional and related occupations. There were 400 households (20%) with incomes of less than \$20,000.

Median Household Income* 2009

Jay	\$41,880
Canton	\$43,300
Chesterville	\$36,660
Dixfield	\$38,220
Farmington	\$38,310
Livermore	\$45,690
Livermore Falls	\$30,020
Wilton	\$36,690
Franklin County	\$39,630
Maine	\$46,540

*American Community Survey Estimate-2009

Projected Population

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

Population change is the result of two primary factors, natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Based upon the U.S. Census, Jay experienced a population decrease of 100 (2%) persons between 1990 and 2000.

The 2020, population projection prepared by the Maine State Planning Office for Jay is approximately 4,600. This projection indicates an eight percent decline from the 2000 population. Factors that could contribute to that projection being off include changes in the local and regional economies that create or displace jobs and energy costs. These factors cannot be determined with any reliability and will require watching.

For the purposes of the comprehensive plan it is expected that the 2020 year-round population for Jay will be in the range of 4,550 to 4,650.

**Projected Population
2020**

	2000 U.S. Census	2009 Estimate*	2020
JAY	4,985	4,802	4,600
Canton	1,121	1,163	1,390
Chesterville	1,170	1,245	1,420
Dixfield	2,514	2,561	2,690
Farmington	7,410	7,580	7,550
Livermore	2,180	2,200	2,710
Livermore Falls	3,227	3,201	3,160
Wilton	4,123	4,200	4,170
Franklin County	29,467	29,900	30,330

Source: State Planning Office
*American Community Survey Estimate- 2009

**Population Distribution by Age
2020**

Age	Number	Percent
Under 5	220	4.7%
5-9	225	4.9%
10-14	220	4.7%
15-19	240	5.3%
20-24	310	6.7%
25-44	1,290	28%
45-64	1,290	28%
65+	815	17%
Total	4,600	

Maine State Planning Office & AVCOG



Findings and Conclusions

- For most of the past 100 years Jay's local economy has been based on the pulp and paper industry.
- In 2000, Jay was a net importer of jobs meaning that there were more jobs in Jay than workers residing in Jay.
- The Maine Department of Labor lists more than 80 retail and service businesses in Jay.
- Since 2000, it expected that employment in manufacturing has decreased

Regional Economy

Historically the Franklin County regional economy was based on agriculture, leather and wood products, and pulp and paper. Fertile soils on the river valleys grew crops that were canned at local factories or grew feed for a dairy industry. The vast commercial forest in northern portions of the County provided the raw materials for wood products ranging from lumber to cloth pins to croquet balls. Tanning of hides to produce leather and shoe making, including G.H. Bass, employed 1,200 people as late as 1990. The establishment of the pulp and paper industry in the late 1800's and in 1963 the construction of the International Paper Mill in Jay has been a mainstay of the Region's economy.

In recent times the Region's economy has been shifting from goods producing to service providing. Today just 24% of the work force produces goods compared to 40% 20 years ago. Seventy-seven percent of the Region worker's provide services.

The Farmington Labor Market Area (LMA) includes all Franklin County communities (except for Carthage), the Androscoggin County town of Livermore Falls and the Kennebec County towns of Fayette and Vienna and the Somerset town of New Portland and Central Somerset Unorganized territory. The northern portion of Franklin County is primarily dependent upon tourism, recreation and forestry for employment. The southern portion relies on education, health care services and manufacturing. Highlights of 2008 employment trends in the LMA include:

- Total employment in the LMA was 12,460 a decrease of 5% from 13,085 in 2005.
- 24% goods producing jobs, 59% service providing jobs and 17% government jobs.

- Manufacturing jobs account for 16% of the jobs.
- Retail trade made up 14% of all service producing jobs.
- Transportation and utilities make up 17% of service jobs, education and health services 15%, leisure and hospitality 15%, finance, insurance and real estate 4%, professional and business services 5%, and information jobs 1%.

Farmington LMA NonFarm Wage and Salary Employment

	2005	2006	2007	2008	% Change 05-08
Total All Industries	13,085	12,672	12,461	12,461	-4.77%
Goods Producing	3,235	3,044	3,038	2,937	-9.21%
Construction	849	775	821	780	-8.13%
Manufacturing	2,144	2,070	2,012	1,970	-8.12%
Service Providing	9,850	9,628	9,423	9,524	-3.31%
Transportation/Utilities	2,350	2,323	2,310	2,283	-2.85%
Information	94	96	105	108	14.89%
Finance, Insurance, Real Estate	560	460	423	411	-26.61%
Professional and Business	510	603	608	645	26.47%
Education and Health Services	3,716	3,575	3,449	3,500	-5.81%
Leisure and Hospitality	1,957	1,906	1,856	1,887	-3.58%
Other Services	269	268	267	287	6.69%
Public Administration	394	396	405	403	2.28%

Major employers in the Region include Verso Paper, Franklin Community Health Network, SAD #9, Sugarloaf Mountain Corporation, University of Maine at Farmington, Wal-Mart, SAD # 58, Hannaford Bros., ICT Group and Jarden Plastic Solutions.

The future economic characteristic of the Region will be varied. In the northern subregion including Carrabassett Valley, Kingfield and Rangeley recreation and tourism will be the economic driver. The southern subregion of Farmington, Jay, Livermore Falls and Wilton will include a manufacturing component and be the center of retail and services of the Region.

Jay's Economy

For most of the past 100 years Jay's local economy has been based on the pulp and paper industry. From 1965 to 2009 there were two paper mills operating in Jay. Today the Verso Androscoggin Mill employs some 900 workers and is a driver of the local economy. Over the course of time local businesses have come and gone to serve the local residents and mill workers. These have included traditional services including neighborhood stores, hardware stores, banks and the like. Chisholm Village, that developed around the Otis paper mill, and melds into the Livermore Falls downtown was the location of many small businesses. Over the past 30 years the Jay Village area has grown as a business location as the result of the Androscoggin Mill in Riley. The Jay Plaza contains a, grocery store, bank, a fast food restaurants and a number of other businesses.

Today the local economy of Jay relies on the paper industry and services to residents of Jay and surrounding towns. In 2000, Jay was a net importer of jobs meaning the there were more jobs in Jay than workers residing in Jay. This was largely due to the two paper mills located in Jay at that time. The results of the closing of the Wausau Paper-Otis Mill in 2009 will likely change this fact. The trade center index,

or the ratio of annual consumer retail sales per capita in Jay to the statewide annual average consumer sales per capita for all municipalities is lower than that of Livermore Falls and Farmington. Jay's index is 0.454. This compares to an index of 0.532 in Livermore Falls and 2.225 in Farmington. The index for Wilton is 0.297. These numbers indicate that residents are seeking other locations for the purchase of many of their consumer products.

The Maine Department of Labor lists more than 80 retail and service businesses in Jay. Some are large such as the Hannaford Bros. Supermarket and Pharmacy and others are small operated out of the owner's home. Retail establishments in Jay run the gambit from hardware to flowers to skis. Over the past five to ten years there have not been major changes in composition and type of retail stores.

The Maine State Planning Office collects data on taxable Maine retail sales, as derived from State sales tax collections. This information is broken down into six store type categories that provide insight into trends into consumer retail trade.

In 1993, total consumers retail sales were \$16.4 million in Jay. In 2008, total consumer retail sales were \$15.2 million. The largest shifts in sales were in general merchandise stores down from \$4.2 million in 1996 to \$200,000 in 2008 and food stores up from \$3.9 in 1996 to 5.3 million in 2008.

Jay
Total Consumer Retail Sales
1993-2008
(In thousands of dollars)

Year	Bldg. Supply	Food Store	General Merchandise	Other Retail	Auto Trans.	Restaurant/Lodging	Total Consumer Sales
1993	1964.3	3882.6	4207.7	911.4	2948.1	2449.8	16394.0
2004	1755.6	5174.6	188.9	956.8	2836.1	2882.5	13794.5
2005	1603.6	5122.7	69.2	1090.7	3295.7	3150.2	14332.1
2006	1812.7	5267.5	75.7	1076.7	3153.0	3130.3	14515.9
2007	1800.0	5497.1	55.5	1032.5	3296.6	3112.3	14790.0
2008	2232.7	5336.6	188.8	991.6	3286.8	3157.0	15193.5

Source: Maine State Planning Office

It is expected that over the planning period Jay's local economy will continue to be based on the pulp and paper industry and services. Home occupations will continue to be important.

Labor Force

Since 2000, Jay's labor force has decreased slightly or by 5%. This decline in labor force reflects the aging population and the apparent decline in population. The annual average unemployment rate has been below that of the Farmington Labor Market Area.

**Labor Force, Employment & Unemployment
2008-2008**

	Jay		Farmington LMA	
	2000	2008	2000	2008
Total Labor Force	2,537	2,425	9,990	9,927
Employed	2,447	2,260	9,310	9,201
Unemployed	85	165	680	726
Unemployed Rate	3.4%	6.8%	6.8%	7.3%

Maine Department of Labor

In 2000, the greatest number of Jay workers, 35%, was employed in manufacturing, about the same as 1990. Employment in manufacturing by Jay workers was much greater than in the Farmington LMA, 18% and Maine, 14%. This is reflective of the pulp and paper industry located in Jay. Since 2000, it expected that employment in manufacturing has decreased due in part to changes in jobs available in the pulp and paper and related industries and the closing of the Wausau Paper-Otis Mill in 2009.

Twenty-two percent, or 525, of Jay workers were employed in education, health and social services in 2000 which was an increase from 1990. There was a significant decline in those employed in retail trade between 1990 and 2000.

Distribution of Labor Force by Industry 2000		
Industry	Jay	Franklin County

	# of workers	% of Total Employed Labor Force	# of Workers	% of Total Employed Labor Force
Agriculture, Forestry, Mining	19	1.0%	444	3%
Construction	109	5%	896	7%
Manufacturing	866	35%	2,478	18%
Wholesale Trade	33	1%	262	2%
Retail Trade	223	9%	1,779	13%
Transportation and warehousing and utilities	87	4%	454	3%
Information	12	1%	141	1%
Finance, insurance and real estate	112	5%	724	5%
Professional, scientific, management and administrative	91	4%	539	4%
Education, health and social services	525	22%	3,519	26%
Arts, entertainment, recreation and food services.	125	5%	1,379	10%
Other services	189	8%	666	5%
Public administration	56	2%	456	3%
Total	2,447		13,737	

U.S. Census

Work Location: Jay's Residents

The greatest numbers of workers live and work in Jay. In 2000, 41% of all Jay workers worked in Jay. This is more than 1990, 34% but less than in 1980, 53%. Wilton and Rumford have become a much less important location for employment while the importance of Farmington and Lewiston has increased.

Place of Employment 1990-2000

Place of Employment	Number of Persons 1990/2000	Percent of Total 1990/2000
Jay	876/1006	33.9%/41.1%
Wilton	380/185	14.7%/7.6%
Farmington	285/351	11.0%/14.3
Livermore Falls	203/200	7.9%/8.2%
Rumford	147/82	5.7%/3.4%
Lewiston	67/90	2.6%/3.7%
Lisbon	63/6	2.4%/0.2%
Other or not reported	557/707	21.6%/28.9
TOTALS	2,578/2,447	

U. S. Census

M Means of Transportation to Work

Those in Jay that travel to work drive alone and spend about 50 minutes a day traveling, about the same as all Mainers.

Means of Transportation to Work 2000			
Type	Number	Percent/Jay	Maine/Percent
Car, Truck, Van; Drove Alone	2,015	84%	79%
Car, Truck, Van; Carpooled	281	12%	11%
Walked & Other Means	40	2%	7%
Worked at Home	69	3%	4%
TOTAL	2,405		
Average Commute Time	23 Minutes		23 Minutes

U.S. Census

Tax Increment Financing Districts

Jay has a Tax Increment Financing Districts agreement with Verso Paper.

Jay Development Committee

Jay Development Corporation

The Jay Development Corporation owns 27 acres behind the Jay Shopping Plaza off of Route 4. The property was purchased with Housing and Urban Development (HUD) funds in 1979. The property was bought to promote development in the community. The Jay Development Committee developed plans for this lot in 2008 looking to develop a business park. This was not successful because of the wetlands and also because of the lack of desire to spend taxpayers' money on speculation.

The Committee is involved in trying to recruit businesses to the area but the focus seems to be more on filling space available than developing empty lots.

Regional Economic Development Plans

Jay is included in the 2009-2010 Comprehensive Economic Development Strategy for the Androscoggin Valley Economic Development District. The Strategy establishes the economic, transportation, and community planning direction for the Androscoggin Valley Economic District.



Housing

Findings and Conclusions

- During the 1990s there was an increase of 150 housing units.
- Between 2000 and 2009 there was a increase of 30 housing units.
- Nearly 45% of renter occupied housing units were constructed prior to 1940.
- The median priced home in Jay was affordable to the median income family during the years between 2004 and 2008.

Introduction

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

Housing Trends

The number of housing units in Jay and surrounding communities grew rapidly during the 1980s. Chesterville (40.4%), Dixfield (28%), Livermore (23.2%) and Canton (23.1%) had the largest increases. Jay had an increase of 215 housing units or a 12% gain. Overall the number of housing units in Franklin County grew by 62.7%.

During the 1990s housing growth slowed in Jay and all surrounding communities except for Chesterville. There was a 7.6% increase in housing units in Jay and 11% increase for all of Franklin County. This slow down in housing growth was the result of normal cyclical highs and lows in the housing industry and changes in local and regional employment opportunities.

In the first half of the 2000's much of Region saw a high level of housing development and price increases caused in part by historically low interest rates and market demand. Jay does not require building permits for new houses thus tracking new housing growth is difficult. Jay's assessor records reported 240 new housing units in Jay between 2000 and 2009. Many feel that such a level of new housing growth is not accurate. The 2009 American Community Survey estimate indicates a much lower growth in new housing units since 2000, about 30 new units. At the current time we are still in a period of slow housing growth caused largely by the national housing and lending crisis and unemployment.

Number of Housing Units 1990-2000-2009*

	1990	2000	2009*
JAY	2,002	2,155	2,183
Canton	384	476	481
Chesterville	535	684	746
Dixfield	1,081	1,116	1,231
Farmington	2,877	3,048	3,167
Livermore	919	1,066	1,060
Livermore Falls	1,474	1,503	1,502
Wilton	1,809	1,882	1,980
Franklin County	17,280	19,159	20,304

Source: U.S. Census

*American Community Survey Estimate-2009

Type of Housing Unit

Based on the 2000 Census the single family home is increasing its percentage of the Town's overall housing supply. Multi-family housing units continue to decrease in their importance to the overall housing supply. The number of housing units in multi family structures has decreased by 100 between 1980 and 2000. Estimates by the American Community Survey in 2009 show an increase in multi family housing units.

Distribution of Total Housing Units by Type 2000-2009*

	2000		2009*	
	Number	Percent of Total	Number	Percent of Total
Single-family	1,532	71.1	1,378	63.1
Mobile Home	345	16.0	349	16.0
Multi-family	278	12.9	456	20.9
TOTAL	2,155	---	2,183	---

Source: U.S. Census

*American Community Survey Estimate-2009

The percentage of owner occupied housing units verses renter occupied has decreased in Jay over the past 20 years based on available information.

Distribution of Occupied Housing Units by Tenure

2009*

	Owner		Renter		Total
	Number	Percent	Number	Percent	
JAY	1,465	73.0	538	26.0	2,003
Franklin County	8,884	74.5	3,044	24.5	11,806

*American Community Survey Estimate-2009

The Plan does not include a detailed housing conditions survey, the reason being that although scattered substandard housing exists in Jay it was not deemed a significant planning issue. However, several indicators of housing conditions from the 2000 Census and the 2009 American Community Survey were examined to assess indications of housing upgrade needs.

One indicator of the overall physical condition of a community's housing stock can be its age. However, caution must be exercised when age is considered as an indicator of physical condition. Many of Jay's older homes are in excellent condition and are assets to the community.

Forty-five percent of owner occupied homes were built on or after 1970. In the early 1970s was the beginning of residential energy efficiency concerns. More than half of the owner occupied homes were constructed prior to 1970. These older homes may need greater maintenance and energy efficiency and/or electrical upgrading.

Nearly 45% of renter occupied housing units were constructed prior to 1940. Much of this "mill housing" is likely in need of upgrading or is nearing its useful life.

Age of Occupied Housing Stock

Year Structure Built	Owner Occupied Homes		Renter Occupied	
	Number	Percent	Number	Percent
1999-March 2000	10	0.6	0	0.0
1995-1998	85	5.2	0	0.0
1990-1994	120	7.3	22	5.7
1980-1989	269	16.4	87	22.7
1970-1979	486	29.7	32	8.4
1960-1969	187	11.4	24	6.3
1950-1959	131	8.0	13	3.4
1940-1959	72	4.4	36	9.4
1939 or earlier	276	16.9	169	44.1
TOTAL	1,636		383	

Source: U.S. Census

Subsidized Units

In 2008 there were 44 subsidized senior rental units and 23 family rental units in Jay. In addition there were 40 Section 8 vouchers.

Subsidized Rental Units & Section 8 Vouchers 2008

Elderly	Family	Disabled	Section 8 Vouchers
44	23	0	40

Source: Maine State Housing Authority

Affordability/Workforce Housing

Affordable/workforce housing means different things to different people. In simple terms a home or a rent is affordable if a person or family earns enough money to pay for monthly cost for decent, safe and sanitary housing and have sufficient money left over to pay for other living necessities. It is generally accepted that a home owner should not spend more than 28%-33% of income for housing cost that include principle, interest, taxes and insurance. Renters should not spend more than 30% of their income on rent and utilities.

Workforce housing is somewhat a new term in the planning and housing community. It can mean almost any type of housing but is always affordable. It is intended to appeal to key members of the workforce including but not limited to teachers, office workers, factory workers, police officers and the like. Workforce housing is affordable, generally single family and in or near employment centers rather than in distant rural sprawl locations.

Based on information obtained from the Maine State Housing Authority, the median priced home in Jay was affordable to the median income family during the years between 2004 and 2008. Affordability is measured by an affordability index. An index greater than one means that the median value home is affordable to median income households; an index less than one means that the median value home is unaffordable for median income households.

The Maine State Housing Authority reports that 30% of households in Jay could not afford the median home in 2008. This compares to 50% for the Farmington Labor Market Area that includes Jay.

Jay - Affordability Index For Those at Median Income					
Year	Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
2004	1.41	\$87,750	\$42,215	\$29,930	\$123,800
2005	1.37	\$96,000	\$43,845	\$32,000	\$131,500
2006	1.47	\$94,250	\$45,440	\$38,900	\$138,600
2007	1.11	\$130,000	\$47,420	\$42,600	\$144,700
2008	1.59	\$92,000	\$48,090	\$30,200	\$146,700

Source: Maine State Housing Authority

Rental housing is important in meeting the needs for affordable/work force and elderly housing. In 2008, the Maine State Housing Authority reported that the average two bedroom rent in Jay was \$680. That compares to \$810 for the Farmington Labor Market area. An income of \$27,300 would be needed to afford the average rent in Jay. This information indicates that households with 80% of the median income can afford rents in Jay.

The Farmington Labor Market Area includes all of Franklin County. Based on information provided by the Maine State Housing Authority median income households in the Farmington Labor Market Area could find affordable housing and rent in Jay.

Affordable housing opportunities are a regional issue and the amount of need depends on individual town characteristic. At present there are no active regional affordable housing coalitions. However, Western Maine Community Action provides affordable housing programs.

The town has not enacted any ordinance that stands in the way of the development of affordable housing.

Future Housing Demand

Future population and the characteristics of the existing housing stock are major factors in identifying future housing demands. Adequate housing is of uppermost importance in supporting economic growth. This element of the comprehensive plan identifies the need for additional housing over the next ten years. As with any projection or estimation, unforeseen influences can greatly impact the validity of the projection.

Jay's population is expected to reach 4,600 by the year 2020. Based upon an average household size of 2.2 persons in the year 2020 there would not be a demand for additional housing units. However, changing housing consumer needs and the replacement of aging housing stock will create a demand for 10 to 20 new housing units per year. The Maine State Housing Authority has identified a need for 60 affordable family rental units for the very low income.

T TRANSPORTATION

Findings and Conclusions

- Jay has 7.6 miles of arterial highway, 21.2 miles of other state highways, and 65.7 miles of local roads
- Thirty-four local roads need to be rebuilt or replaced
- The Ridley Brook Bridge on Route 140 has been placed on the MaineDOT's bridges "watchlist"

Introduction

The location of transportation routes is important to Jay's and the region's development patterns and its overall economic well-being. Jay's transportation system consists of state, local and private roads, sidewalks and bridges, as well as rail and transit systems. This multimodal system is extremely important to existing and future development characteristics, both at the local and regional levels.

Highway Classification & Conditions

The Maine Department of Transportation (MaineDOT) has classified highways based on functions within Jay as Arterial, Major Collector, or Local. Jay has 7.6 miles of Arterial highway, 2.0 miles of Major Collector highway, and 65.7 miles of Local roads. Brief definitions of the highway functional classifications, as used by MaineDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on arterial highways. Route 4 is an arterial highway.

Collector Highways: These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. Collector highways in Jay include Routes 17, 133, 140, 156, Crash Road, Riley Road and Maxwell Road. Typically the State is responsible for road repair and resurfacing on all state roads. However, the state is only responsible for the winter maintenance responsibility of state roads in nonurban areas.

Local Roads: Local roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter maintenance of local roads.

Examination of local highway conditions is important for several reasons. Road conditions can help direct future development and suggest the need for capital expenditures for reconstruction. Jay uses the

Road Surface Management System (RSMS) to inventory and determine the physical condition of local roads. The repair category in the following table identifies actions needed to improve the town's roads.

Road Section Name	From Street	To Street	Road Length	Road Surface Type	Repair Category
Adams Road	Riley Road	Railroad Tracks	528	Asphalt	Rebuild/Replace
Alden Hill Road 1	Canton townline	Crash Road	1,584	Unpaved	Grade Major Material
Alden Hill Road 2	Canton townline	Crash Road	4,224	Asphalt	Rebuild/Replace
Allen Street	Route 4	End	528	Asphalt	Rebuild/Replace
Barbridge Drive	Route 4	Greenridge Way	1,584	Asphalt	Satisfactory
Barker Street	Ludden Drive	School Bus Road	792	Asphalt	Rebuild/Replace
Bartlett Road	Franklin Road	End	2,640	Asphalt	Crack Seal
Bean Road 1	Franklin Road	End	1,848	Asphalt	Overlay
Bean Road 2	Franklin Road	End	792	Unpaved	Grade Major Material
Beedy Road	Franklin Road	End	2,904	Asphalt	Rebuild/Replace
Begin Road	Macomber Hill	End	2,376	Asphalt	Rebuild/Replace
Belanger Road 1	East Jay Road	End	4,224	Asphalt	Satisfactory
Belanger Road 2	East Jay Road	End	3,168	Asphalt	Surface Coat
Belleview Drive 1	Water tower	Jewell Street	528	Asphalt	Satisfactory
Belleview Drive 2	Water Tower	Jewell Street	2,112	Asphalt	Overlay
Belmont Drive 1	End	Summit Street	1,584	Asphalt	Rebuild
Belmont Drive 2	Summit Street	Skyline Drive	1,056	Asphalt	Overlay
Bickford Road	Macomber Hill	End	792	Asphalt	Rebuild/Replace
Birchwood Road	Belleview Drive	End	528	Asphalt	Overlay
Bj's Lane	Intervale Road	End	1,056	Asphalt	Overlay
Bonnie Bog View	Wilton townline	End	1,584	Unpaved	Grade Major Material
Borough Road	East Jay Road	Chesterville TL	5,016	Asphalt	Patch
Bridge Street	Intervale South	Interval North	528	Asphalt	Surface Coat
Bryant Drive	Pinewood Road	Oak Street	528	Asphalt	
Bucklin Street	Smith Avenue	End	264	Asphalt	Surface Coat
Chickadee Avenue 1	Route 4	End	264	Asphalt	Rebuild
Chickadee Avenue 2	Route 4	End	264	Unpaved	Grade Major Material
Church Street	Main Street	Knapp Street	1,320	Asphalt	Crack Seal
Claybrook Road	Franklin Road	Liv, Falls TL	12,144	Asphalt	Satisfactory
Community Drive	Route 4	End	528	Asphalt	Overlay
Cook Road	Warren Hill Rd	End	1,056	Asphalt	Rebuild/Replace
Cortland Road	Belleview Drive	End	264	Asphalt	Overlay
Crash Road	Riley Road	Livermore TL	13,200	Asphalt	Satisfactory
Dale Lane	East Jay Road	Vista View Drive	792	Asphalt	Patch
Davenport Hill Road	Intervale Road	Morse Hill Road	6,864	Asphalt	Satisfactory
Davenport Hill Road 1	Intervale Road	Morse Hill Road	2,376	Asphalt	Surface Coat
Davenport Hill Road 2	Intervale Road	Morse Hill Road	528	Asphalt	Satisfactory
Davenport Hill Road 3	Intervale Road	Morse Hill Road	6072	Asphalt	Surface Coat
Davis Road	Route 156	Franklin Road	11,616	Asphalt	Satisfactory
Dorey Lane	East Jay Road	End	528	Asphalt	Surface Coat
Dubord Street	Main Street	End	792	Asphalt	Surface Coat
East Jay Road 1	Franklin Road	Chesterville TL	7,920	Asphalt	Satisfactory
East Jay Road 2	Franklin Road	Chesterville TL	16,368	Asphalt	Patch
East Jay Road 3	Franklin Road	Chesterville TL	3,168	Asphalt	Rebuild

Eastern Avenue	Marcello Street	Elm Street	264	Asphalt	Patch
Elm Street 1	Bellevue Drive	Main Street	1,584	Asphalt	Surface Coat
Elm Street 2	Bellevue Drive	Main Street	528	Asphalt	Patch
Emery Street	Route 4	French Falls Lane	264	Asphalt	Overlay
Evergreen Road	Pinewood Road	End	52.8	Asphalt	Patch
Farrington Road 1	Jay townline	Macomber Hill	4,224	Asphalt	Rebuild
Farrington Road 2	Jay townline	Macomber Hill	1,056	Unpaved	Grade Major Material
Farrington Road 3	Jay townline	Macomber Hill	1,320	Asphalt	Overlay
Forest Circle	Spring Street	East	2,112	Asphalt	Overlay
Free Street	Jewell Street	Liv.Falls townline	528	Asphalt	Rebuild/Replace
Fuller Road	Mill View Road	Macomber	1,056	Asphalt	Overlay
Gildersleeve Road	Crash Road	End	528	Unpaved	Grade Major Material
Granite Heights	Keep Road	Greenridge Way	1,056	Asphalt	Satisfactory
Greenridge Way	End	Route 4	1,584	Asphalt	Patch
Hermit Trail	Riverview Road	Lavoie Street	264	Asphalt	Rebuild/Replace
Hidden Circle 1	White Avenue	End	1,848	Asphalt	Rebuild
Hidden Circle 2	White Avenue	End	528	Unpaved	Grade Major Material
Highland Road	Franklin Road	Bellevue Drive	1,056	Asphalt	Surface Coat
Hillsdale Road	Bellevue Drive	Franklin Road	792	Asphalt	Overlay
Holman Road	Keep Road	End	528	Asphalt	Rebuild/Replace
Horan Street	Jewell Street	Church Street	264	Asphalt	Satisfactory
Hyde Road 1	Route 4	Franklin Road	792	Asphalt	Patch
Hyde Road 2	Route 4	Franklin Road	7,128	Asphalt	Satisfactory
Jackson Lane	Macomber Hill	End	792	Unpaved	Reshape Minor Materi
Jerry Street	E Dixfield	End	792	Asphalt	Patch
Jewell Street	Main Street	Franklin Road	1,848	Asphalt	Satisfactory
Juniper Road	Orchard Drive	Bellevue Drive	528	Asphalt	Overlay
Keep Road	E Dixfield Road	Wilton townline	10,560	Asphalt	Satisfactory
Knapp Street 1	Liv. Falls TL	Jewell Street	264	Asphalt	Overlay
Knapp Street 2	Liv. Falls TL	Jewell Street	264	Asphalt	Satisfactory
Knoll Circle	Pinewood west	Pinewood east	792	Asphalt	Surface Coat
Kyesland Avenue	Old Jay Hill	End	1,056	Asphalt	Surface Coat
Lake School Road	Route 4	Keep Road	1,056	Asphalt	Crack Seal
Lambert Street	Route 4	End	264	Asphalt	Overlay
Latham Road 1	Morse Hill Road	End	1,320	Asphalt	Rebuild/Replace
Latham Road 2	Morse Hill Road	End	2,376	Unpaved	Reshape Minor Material
Lavoie Street 1	End	Jewell Street	2,640	Asphalt	Overlay
Lavoie Street 2	End	Jewell Street	528	Asphalt	Satisfactory
Lomie Rivers Road	Franklin Road	Macomber Hill	9,504	Asphalt	Surface Coat
Look Brook Circle	Route 4	End	1,056	Asphalt	Surface Coat
Lucarelli Road	Old Jay Hill Road	End	2,112	Asphalt	Rebuild/Replace
Ludden Drive 1	School Bus Road	Route 4	792	Asphalt	Overlay
Ludden Drive 2	School Bus Road	Route 4	528	Asphalt	Overlay
Macomber Hill Road	Franklin Road	Route 4	19,800	Asphalt	Overlay
Maple Street	Pine Street	Main Street	264	Asphalt	Surface Coat
Marcello Street 1	End	Jewell Street	1,320	Asphalt	Overlay
Marcello Street 2	End	Jewell Street	264	Asphalt	Satisfactory
Marcello Street 3	End	Jewell Street	792	Asphalt	Overlay
Masterman Road	Route 156	End	2,112	Asphalt	Rebuild

Maxwell Road	Wilton townline	Route 4	2,112	Asphalt	Rebuild
Merriman Street	Smith Avenue	Route 4	528	Asphalt	Surface Coat
Middle Street	Riley Road	End	792	Asphalt	Rebuild/Replace
Mill View Road	Woodman Hill	Fuller Road	1,584	Asphalt	Overlay
Morse Hill Road	TL	E Dixfield Road	13,464	Asphalt	Satisfactory
Mountain View	Old Jay Hill Road	End	1,056	Asphalt	Surface Coat Reshape Minor Material
Murphy's Lane	Macomber Hill	End	1,584	Unpaved	Material
Oak Street	Route 4	End	1,056	Asphalt	Surface Coat
Old Jay Hill Road 1	Route 4 North	Route 4 South	2,112	Asphalt	Patch
Old Jay Hill Road 2	Route 4 North	Route 4 South	3,168	Asphalt	Patch
Old Jay Hill Road 3	Route 4 North	Route 4 South	4,752	Asphalt	Satisfactory
Old Jay Hill Road 4	Route 4 North	Route 4 South	1,848	Asphalt	Surface Coat
Orchard Drive	Highland Road	Juniper Road	264	Asphalt	Rebuild/Replace
Osgood Road	Franklin Road	End	1,056	Asphalt	Surface Coat
Otis Street	Pine Street	Main Street	264	Asphalt	Rebuild/Replace
Ouelette Street	Route 4	End	264	Asphalt	Patch
Phipps Canada Road 1	Riley Road	Alden Hill Road	1,584	Asphalt	Rebuild
Phipps Canada Road 2	Riley Road	Alden Hill Road	3,960	Unpaved	Grade Major Material
Pine Street	Elm Street	Otis Street	264	Asphalt	Overlay
Pineau Street	Route 4	River View Road	1,056	Asphalt	Satisfactory
Pinewood Road 1	Oak Street	Knoll Circle	264	Asphalt	Surface Coat
Pinewood Road 2	Oak Street	Knoll Circle	1,320	Asphalt	Surface Coat
Plaisted Road 1	East Jay	Franklin Road	5,544	Asphalt	Rebuild
Plaisted Road 2	East Jay	Franklin Road	3,960	Asphalt	Patch
Pleasant Drive	Route 4	End	1,848	Asphalt	Rebuild
Purington Road	Old Jay Hill Road	End	528	Asphalt	Rebuild
Quarry Street	East	West	2,904	Asphalt	Rebuild
Rainbow Ridge	Route 156	End	1,056	Asphalt	Surface Coat
Reservoir Road	Lavoie Street	Bellevue Drive	264	Asphalt	Overlay
Richardson Place	Crash Road	End	264	Unpaved	Grade Major Material
Riley Road 1	Route 4	End	3,432	Asphalt	Patch
Riley Road 2	Route 4	End	5,544	Asphalt	Surface Coat
Riley Road 3	Route 4	End	2,640	Asphalt	Rebuild
Riley Road 4	Route 4	End	528	Asphalt	Rebuild
Riverview Road 1	Pineau Street	Lavoie Street	528	Asphalt	Patch
Riverview Road 2	Pineau Street	Lavoie Street	528	Asphalt	Overlay
Rocky Road	East	West	1,584	Asphalt	Overlay
Rolling Ridge	South	North	1,848	Asphalt	Overlay
Rose Ridge	Claybrook Road	End	1,056	Unpaved	Grade Major Material
School Bus Road	Hyde Road	School bus garag	792	Asphalt	Patch
Skyline Drive	End	Route 4	792	Asphalt	Patch
Smith Avenue	Intervale Road	Route 4	1,056	Asphalt	Surface Coat
Soules Hill Road 1	Chesterville TL	Route 156	3,696	Asphalt	Rebuild
Soules Hill Road 2	Chesterville TL	Route 156	1,584	Asphalt	Patch
Spring Street	Hyde Road	Forest Circle	264	Asphalt	Surface Coat
Spruce Mountain Rd	Davis Road	End	3,696	Asphalt	Rebuild
Stone Street	Oak Street	Smith Avenue	1,056	Asphalt	Overlay
Summit Street	Route 4	Belmont Drive	264	Asphalt	Overlay
Sunset Avenue	Franklin Road	End	792	Asphalt	Overlay

Tessier Road	Livermore TL	Canton townline	2,904	Asphalt	Satisfactory
Therrien Road	Warren Hill Rd	End	1,056	Asphalt	Rebuild
Tiger Drive	Community Dr	Route 4	528	Asphalt	Surface Coat
Tilton Street	E Dixfield Road	Quarry Street	528	Asphalt	Overlay
Tweedie Street	End	Main Street	158.4	Asphalt	Surface Coat
Village View	Crash Road	End	1,320	Asphalt	Rebuild/Replace
Vista View Drive	South	North	1,056	Asphalt	Surface Coat
Walker Hill Road	E Dixfield Road	End	528	Asphalt	Patch
Warren Hill Road	Claybrook Road	East Jay Road	9,504	Asphalt	Overlay
Water Tower Lane 1	Reservoir Road	End	264	Asphalt	Overlay Reshape Minor
Water Tower Lane 2	Reservoir Road	End	528	Unpaved	Material
Western Avenue	Elm Street	Marcello Street	264	Asphalt	Overlay
White Avenue	Route 4	End	1,320	Asphalt	Overlay
Woodman Hill Road 1	Old Jay Hill Road	Macomber Hill	1,848	Asphalt	Patch
Woodman Hill Road 2	Old Jay Hill Road	Macomber Hill	1,056	Asphalt	Patch

The RSMS identifies 21 roads or road segments in Satisfactory condition, 3 need Crack Seal treatment, 21 need to be Patched, 28 need Surface Coat treatment, 35 need a pavement Overlay, 17 need to be Rebuilt, and 17 need to be Rebuilt/Replaced. Of the unpaved roads or road segments in Jay, 10 need Grading with Major Materials and four need Reshaping with Minor Material.

Jay invests \$350,000 plus the yearly Rural Road Initiative Program payments into a paving program annually. Approximately \$200,000 of the Highway Department's summer budget gets funneled into road reconstruction projects of some sort each year.

Highway Capacities

MaineDOT maintains traffic volume data for selected roads in Jay. Typically, these counts are done every two years.

Location	2001	2003	2006	2008
Route 4/17 (Main Street) south of Jewell Street	---	9890	9150	7960
Route 4/17 (Main Street) southeast of Riley Road	11800	11770	10320	9430
Route 4/17 (Main Street) northwest of Route 140	---	10830	11730	11010
Route 4 north of Route 17 (East Dixfield Road)	---	8350	8170	6990
Route 4 north of Rolling Ridge at Wilton townline	6450	6400	6610	5760
Crash Road southwest of Riley Road	3210	3070	2870	3040
Riley Road northwest of Crash Road	4770	4240	4210	4450
Route 133 (Franklin Road) south of Jewell Street at Livermore Falls townline	2870	3330	2930	2960

Source: Maine Department of Transportation

Traffic volumes can change as the result of new development in a town or region, or as a result of changes to the town's or region's economy. The traffic volumes listed above overall decreases for the decade. Traffic volumes increased on Crash Road, Riley Road and Route 133 between 2006 and 2008, however the traffic volumes on Crash Road and Riley Road are less than they were in 2001. The

reduction in traffic volumes in Jay between 2001 and 2008 are consistent with volumes for this time period throughout the region.

State Highway Improvement Plans

The MaineDOT updates its Six-Year Transportation Improvement Plan periodically. The purpose of the Six-Year Plan is to provide a linkage between the policy-based 20-Year Transportation Plan, the project based Biennial Capital Work Plan, regional planning and local planning.

The 2010-2015 Six-Year Plan identifies four projects in Jay, including:

Project ID Number	Road/Subject	Length	Project Description
Candidate # 35676	Route 140	12 Feet	Bridge Replacement: Ridley Brook Bridge (#3510) over Ridley Brook, located 0.09 of a mile northerly of the Davenport Hill Road.
016836.00	Route 17	0.01 miles	Strut Replacement: Located 0.06 of a mile northerly of the Quarry Road.
Candidate # 42471	Route 4	0.01 miles	Strut Replacement: Located 0.18 of a mile northerly of Greenridge Way.
012774.00	Route 156 (Jay & Wilton)	1.86 miles	Highway Reconstruction: Beginning at Route 133 in Jay and extending westerly 1.86 miles to Route 2 in Wilton.

The 2010-2011 Biennial Capital Work Plan identifies six highway projects in Jay, including :

Project ID Number	Road/Subject	Length	Project Description
015684.00	Route 133	n/a	Intersection Improvements: Located at the intersection of Route 133 and 156, and includes the installation of a flashing beacon.
016478.40	Route 140	0.15 miles	Highway Safety Improvements: Beginning 0.25 of a mile westerly of Route 4 and extending westerly 0.15 of a mile. Improve drainage at the retaining wall. [Completed 2010]
017112.00	Route 140	0.10 miles	Drainage improvement: Beginning approximately 0.15 of a mile westerly of Route 4 and extending westerly approximately 0.10 of a mile. [Completed 2010]
017255.00	Route 4	n/a	Flashing Beacon: Located at the intersection of Routes 4/17 and the Old Jay Hill Road. [Completed 2010]
017504.00	Route 140 (Jay & Canton)	5.38 miles	PMRAP: Beginning at Main Street and extending northerly 5.38 miles.
010018.00	Route 4 (Livermore Falls & Jay)	1.11 miles	Highway Reconstruction: Beginning at Bridge Street and extending northerly 1.11 miles to Pineau Street.

Reconstruction of Route 4, between Bridge Street in Livermore Falls, and Pineau Street, is a project that has been long awaited by both communities. MaineDOT held public meetings about this project in 2010 and it is expected that this project will be put out to bid for construction in 2011. This project has been identified as a high-priority project for the region and is an AVCOG Regional Strategic Investment.

Motor Vehicle Crash Data

The Maine Department of Transportation (MDOT) maintains records of all reportable crashes involving at least \$1,000 damage or personal injury. A report entitled “Maine Accident Report Summary” provides information relating to the location and nature of motor vehicle crashes. One element of the summary report is the identification of “Critical Rate Factor” (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as “High Crash Locations” (HCLs).

Based upon information provided by MDOT for the period January 1, 2006 to December 31, 2008, there were four locations in Jay with a CRF greater than 1.00 and eight or more crashes.

MOTOR VEHICLE CRASH SUMMARY DATA – 1/1/06 through 12/31/08		
HIGH CRASH LOCATION		
Crash Location	# of Crashes	CRF
Intersection of Crash Road & Riley Road	10	3.57
Intersection of Chesterville Road, Depot Street and Franklin Road	11	5.13
Intersection of East Dixfield Road and Old Jay Hill Road	10	3.04
Franklin Road, between Macomber Hill Road and Plaisted Road	14	1.03

Bridges

There are ten publically owned bridges in Jay. Seven of these bridges are owned by the state and maintained by MaineDOT: the Allen Brook Bridge, Bartlett Bridge, Look Brook Bridge, POW & MIA Remembrance Bridge, Ridley Brook Bridge, Seven Mile Stream Bridge on Route 140, and Seven Mile Stream Bridge on Morse Hill Road. Three bridges are owned and maintained by the town: Ridley Brook Bridge #2 on Bean Hill Road, Stubs Mill Bridge on East Jay Road, and a 12-foot, unnamed culvert on Bean Hill Road. The bridge inventory and classification system of public bridges in Jay has been established by MaineDOT. The following information has been provided by MaineDOT:

Jay Bridge Inventory and Classification									
Bridge Name	Capital/Maintenance Responsibility	Location	Structure Class	Length (Feet)	Substructure Condition	Superstructure Condition	Deck Condition	Culvert Condition	Inspection Date
Stubs Mill	Town	East Jay Road – 1.5 miles east of Route 133	Minor Span on Town Way	21	Good	Good	Good	Not applicable	10/6/09
unnamed	Town	Bean Hill Road – 0.7 miles west of Route 140		12	Not applicable	Not applicable	Not applicable	Satisfactory	6/1/84
Ridley Brook #2	Town	Bean Hill Road – 1.2 miles west of Route 140		14	Not applicable	Not applicable	Not applicable	Satisfactory	6/1/84
Seven Mile Stream	MaineDOT	Morse Hill Road – 300 feet from Route 17	Bridge on Town Way or State Aid Road	54	Good	Good	Good	Not applicable	6/1/09
Allen Brook	MaineDOT	Riley Road – 0.5 miles west of Crash Road		9	Not applicable	Not applicable	Not applicable	Good	10/9/09
POW & MIA Remembrance	MaineDOT	Riley Road – 0.2 miles west of Junction with Route 4	Bridge on Town Way or State Aid Road	1125	Good	Good	Fair	Not applicable	11/17/09
Seven Mile Stream	MaineDOT	Route 140 – 2.1 miles westerly of Junction with Route 4	Bridge on Town Way or State Aid Road	66	Satisfactory	Satisfactory	Satisfactory	Not applicable	6/1/09
Ridley Brook	MaineDOT	Route 140 – 1.5 miles east of townline	Minor Span on State Aid Road	12	Not applicable	Not applicable	Not applicable	Fair	5/13/08
Look Brook	MaineDOT	Route 4 – 3 miles south of townline	Minor Span on State Aid Road	10	Not applicable	Not applicable	Not applicable	Very Good	4/28/09
Bartlett	MaineDOT	Route 17 – 5.5 miles north of townline	Minor Span on State Aid Road	17	Satisfactory	Good	Good	Not applicable	10/5/09

MaineDOT defines the Federal Sufficiency Rating of a bridge as “a numeric indicator of the overall value of the sufficiency of the bridge. A rating will be from 0 to 100 (100=best, 0=worst). Federal Sufficiency Rating is computed with a federally supplied formula using an array of condition and inventory data. The formula is used to identify bridges eligible for federal funding. Federal sufficiency rating includes both structural deficiencies as well as functional obsolescence. This rating gives an overall value of the sufficiency of the bridge. Since functional obsolescence (too narrow or low weight capacity) may account for a large portion of the rating, do not assume that a low sufficiency rating means the bridge could “fail”.

The Ridley Brook Bridge (bridge #3510) on Route 140 has been placed on the MaineDOT’s bridges “watchlist”, which means it could be subject to weight limitations at a future date. According to the MaineDOT website “truckers should avoid these bridges whenever possible, as increased truck weights may hasten the need for posting”.

Access Management

In 2000, the Maine legislature adopted LD 2550, An Act to Ensure Cost Effective & Safe Highways in Maine. The purpose of this act is to assure the safety of the traveling public, protect highways against negative impacts on highway drainage systems, preserve mobility and productivity, and avoid long-term

costs associated with constructing new highway capacity. The act is intended to conserve state highway investment, enhance productivity, manage highway capacity, maintain rural arterial speed, promote safety and conserve air, water and land resources.

The rules established as a result of this Act, apply to new or modified curb openings (driveways and entrances) on rural state and state-aid highways which have 5,000 average annual daily traffic (AADT) for at least 50% of its length. The standards regulate corner clearances, drainage, driveway spacing, driveway widths, parking, shared driveways and sight distance. The rules define certain arterial highways according to such characteristics as posted speeds, traffic volume, crash rates, etc.

A “Mobility Arterial” is defined as a non-urban compact arterial that has a posted speed limit of 40 m.p.h. or more and is part of an arterial corridor located between urban compact areas or “service centers” that has 5,000 average annual daily traffic for at least 50% of its length.

A “Retrograde Arterials” is a mobility arterial where the access-related crash-per-mile rate exceeds the 1999 statewide average for arterials of the same posted speed limit. In addition to meeting the standards for mobility arterials, mitigation measures will be required along retrograde arterials before new curb openings will be permitted by MaineDOT. MaineDOT has identified Route 2 and the southern half of Route 4 as retrograde arterials.

The rule has been amended numerous times by the Maine legislature since its original adoption and may not be as effective as originally intended. To ensure that mobility (timely flow of traffic) is maintained on Jay’s roads, the town should consider adopting the state’s access management rules without allowing the breadth of waivers currently available by the state.

Park & Ride Facilities

There are no MaineDOT park & ride facilities in Jay. Additionally, there are no MDOT park & ride facilities on Route 4, between Auburn and Farmington. In January 2004, the Maine Department of Transportation and Maine Turnpike Authority jointly published a report (*Maine’s Park & Ride lots: Evaluation and Strengthening the System*). This report noted that there are several “informal” park & ride lots on Route 4 and that “these informal lots indicate that there is a regional demand for Park & Ride services that is not being met by the “official” system”. Over the years, the Jay Plaza has been used by commuters. The state report recommends that MaineDOT consider creating new Park & Ride lots on Route 4 between Auburn and Wilton.

Public Transit

Existing Service: Western Maine Transportation Services, Inc. (WMTS) provides “paratransit” and fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Door-to-door (a.k.a. “paratransit”) and fixed-route services are available to the general public. WMTS also provides human service transportation, including MaineCare (Medicaid) trips, to all destinations.

The types/purposes of rides provided by WMTS vary depending upon the rider’s needs. The greatest number of rides are for medical appointments and pre-school developmental services (e.g. speech therapy, occupational therapy, etc.). Other trip purposes include shopping, employment, to visit friends or relatives, to get to the senior meal site, for personal reasons (e.g. hairdresser, etc.).

There has been growth in WMTS ridership numbers for Jay residents in the last couple of years. In 2007, 1,996 rides were provided to 60 Jay riders, in 2008, 2,776 rides were provided to 51 riders, and in 2009, 2,967 rides were provided to 112 Jay riders.

Several not-for-profit agencies also provide transit services to clients and customers, including Community Concepts, Inc. In 2009, Community Concepts, Inc. provided 9,731 rides to 214 Jay residents. These agencies are not considered to be public transit providers and may not be able to meet the needs of all residents who need transit services.

Future Service: In 2004, MDOT contracted with WMTS and Androscoggin Valley Council of Governments (AVCOG) to conduct a feasibility study of three public transit services in the greater Farmington area. One of those services was a daily fixed-route public transit service between Lewiston/Auburn and Farmington. It was determined that this service would be feasible and that the Jay Plaza should be considered as a potential bus stop on the Lewiston/Auburn-Farmington daily route.

Aviation

There are no public airports in Jay. The Hilltop Airport in Jay Hill is privately-owned. Other private airports are located in neighboring communities of Dixfield and Livermore Falls.

Standards for Road Design & Access

The town passed a new road ordinance last year that alleviated most concerns related to road design standards. The town has on-going concerns about lack of sufficient state funding for highway repairs and maintenance, and the runaway costs of asphalt and diesel fuel - two key ingredients in road construction and/or rehabilitation.

Local Transportation Concerns

Heavy Truck Noise

With a high volume of truck traffic in town, residents in several neighborhoods in town have been complaining about excessive truck noise. The Board of Selectmen has been working with town staff to address these complaints.

Outdoor Recreation

Findings and Conclusions

- The Jay Recreation Area is an important outdoor recreation asset.
- A new trails group, Chisholm Trails, has been started by the Androscoggin Land Trust with assistance from the National Park Service.
- Currently there is no public access to Parker Pond.

Introduction

Public Open space is one of the key elements that make up the character of the Town. In addition to the Jay Rec Area, there is a 15-mile multiple use trail on an abandoned rail line traversing from Jay to Farmington. Outdoor recreation opportunities are important to the people of Jay.

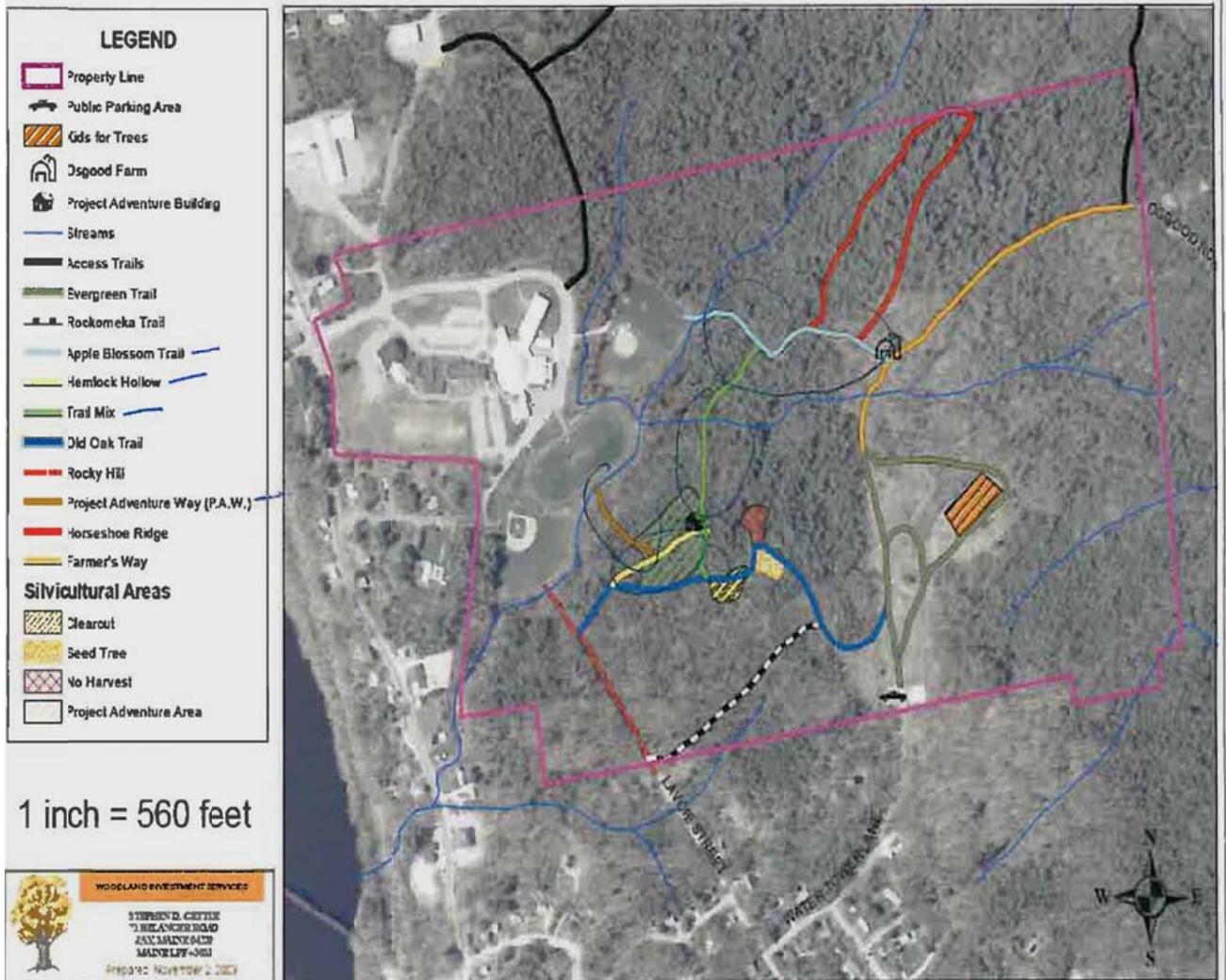
Public Recreation Facilities

Jay Recreation Area

The Jay Recreation Area is approximately 153 acres of land that includes the Jay Middle School and High School Complex. The Area is town owned. There has been a network of trails developed throughout the property for both foot traffic only and other trails approved for recreational vehicle use. In addition to trails, other points of interest include the former Osgood Farm site, the Project Adventure Course and Building and the Jay Rec Area Geocache. Access to the Area is via Water Tower Lane and the High School. The property also serves as an outdoor classroom. Recently silvicultural areas have been established.

Athletic fields at the Middle School/High School complex include baseball, field hockey, softball, soccer, track and football. These fields could use improvements. The track is in need of resurfacing and expansion. At the Elementary School there are tennis courts and a ball field, both of which are in need of reconstruction. There is a recently constructed playground area here as well.

The Jay Recreation Area Trail System



Ball Fields

The Area Youth Sports use three fields. Two are owned by the Town, Dow Field and Red Sox and are 3.5 and 5.7 acres in size respectively. The third field, North Jay, is privately owned but the Area Youth Sports enjoys its use. The fields are considered to be in good condition. The Town mows the fields, but these fields are maintained by Youth Area Sports and volunteers.

Church Street Park

The Town owns .25 acres on Church Street. This park offers two benches and an old swing set.

Whistle Stop Trail

This 14 mile trail, part of the former railroad bed, from Jay to Farmington provides recreational opportunities for ATV, off road bicycles, pedestrians, snowmobiles, skiers, and horses. The State owned trail is open year-round. The Western Maine ATV Association maintains the trail.

Chisholm Trails Planning

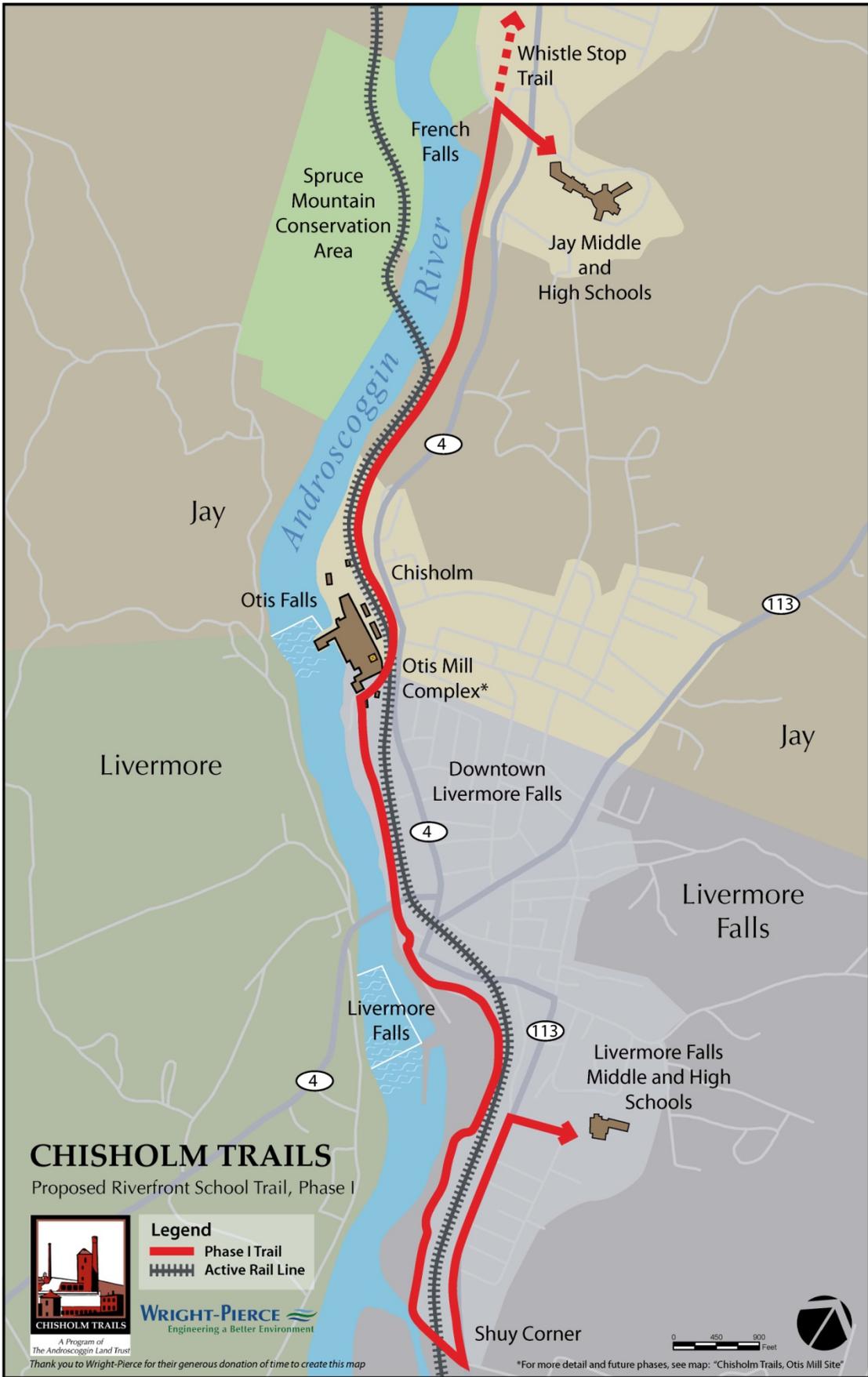
A new trails group, Chisholm Trails, has been started by the Androscoggin Land Trust with assistance from the National Park Service. The first goal is a trail that will connect the Jay School Complex and Jay Recreation Area to French Falls, south to Livermore Falls and on to the Livermore Falls School Complex and north to connect the Whistle Stop trail.

Spruce Mountain Ski Area

The Town shares ownership of the Spruce Mountain Ski Slope, located at the end of the Spruce Mountain River Road in Jay, with Livermore Falls and Livermore. The Slope is maintained by the Spruce Mountain Ski Club. The Club maintains a ski lodge, three rope tows, 11 downhill trails, and seven miles for x-country skiing and snow shoeing. The Ski Slope has a vertical drop of 300 feet with 50% snow making coverage. Trails are maintained by a Piston Bully groomer with blade and tiller. Expansion of the ski area has been discussed in the past, but the Ski Club would have to purchase more property. This option is not realistic at the present time as the Club has made improvements and general upkeep is its priority. The Town supports the Slope through annual appropriations for insurance, fuel and maintenance.

French Falls Recreation Area and River Walk

International Paper's desire to keep the French Falls area undeveloped resulted in this recreation area that includes picnic tables and fields. There was a facility for ice skating, which has not been used in a number of years. The area is now owned and maintained by Verso Paper. The River walk features two short loops of .5 and .75 miles that provide views along the Androscoggin River. Improvements to the Area's trails are needed.



Pine Island Park

Located in the middle of the Androscoggin River the Park owned by Verso Paper has a picnic area, and parking. There is hand carry access at the upriver end of the island, above the dam and at the down river end of the island, below the dam. There is a portage trail connecting access sites. There is a gravel parking area midway on the island such that hand carry is 200 feet from the parking. Parking is suitable for trailers hauling multiple kayaks or canoes.



North Jay White Granite Park

Located on top of Woodman Hill this privately owned park has walking trails through an orchard and woods with picnic tables and benches. The expanded Wood Trail has species identification signage. From the trail one can access a working granite quarry. A new gazebo has been added adjacent to the quarry.



Access to Surface Waters

The major surface waters in Jay are the Androscoggin River and Parker Pond. With the improvement to the water quality of the Androscoggin River access is becoming more in demand. An Androscoggin River Trail is in development from Lake Umbagog to Merrymeeting Bay. River trail access sites in Jay include the following.

Riley Dam

Location: Route 140 near Jay/Canton town Line (river left.)

Owner: Verso Paper

Manager: Verso Paper

Launch facilities: Hand carry access above and below dam, and portage trail around dam.

Upstream takeout is up a set of long, steep stairs.

Parking: Limited parking, adequate for five vehicles

Amenities: None

General Comments: Access is gated to vehicles.

Pine Island

Location: Located at Jay end of Crash Road.

Owner: Verso Paper

Manager: Verso Paper

Launch facilities: Hand carry access at up river end of island, above dam and down river end of island, below dam. Portage trail connecting access sites.

Parking: Adequate gravel parking area midway on island such that hand carry is 200 feet from parking. Parking is suitable for trailers hauling multiple kayaks or canoes

Amenities: Picnic tables, grills for wood or charcoal fires and toilet facilities.

General Comments: Pine Island provides a good day use area and offers a portage around the Jay dam. Shopping and several eateries are located within a mile or so of the site. Downtown Jay and Livermore Falls a mile plus downstream of this site on Route 4. Additional shopping and eating places are available. The Paper museum is also located in Livermore Falls. Worth the trip to learn more about the heritage of paper making in Maine.

Small motor boat access could be obtained at Snoopy access located upstream on road to Verso Mill. Look for above ground water type storage tank on right. Access is down steep bank with set of steps. Trailer access is not possible.

The town owns land on Route 140 by the Barking Dog Mill. (Androscoggin River Recreation Area.)

Currently there is no public access to Parker Pond. While in the past the Pond had access via the Parker Pond Road it is now gated restricting public access.

Snowmobile/ATV Trail Systems

In addition to the Whistle Stop Trail used by both snowmobilers and ATV riders, clubs maintain local trails and IT Trails.

Hunting and Fishing

Wildlife both of game and non game species are plentiful in Jay. Hunting in the area follows the Maine hunting seasons. The game includes deer, rabbits, partridge, turkey and duck. Most private land owners have traditionally allowed public access to their lands for hunting.

The Androscoggin River has become an important fishery over the past 10 to 20 years. Bass are caught and cold water species that are stocked in the upper River may fall to the River in Jay. Parker Pond is primarily a warm water fishery but access is restricted except by boat from Little Norridgewock Stream, via a conservation easement area in Chesterville several miles downstream.

Androscoggin Land Trust

The Androscoggin Land Trust is active in the Region. It is dedicated to protecting, through land conservation and stewardship, the important natural areas, traditional landscapes, and outdoor experience in the Androscoggin River watershed. The Land Trust owns approximately 125 acres known as the Spruce Mountain Conservation area. Located on the banks of the Androscoggin River it was acquired in 1998 as part of the International Paper hydro dam relicensing. The Trust also has a lease on some 44 acres on Seven Mile Steam.

Potential Public Open Space Areas

The town owns approximately 70 acres off the Belanger Road comprised of a gravel pit and forest land. This area has potential for public open space uses.

Outdoor Recreation Needs

Without access to Parker Pond fishing opportunities are primarily limited to the Androscoggin River and brook and streams. Options for fishing for youth should be considered.

WATER RESOURCES

Findings and Conclusions

- In addition to the industrial values of the Androscoggin River its recreation value is becoming an economic factor.
- Parker Pond is used to supplement the public water supply source available at Moose Hill Pond in Livermore Falls.

Introduction

The Town of Jay has several major water bodies including the Androscoggin River, the Seven-Mile Stream and Parker Pond. Other water bodies include Nash Brook, James Brook, Meadow Brook, Mosquito Brook, Ridley Brook and Little Norridgewock Brook. Several ponds which are generally small and poorly accessible are also located in Jay.

Surface Water Resources

The Androscoggin River is the most predominant surface water resource. It flows for approximately four and one half miles in a north to south direction across the southwest corner of Jay. By the time the River leaves Jay it has drained some 2,500 square miles of Maine and New Hampshire. The watershed above Jay includes the western mountains of Franklin and Oxford Counties and a number of large lakes. As the River flows through New Hampshire it passes Berlin and Gorham on its way to and Bethel and Rumford. Land uses in the watershed range from large tracts of commercial forest land and agricultural land to urban uses in Berlin and Gorham, New Hampshire and Rumford.

The Androscoggin has a highly regulated flow management system. A number of headwater lakes are manipulated to store water during periods of high runoff and to release water to the river stream during periods of low runoff. This flow management system was established to enhance the river's suitability for power production and manufacturing processes.

The pulp and paper industry anchored along the Androscoggin River during the 1800's. The continued expansion of this industry had long-term impacts upon the economy of the river basin and the quality of its waters. Mills were constructed at Berlin, New Hampshire, Rumford, Jay, and Livermore Falls; they discharged raw liquors from the sulfite pulping process to the river. As the pulp and paper industry and the economy grew, increased demands were placed upon the river to assimilate industrial and domestic wastes.

In the early 1940's, the public would not tolerate the condition of the river which gave off hydrogen sulfide gases and discolored exposed metal and paint. In a report presented to the Maine Sanitary Water Board in February 1942, it was stated that, "the pollution responsible for the objectionable conditions of the river is derived from industrial wastes and municipal sewage discharges without treatment." It was further noted that "few streams in the United States of comparable size showed evidence of such extreme

pollution." It was estimated that the industrial discharge to the river was equivalent to that from a population of 2,411,500.

Since the 1940's, both industry and municipalities have constructed treatment plants which treat waste before they are discharged to the river. The river is classified as "C", the fourth highest classification, as it flows through Jay. Class "C" waters must be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; agriculture; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, section 403; navigation; and as a habitat for fish and other aquatic life.

In addition to the industrial values of the Androscoggin River its recreation value is becoming an economic factor. Its sport fishery importance has increased significantly. Advocacy groups working on the River include the Androscoggin River Watershed Council, Androscoggin River Alliance and the Androscoggin Land Trust.



The Verso Androscoggin Mill waste discharge license issued by the Maine Department of Environmental Protections allows for 51 MGD of discharge of treated process water, sanitary waste water, contact and non contact cooling water, landfill leachate and stormwater to the Androscoggin River.

The Seven-Mile Stream, flows through the northwest corner of Jay to the Androscoggin River and has a drainage area of 37 square miles. The Stream originates in Carthage and then flows through portions of

Dixfield and Wilton before reaching Jay. Bank fishing is its primary recreational use. Its watershed is largely undeveloped commercial forest land and floodplains are used for agriculture. Under the State of Maine surface water classification system, the Seven-Mile Stream is classified "B" or third highest classification. Class B waters must be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; agriculture; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, section 403; navigation; and as habitat for fish and other aquatic life. The habitat must be characterized as unimpaired. The North Jay sewage treatment plan has a license to discharge 60,000 GPD of treated wastewater to Seven-Mile Stream.

Meadow Brook, Mosquito Brook, Little Norridgewock Steam, James Stream, and four unnamed streams all are classified as "B" waters. Each has relatively small undeveloped watersheds.

Parker Pond has a surface area of 103 acres and a maximum depth of 26 feet. The Pond is used to supplement the public water supply source available at Moose Hill Pond in Livermore Falls. Parker Pond is listed by the Maine Department of Environmental Protection as a lake at risk from new development because it is a public water supply source. The Trophic State of Parker Pond is Mesotrophic and fully attains its water quality classification of GPA with respect to aquatic life, primary contact, swimming, and tropic stability criteria. There are no reports of invasive species in Parker Pond.

The watershed of Parker pond is approximately 6,100 acres. Forest growth covers about 83% of the land area in the watershed and agricultural land 12%. Roads and residential development account for the remaining land area. The greatest threats to the water quality of Parker Pond are from non point sources associated with future development within its watershed.

In 2009 the Town enacted a new Shoreland Zoning Ordinance that complies with the most recent guidelines adopted by the Board of Environmental Protection. Subdivision review standards are included in the Environmental Control and Improvement Ordinance. Subdivisions are required to protect both surface and groundwater resources.

The quality of water in a lake or pond depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus.

The Maine Department of Environmental Protection has calculated the amount of additional phosphorus that would produce a 1 part per billion (1 ppb) increase in each pond's phosphorous concentration.

Per-Acre Phosphorus Allocations

Lake Name	Water Quality Category ¹	Direct Drainage Area In Jay (Acres)	% of Direct Drainage Area in Jay	Lake Load Allocation (lbs/ppb/yr) ²
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Lake Name	Water Quality Category ¹	Direct Drainage Area In Jay (Acres)	% of Direct Drainage Area in Jay	Lake Load Allocation (lbs/ppb/yr) ²
North Pond	Moderate / Sensitive	539	34%	0.05
Parker Pond	Moderate / Sensitive	4,781	100%	0.036
Pease Pond	Moderate / Sensitive	531	38%	0.04
Robinson Pond	Moderate / Sensitive	7	2%	0.044
Wilson Pond	Moderate / Sensitive	32	>1%	0.038
Unnamed Pond (8789)	Moderate / Sensitive	170	28%	0.047
Unnamed Pond (8801)	Moderate / Sensitive	538	66%	0.044

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

- ¹ Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake.
Moderate/Sensitive- Average water quality, but high potential for phosphorus recycling from lake bottom sediments.
- ² Lake Watershed Load Allocation represents pounds (lbs) phosphorus per acre per year allocated to Jay's share of watershed per parts per billion (ppb).

Groundwater Resources

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

A sand and gravel aquifer is a water-bearing geologic formation consisting of ice contact, outwash, and alluvial sediments left by the melting glaciers and subsequent melt-water rivers and streams that were once part of this area of Maine (roughly 12,000 years ago). The sand and gravel deposits range from 10 feet to more than 100 feet thick.

Sand and gravel aquifers are generally large, continuous, sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. In most cases, the flow path of ground water through the aquifer is from the valley walls towards a stream or river flowing along a valley floor. The stream, then, acts as a drain where ground water enters the surface water drainage system and flows downstream.

Mapping of sand and gravel aquifers published by the Maine Geological Survey indicates three low yield aquifers in Jay. These aquifers are located along the Androscoggin River north of Chisholm, and below the dam, the Seven-Mile Stream area, and north of Parker Pond.

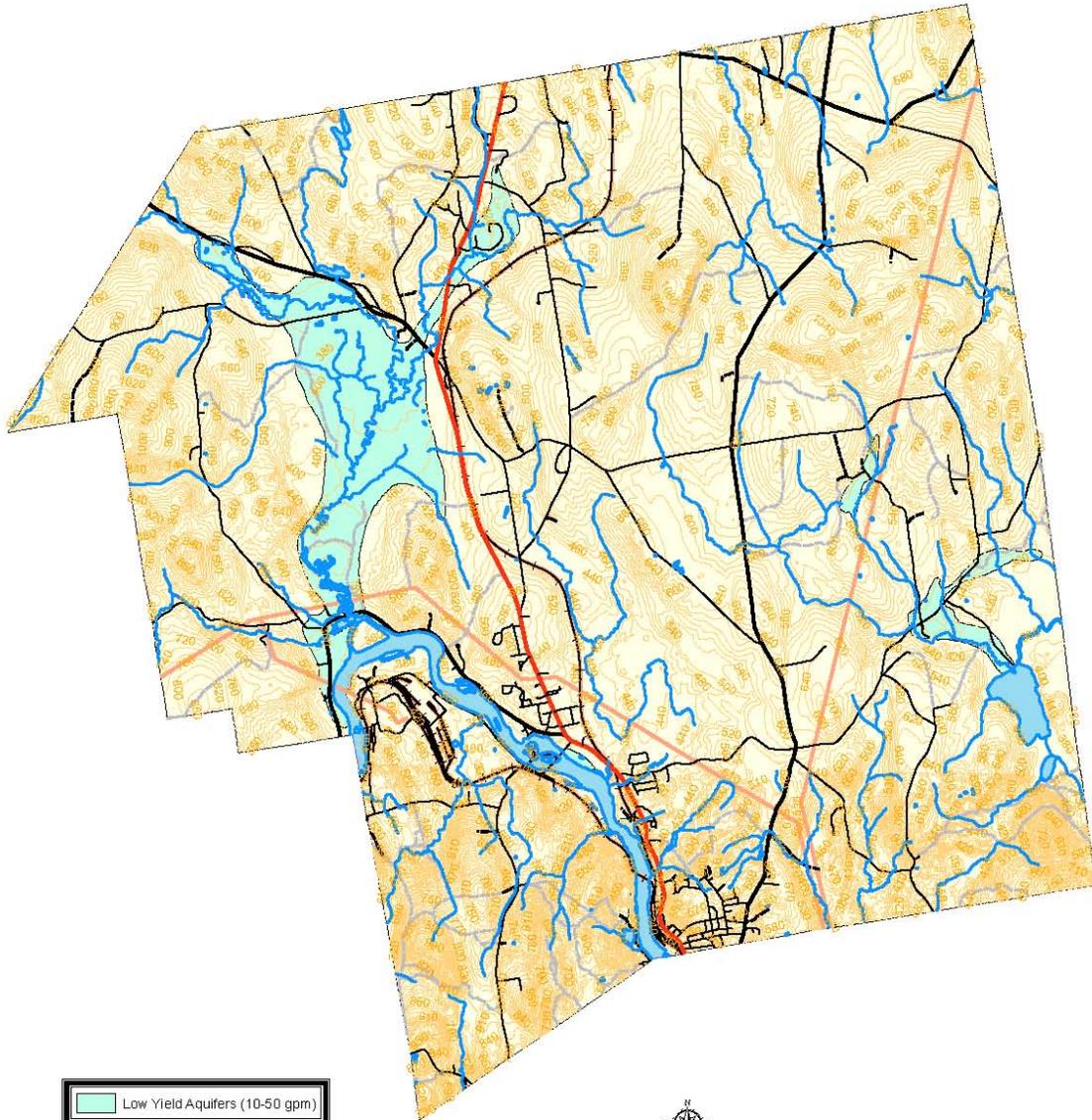
While these sand and gravel aquifers will unlikely serve as a source of Jay's public water supply in the future, they are good sources of private water supply and aid in recharging area water supplies.

In Maine, much less information is available concerning bedrock aquifers. However, most private wells are drilled into bedrock and penetrate relatively small fractures that produce only small amounts of water. However, for most residential dwellings, wells drilled into bedrock need not produce large volumes of water. A well 200 feet deep with a yield of 2 gallons per minute will normally provide sufficient water for normal residential uses.

Contamination of both sand and gravel aquifers and bedrock wells is possible. Common ground water contaminate include petroleum products, hazardous materials, failing septic systems and road salt. There are no known non point or point sources of pollution threatening ground water supplies.

Jay, Maine

Sand and Gravel Aquifers



Floodplains

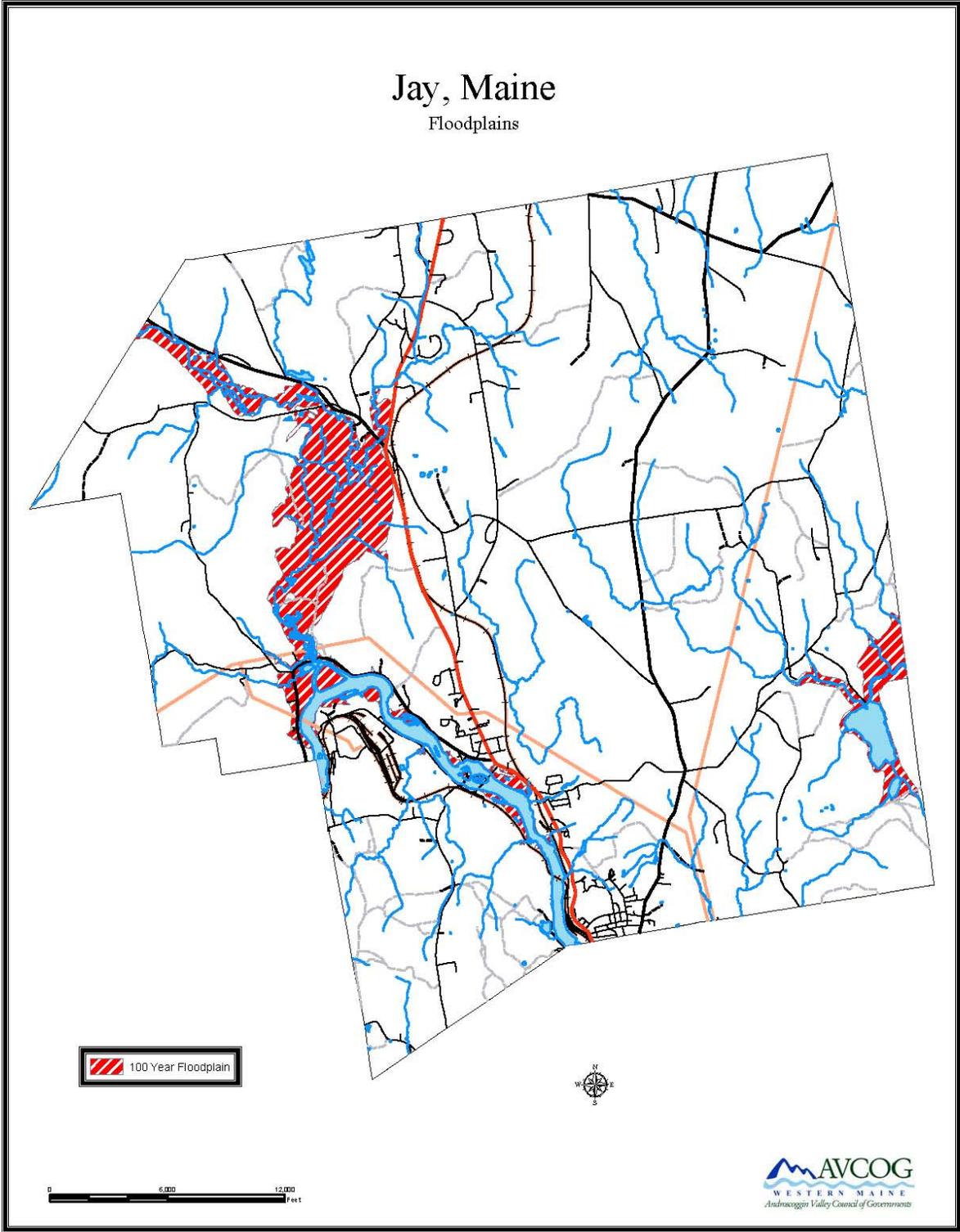
A floodplain is the flat expanse of land along a river or shoreline that is covered by water during a flood. Under the Federal Insurance Program, the 100-year floodplain is called the flood hazard area. During a flood, water depths in the flood plain may range from less than a foot in some areas to over 10 feet in others. However, regardless of the depth of flooding, all areas of the floodplain are subject to the requirements of the Flood Insurance Program. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe where stationary water backs up. The floodway will usually include the channel of a river or stream as well as some of the land area adjacent to its banks. Major flooding generally occurs in the spring months, from rapid runoff caused by heavy rains combined with snowmelt. Less frequently, flooding occurs later in the year as a result of hurricanes. Significant flooding has occurred on the rivers in the Town of Jay in past years.

The more heavily developed areas of the Town along the Androscoggin River are located mostly above the floodplain. Seven-Mile Stream has an extensive floodplain most of which is not developed. Other floodplain areas are at Parker Pond and Little Norridgewock Stream.

Jay participates in the National Flood Insurance Program which allows property owners that are located in the 100 year flood plain to purchase flood insurance. In 2009, there were four insurance policies issued in Jay with a total coverage of \$170,000. Since 1978, a total of \$1,602 has been paid to policy holders. Jay's 2003 Floodplain Management Ordinance is administered and enforced by the Code Enforcement Officer and Planning Board.

Jay, Maine

Floodplains



Critical Natural Resources

Findings and Conclusions

- The National Wetland Inventory Mapping identifies more than 100 wetlands in Jay.
- In Jay there are large undeveloped wildlife habitat blocks of greater than 500 acres that are needed by animals that have large home ranges such as bear, bobcat, fisher and moose.
- Jay's topography and other natural features provide some striking views.

Introduction

Protection of the natural environment of Jay is essential to insure a healthy quality of life for future generations in the Town. To adequately protect the environment, it is important to identify the natural elements affecting Jay, and to understand their ecology--that is, to understand how these elements work together in processes which make the natural system work for our benefit.

Setting

Jay is located southwest of Farmington in Franklin County, Maine, and is bordered by six other towns. These neighboring towns include Wilton and Chesterville in Franklin County, Livermore Falls and Livermore in Androscoggin County, and, Canton and Dixfield in Oxford County. The Town includes several brooks, marshes, Parker Pond and the Androscoggin River which flows from north to southeast through the center of the Town.

The climate of Jay is marked by cold winters and moderate summers. The average temperature in the summer months (June through August) is 65°F, and in the winter months (December through February) is 19°F. The average annual temperature is 44°F. Precipitation averages 40 inches per year, and average annual snowfall is approximately 90 inches.

Topography

Topography, or "the lay of the land," can influence not only the views in Town and the general, natural aesthetics of the area, but also where and how development may occur. Two factors are considered here: relief and slope.

The relief or general height of land above both sea level and other surrounding areas varies throughout Jay. Local relief ranges from 1,114 feet above sea level at the top of Spruce Mountain to about 350 feet above sea level on the Androscoggin River at the Jay/Livermore Falls town line.

The Town's physiography is dominated by the numerous prominent hills affording the community outstanding views of the western Maine mountains. The geography of the Town is generally characterized by extensive lowlands in the western areas and moderate hills in the east.

The slope or the amount of rise and fall of the ground in a given horizontal distance presents various limitations to development and other land use activities. Generally, as slopes become steeper, construction is more expensive, roads and services are more difficult and expensive to construct and maintain, and the potential for environmental degradation increases.

As was the case with relief, slope also varies throughout Jay. In general, most of the areas of steep slope, greater than 15%, run in sinuous strips in a north-south direction along the sides of hills. Areas with steep slopes include: Spruce Mountain, Little Moose Hill, Cow Hill, Philbrook Hill, Paine Hill and Nebo Mountain as well as a long stretch of land by the North Jay quarries.

Soils

Soils are extremely important to community development. They are the underlying material upon which roads, buildings, sewage, and waste disposal occur. Development upon or in soils that are unsuitable for proposed uses will likely increase development and construction costs, annual maintenance costs, and cause environmental degradation.

Soil mapping conducted by the United States Department of Agriculture, Natural Resource Conservation Service indicates five main soil associations found in Jay: Dixfield-Colonel-Marlow, Tunbridge-Lyman-Abram, Adams-Naumburg-Croghan, Swanville-Boothbay-Nicholville, and Charles-Medomak-Cornish. A soils association is a landscape that has a distinctive, proportional pattern of soils. It normally consists of one major soil, and it is named for the major soil. The general description of the major soil associations found in Jay are as follows:

Dixfield-Colonel-Marlow: Very deep, gently sloping to steep, somewhat poorly drained to well drained soils; formed in glacial till on ridges and in valleys.

Tunbridge-Lyman-Abram: Very shallow to moderately deep, gently sloping to very steep, well drained to excessively drained soils; formed in glacial till on hills and mountains.

Adams-Naumburg-Croghan: Very deep, nearly level to steep, poorly drained to somewhat excessively drained soils; formed in glaciofluvial deposits.

Swanville-Boothbay-Nicholville: Very deep, nearly level to strongly sloping, poorly drained to moderately well drained soils formed in marine or lacustrine sediments.

Charles-Medomak-Cornish: Very deep, nearly level, very poorly drained to somewhat poorly drained soils formed in recent alluvial sediments.

Soils potentials for low density development have been developed by the Natural Resource Conservation Service and mapped as an element of the comprehensive plan. Soils potentials for low density development is a system to rate soils as to their potential for low density residential development.

Basically, a local committee of knowledgeable contractors considers the type of corrective measures needed to overcome soil limitations for single-family homes with subsurface waste disposal and paved roads in a typical subdivision development. The committee addresses local costs associated with these corrective measures (such as fill, site preparation, blasting, etc.). The best soil, the one that has the least limitations for low density development is assigned a value of 100. All other soils have index points subtracted from the 100 depending on the degree of site modification needed to make the soil satisfactory for subsurface waste disposal, house building, and roads. The result is a listing of the soils in the county arranged according to their potential for low density development. This approach to soil interpretation allows local people to determine costs and corrective measures needed to overcome such limitations. It emphasizes local criteria to meet local needs. Soil potentials allow the relative quality of a soil of a particular use to be compared to other soils in the area.

Based upon the soil's potential ratings approximately eight percent of the land area in Jay has received a high soils potential rating for low density residential development. Generally, small areas with a high potential are scattered throughout the north eastern half of Town.

It has been estimated that about 47 percent of the land area has a medium rating, equally dispersed throughout the community. The remainder of the Town, about 45 percent, has received a low rating due to flood plains and excessive soil conditions.

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

The prime farmland in Jay is concentrated in the northwestern portion of Town west of Seven Mile Stream with smaller concentrations by Kennedy Corners. There are approximately 2,600 acres of prime farmland soils in Jay.

Wetlands

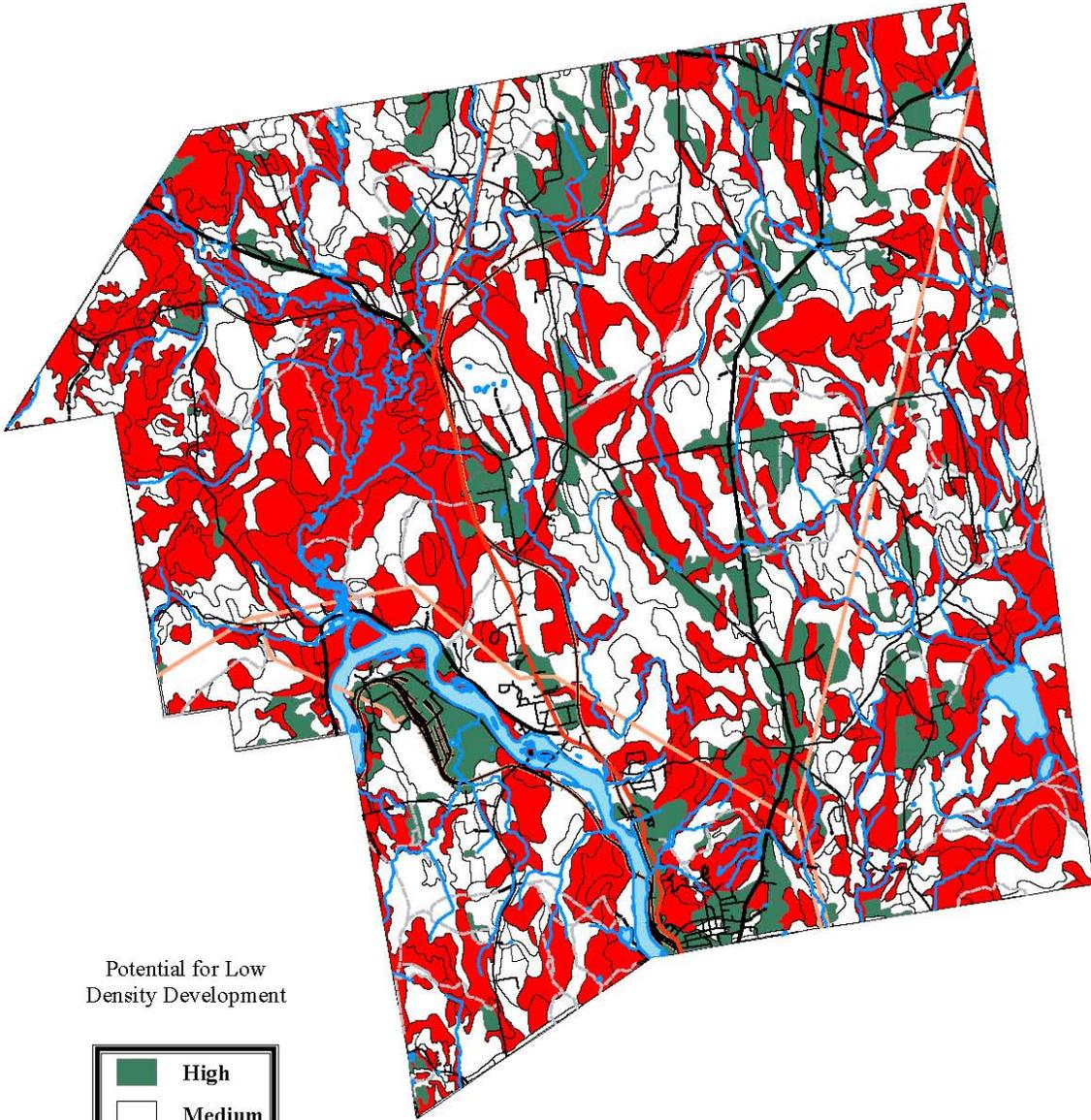
Wetlands perform a variety of functions. They serve as "natural sponges" that control water runoff by providing a buffer for excess water while allowing a steady, even release of that excess to both the surface and ground water. Wetlands perform a cleansing function by absorbing some physical and chemical pollutants from the runoff. Wetlands can also be important wildlife habitats.

Jay's topography and soils are conducive to wetlands. This is confirmed by the National Wetland Inventory Mapping that identifies more than 100 wetlands. These areas range from small forested wetlands to large wetland areas associated with Seven Mile Stream and Little Norridgewock Stream. Under the Shoreland Zoning Law the area within 250 feet, horizontal distance, of open freshwater wetlands require shoreland zoning. There are 13 wetlands in Jay that are zoned under the Shoreland Zoning law.

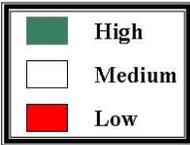
Multi-function wetlands are wetlands that provide three or more of the following functions: floodflow alteration; sedimentation retention; plant, animal and fish habitat; and cultural value. There 11 multi-function wetlands in Jay that provide for floodflow alteration, sedimentation retention, and plant, animal and fish habitat.

Jay, Maine

Soil Suitability

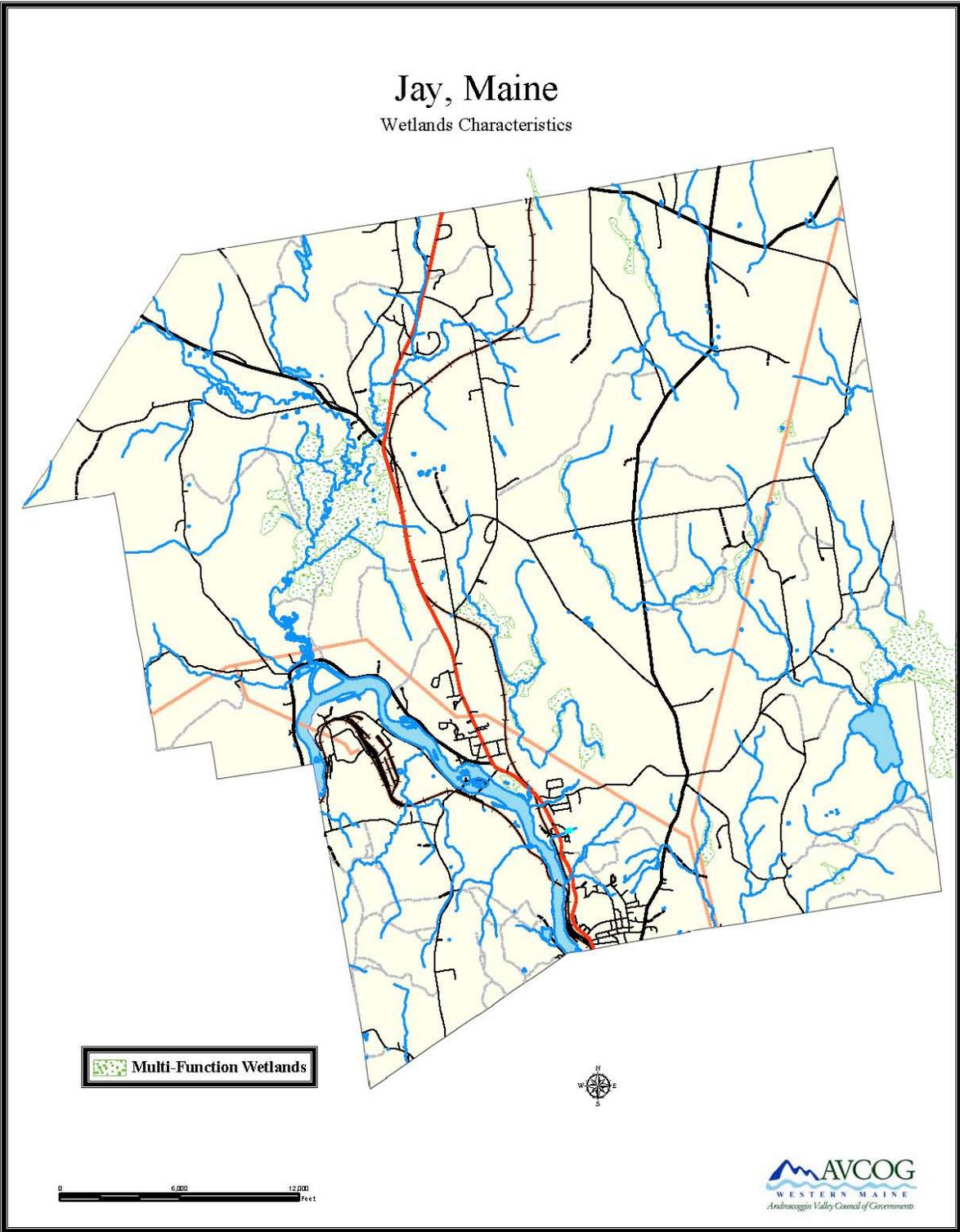


Potential for Low
Density Development



Jay, Maine

Wetlands Characteristics



Wildlife and Fisheries

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

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable. Nine wetland areas in Jay have been rated by the Maine Department of Inland Fisheries and Wildlife as having high or moderate waterfowl and wading habitat value.

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

While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas represent a small portion (10-20%) of their normal summer range. While size and shape of the areas can vary from year to year or within a given year, most are traditional in the sense that they are used year after year. The Maine Department of Inland Fisheries and Wildlife has mapped two deer wintering area in Jay. One is located in the south east corner of the Town and the second south of the Plaisted Road.

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. There are two types of undeveloped habitat blocks in Jay. The first are forested blocks that are less than 300 feet from other non forested habitat or less than 500 acres. These blocks contain a greater edge to interior habitat ratio. The second type are forested blocks greater than 300 feet from other non forested habitat and greater than 500 acres. These undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose.

While no longer listed on the Maine's list of Endangered and Threaten Species there is Bald Eagle nesting areas along the Androscoggin River in Jay. The Bald Eagle is on the Maine list of Special Concern Species.

The 103-acre Parker Pond with a maximum depth of 26 feet provides a warm water fishery comprised of bass, perch and pickerel. Water temperatures in the summer months reach critical levels for cold water species. The Maine Department of Inland Fisheries and Wildlife does not stock the Pond. There have been issues with the availability of public access to the Pond in recent years. The Androscoggin River has become an important sport fishery. This is a result of significantly improved water quality and an aggressive stocking program of brown and brook trout. Seven Mile Stream has a naturally occurring brook trout fishery. Smaller brooks and streams also provide fishing opportunities.

Jay, Maine Wildlife Habitat



Critical and Natural Areas

The Maine Natural Areas Program has identified the existence of the Spotted Wintergreen plant in Jay. This endangered plant tends to inhabit mixed woods with full or partial canopy on slight slopes. The plant has been documented in only 13 towns in Maine.

The 1996 Comprehensive Plan Committee felt there were a few deserving local natural areas of special interest. These include several granite quarries located in North Jay. One of these quarries can be accessed, with owner's permission, through the North Jay White Granite Park. The quarries offer an opportunity for numerous activities, ranging from ATV riding and snowmobiling to quieter sports such as rock climbing and hiking. Visitors can also picnic at the quarries, absorbing the peaceful and serene mountain scenery. The protection of these quarries should be seriously considered. There are also several wetland areas that provide a wilderness experience. The Seven Mile Stream has abundant wildlife to suit bird watchers, hunters, and persons seeking a serene, quiet place. The Bonnie Bog has a warm pond with "blue ribbon cranberries." These sites should be protected from adverse development.

Scenic Resources

Jay is endowed with a significant number of scenic areas and views. These scenic areas and views are an important element in Jay's character. While some may feel that scenic views are in the "eye of the beholder," they are important factors in defining our Town. Today's hurried lifestyles often do not allow us to sit back and enjoy what we have. Natural and rural landscapes are generally preferred over more urban settings.

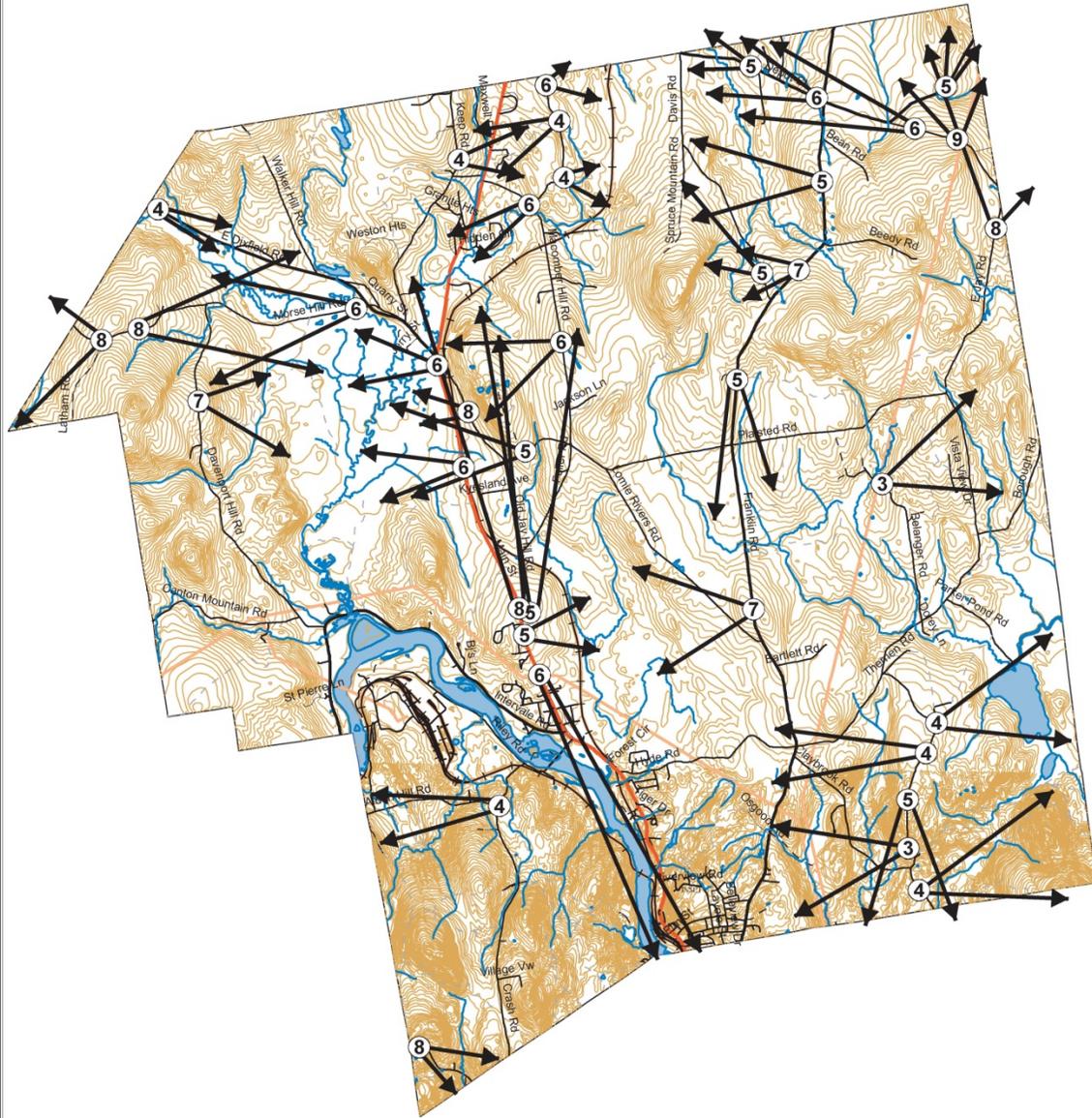
As an element of the 1996 Comprehensive Plan, scenic areas and views in Jay were assessed. While there are many scenic areas in Jay, the Committee identified what they believed to be the 38 most noteworthy areas.

To quantify these views, a rating system was employed to rank each scenic view. The system allowed for a maximum score of 9 based upon which the following criteria.

Distance:	1 pt. =	Immediate foreground
	2 pts. =	Up to one mile
	3 pts. =	More than one mile
Uniqueness:	1 pt. =	Nothing special
	2 pts. =	Some characteristic
	3 pts. =	Something special: mountains, water, distance
Access:	1 pt. =	Difficult - no turn offs; dead ends
	2 pts. =	Public roads - fast traffic
	3 pts. =	Turn outs - wide shoulders, little traffic

Many factors can enhance or detract from the existing views including natural tree growth, development which blocks or reduces the quality of the view and loss of accessibility. The following map identifies scenic view locations, view sheds, and view rating.

Jay, Maine Scenic Views



⑤	Scenic Assessment Rating
→	Direction of View



Protection of Critical Natural Resources

In 2009 the Town enacted a new Shoreland Zoning Ordinance that complies with the most recent guidelines adopted by the Board of Environmental Protection. In addition the Floodplain Management Ordinance and Subdivision Ordinance provide protection.



Agriculture & Forest Resources

Findings and Conclusions

- In Jay, there are areas of prime farmland soils and farmland soils of statewide significance.
- Forest or woodlands cover as much as 70% of the land area in Jay.

Introduction

Agriculture and forest lands support the Region's economy and help create a rural character in portions of Jay.

Agricultural Resources

In 2007, Franklin County had 388 farms with the average farm size of 105 acres. Over the past 20 years the number of farms increased from 223 to 388 but the average farm size decreased from acres 190 to 105 acres. The primary agricultural products in the county are dairy, beef, corn for silage, apples and vegetables.

While agriculture was important to the economy of Jay in its very early years it is not today nor is it a major consumer of land. There are approximately 3,000 acres of land devoted to agricultural land use in Jay. These areas are devoted to orchards, hayland and pastures. Over the past 20 years agricultural land use has decreased due to decline in the dairy industry, fields left idle and the conversion of farm land to residential uses. While there are fields found throughout Town, significant locations of agricultural land exist on the Morse Hill Road, Cow Hill Road, Farrington Road, Plaisted Road, and Routes 17, 133 and 156.

Both prime farmland soils and farmland soils of statewide importance exist in Jay. Some of these areas of soils are used for agricultural purposes, some are forested and other areas have been developed as non agricultural uses.

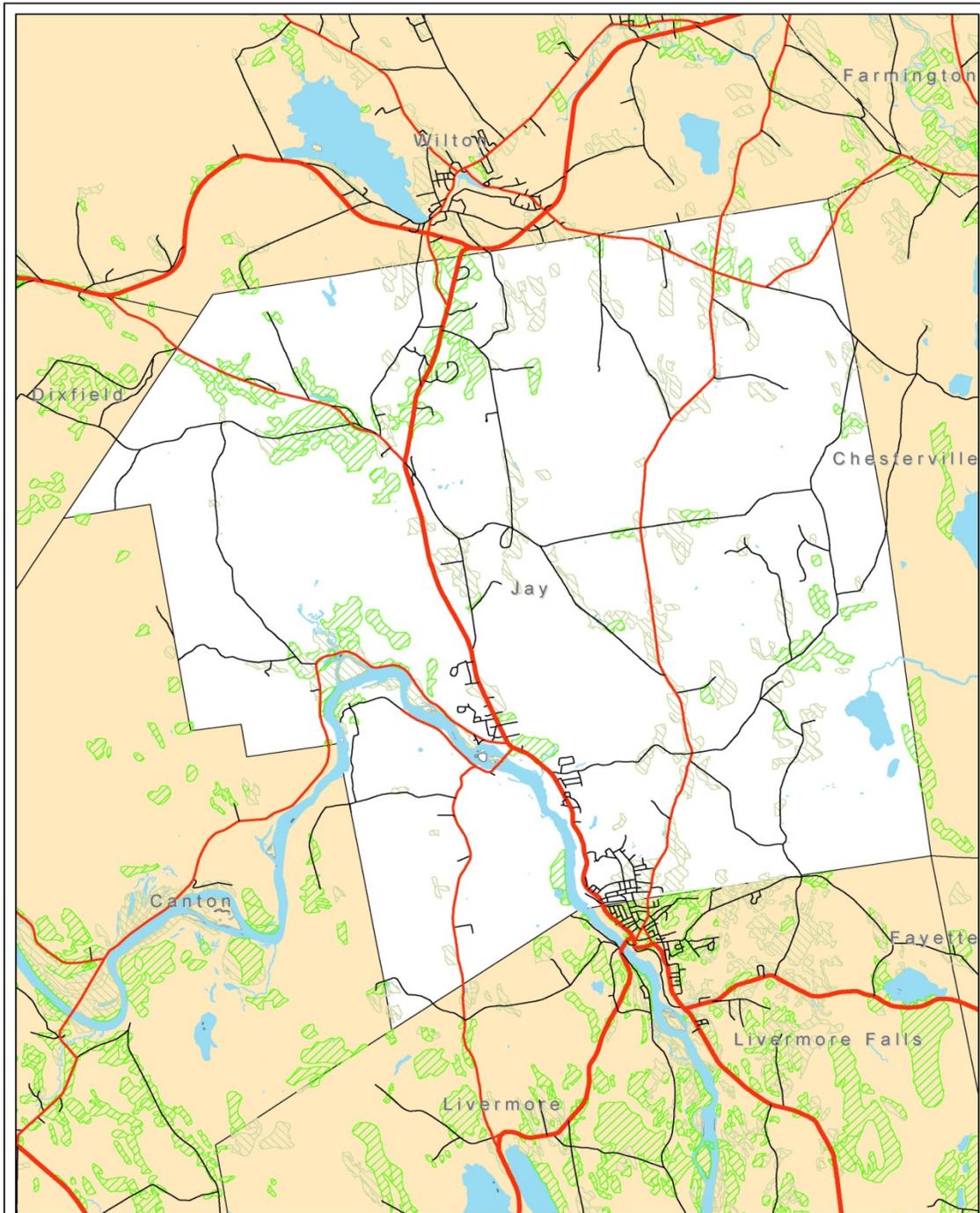
In 2008 there were 23 parcels totaling 1,140 acres registered under the Farm Land Tax Program. These acres were comprised of 420 acres of cropland and 720 acres of woodland. Since 1988 there has been a greater interest in the Farmland Tax Program by Jay landowners as in 1988 there was no land registered under the program. There is an additional 10 acres registered in the Open Space Tax Program.



Forest Resources

Forest or woodlands cover as much as 70% of the land area in Jay. Large unbroken areas of forestland are found north of the Androscoggin River, west of Route 4 and South of Route 17. A second area is on the eastern border of the town next to Chesterville. In 2008, there were 4,210 acres in 66 parcels classified under the Tree Growth Tax Law. The number of acres in the Tree Growth Tax Law Program has increased slightly since 1988 when there was 3,090 acres enrolled on 32 parcels. However, the average parcel size has decreased from about 100 acres in 1988 to 64 acres in 2008. The Maine Forest Service reports that between 1991 and 2007 there were 570 timber harvests on 11,200 acres of land in Jay. Selective harvest accounted for 10,230 acres of all timber harvest and the average harvest area was 20 acres.

Forests in Jay support the region's wood product industries, protect water quality and are major factors in the town's rural character. The most significant threats to commercial forest land are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices.



- State aid
- State hwy
- Toll hwy
- Townway
- Farmland of Statewide Importance
- Prime Farmland

Agricultural Resources Town of Jay



0 5,000 10,000 15,000
 Feet

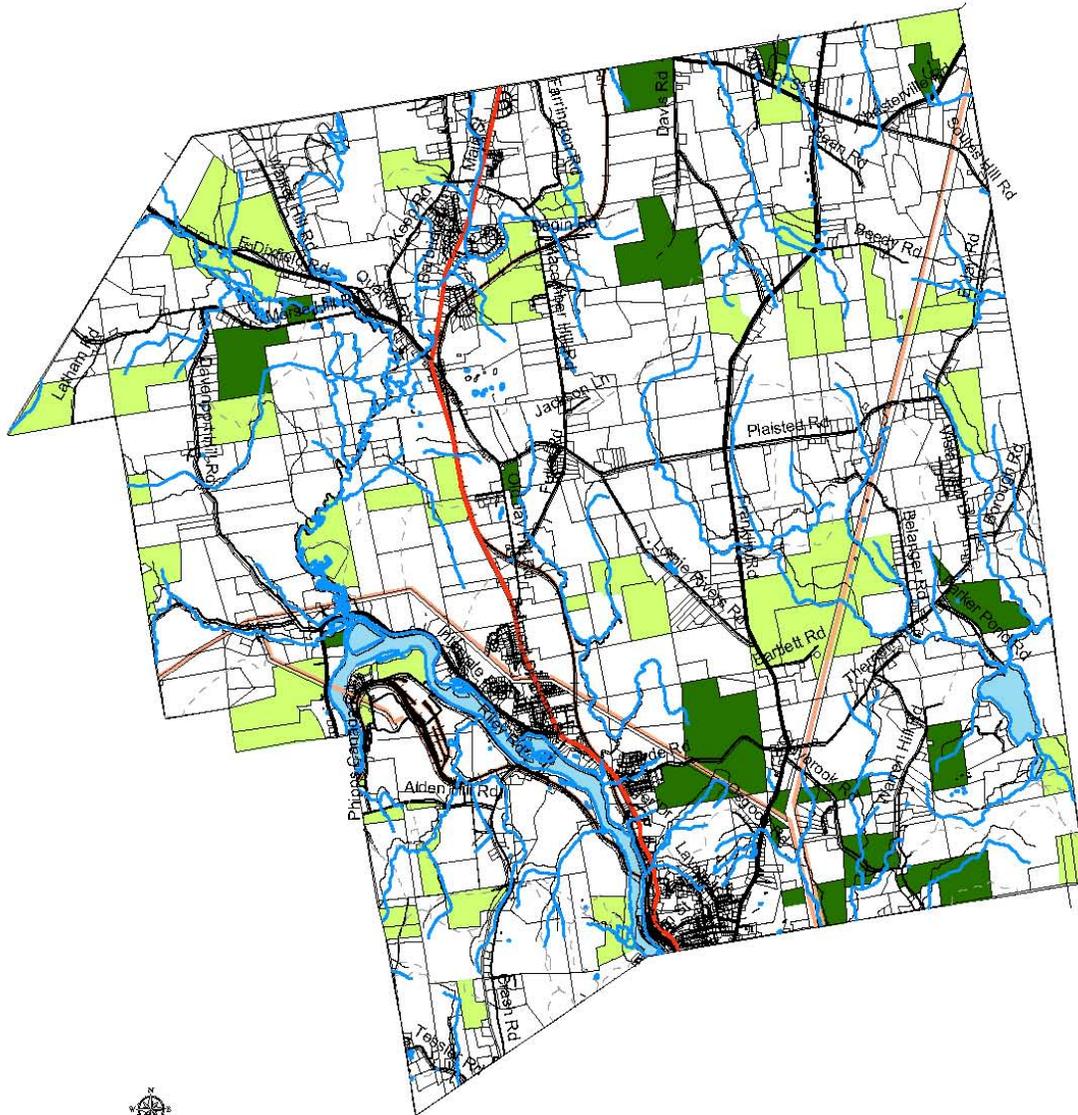
Spring 2009

1:60,000

1 inch = 5,000 feet

Jay, Maine

Land in Tree Growth and Farm & Open Space Tax Program 2009



Public Facilities and Services

Findings and Conclusions

- Approximately 50% of the town's population is served by public sewer systems.
- The police protection service provided by the Town is adequate to meet the needs of the 10-year planning period.
- Student enrollment has been on the decline since 2000 with a projected enrollment of approximately 720 in 2015 compared to 990 in 2000.

Introduction

An examination of Jay's public facilities and services and their capacities is an important element of the Comprehensive Plan. In addition, the future demands upon the Town's public facilities and services must be addressed. This section provides an analysis of the current demands placed upon existing Town facilities and services and also determines if public facility or service system additions and improvements will be needed to adequately accommodate the use demands over the next 10 years.

Water Supply

The Town of Jay is served by three quasi-municipal water districts. The Chisholm area of Jay is served by the Livermore Falls Water District, Jay Village is served by the Jay Village Water District, and North Jay is serviced by the North Jay Water District. Limited industrial development is located outside the water service area and their water needs are being met by private wells. Additionally, private wells meet the water needs of residential development located outside the water system service area.

The Chisholm area is within the bounds of the Livermore Falls Water District which operates and maintains the water system serving this area. The Jay Village Water District purchases its water from the Livermore Falls Water District and is connected to the Livermore Falls system through a meter pit located on Route 4 near the High School. The North Jay Water District purchases its water from the Town of Wilton.

The primary source of water for the Livermore Falls Water District is Moose Hill Pond. Parker Pond serves as a secondary supply for this water system. It appears that the Livermore Falls Water District has sufficient capacity to meet any anticipated future demands from within its existing service area. North Jay's source of water is Varnum Pond located in Wilton. The North Jay system is more than adequate to meet the demands of the communities served by this source.

The North Jay system is a small system serving Route 4, the old Jay Hill Road, and East Dixfield Road. Five hundred thousand gallons per month are pumped through the system. The water district has a new concrete reservoir in excellent condition behind the quarries in North Jay. The District maintains 240 connections that service approximately 600 people. The pipes are in fair condition and are replaced on an as needed basis. The water is treated through a water treatment plant built in 1993. There are presently no plans to expand the North Jay water system.

The Jay Village Water District purchases its water from the Livermore Falls Water District and is connected to the Livermore Falls system through a meter pit located on Route 4 near the Jay High School. The District maintains 380 service connections that serve a population of approximately 950. The system has a new pump station. There is a storage tank located on Jay Hill which holds 620,000 gallons of water. Both tanks are in good condition and are adequate for future needs. The pipes are in adequate condition and are replaced on an as needed basis. There are presently no plans to expand the Jay Village Water District.

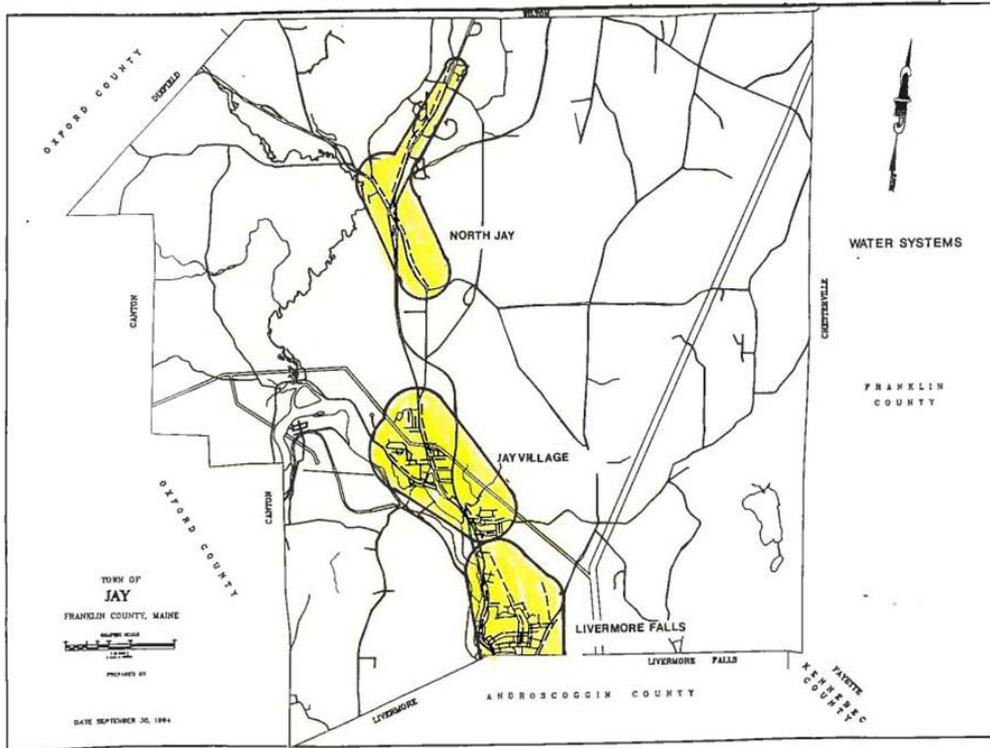
The Chisholm water system is operated and maintained by the Livermore Falls Water District. The system pumps an average of 212,000 gallons daily and serves 380 customers. There are two storage tanks that serve the Jay Village system: a one million gallon tank on top of Baldwin Hill in Livermore Falls and a three hundred and ten thousand gallon tank on Woodchuck Hill in Jay. The pipes in the water district are forty years old and are replaced on an as needed basis. The water system is sufficient for present needs, but if additional development occurs north of Jay Hill, a new pumping system will have to be put in place.

Sewerage and Stormwater Management

The more densely populated areas of Jay are served by public sewer systems. Approximately 50% of the town population is served by public sewer systems. Portions of Chisholm and Jay Village have been served by sewage collection systems for many years. In the past, untreated waste flowed directly into the Androscoggin River via several outfalls. The collection system is now connected to the Livermore Falls Sewage Treatment Plant.

The agreement between the Towns of Jay and Livermore Falls establishes a maximum contribution to the Livermore Falls Sewage Treatment Plant by Jay of 980,000 gallons per day (GPD). The Town of Jay contributes approximately 340,000 MGD, and total plant flow is approximately 593,000 GPD. The Livermore Falls Treatment Plant has a design capacity of 2 million GPD. The Livermore Falls Treatment Plant has sufficient capacity to serve growth over the 10-year planning period. Neither the former Wausau Paper Otis Mill or the Verso Paper Androscoggin Mill utilize the public sewage system to treat their industrial wastes.

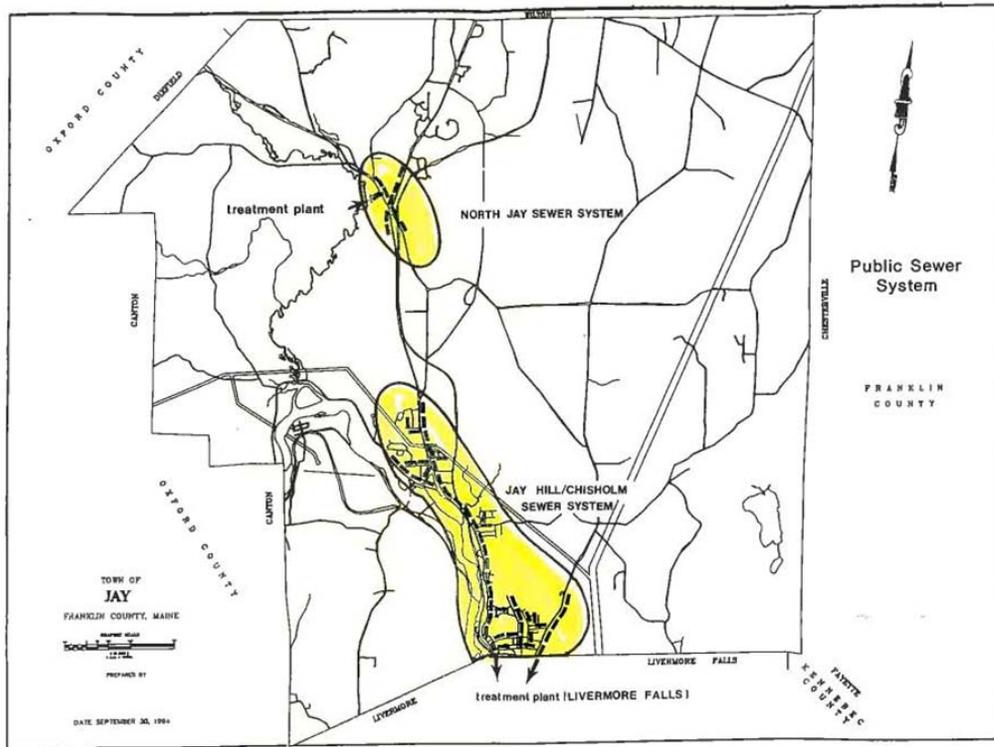
Due to inflow and infiltration, treatment plant capacities are often exceeded during wet periods and/or storm events. To reduce inflow, both Jay and Livermore Falls have undertaken storm water separation programs. Presently, the vast majority of Jay's old combined domestic and storm water system have been separated thus reducing flows to the treatment plant during storm events. Still there is a need for increased capacity for wet water flows.



North Jay is served by a separate treatment plant which discharges treated water to Seven Mile Stream. Constructed in 1971 and upgraded in 1999, the plant has a capacity of 60,000 GPD. Currently, the plant

treats approximately 35,000 GPD, the vast majority of which is from domestic sources. The North Jay sewer system has seen approximately 120 connections. The North Jay Plant has sufficient capacity to serve growth over the 10-year planning period.

Septage waste is collected by private haulers and disposed of at the Livermore Falls Treatment Plant.



Solid Waste

Since 1990 the Town of Jay has operated a transfer station and recycling center off Route 4, near Jay Hill. The Town provides curbside pickup for both recyclables and solid waste. The transfer station handles waste for five communities and processes recyclables from Jay and Fayette. In 2011 the Town will switch to a single stream recycling program.

Waste Stream Summary 2003-2007

Tons

Year	Municipal Solid Waste	Municipal Recycling	Bulky Waste	Bulky Recycling	Total Recycled	Total Municipal Solid Waste
2003	1,655	514	270	620	1,301	3,321
2004	1,668	494	238	589	1,253	3,238
2005	1,874	444	342	887	1,475	3,774
2006	2,226	571	652	618	1,189	4,067
2007	1,643	733	565	800	1,534	3,742

Source: Maine State Planning Office

Public Safety

Fire Protection and Rescue Service

The Fire/Rescue Department operates two stations, Station 1 in North Jay was constructed in 1996 and Station 2 in Chisholm built in 1978. Station 1 houses three pieces of fire fighting apparatus, offices, meeting room and backup dispatch. Station 2 has four pieces of apparatus. The Department considers Station 2 to be in a poor condition. The Fire/Rescue department is currently overseen by a Public Safety Chief who is also the Police Chief. The Jay Fire Department, the only town of its size in the State without a full-time fire department administrator, includes one Chief, two Captains, three Lieutenants and a 30-person volunteer staff.

The Department provides service to the entire town and maintains mutual-aid contracts with several towns and Androscoggin and Franklin Counties. Two water stations service the fire hydrants in Jay. The North Jay station services 18 hydrants, and in Chisholm there are approximately 50 hydrants. The Fire Department and Rescue Unit responded to 137 calls in 2010 with an average response time of about eight minutes.

The Fire/Rescue Department services provided are adequate at the present time. Over the planning period consideration of consolidation of the two stations to one should be considered.

North Star in Farmington and Livermore provides emergency medical services.

**Fire Department Equipment
2010**

Equipment	Type	General Condition
St. 1 1996 E- One	Class A Pumper	excellent
St. 2 2007 E-One	Class A Pumper	excellent
St 2 1989 Pierce	Reserve Pumper	good
St. 2. 1997 E-One	100' Ladder Truck	excellent
St. 1 1990 Ford C8000	1600 Gal Tanker	excellent
St. 2004 Ford F350	Utility/Forestry	excellent



Police Protection

The Town Police Department offices are located in the Town Office Facility located at 340 Main Street in Jay Village. The structure in which the Facility is located was extensively renovated in 2008. It is in central location and meets all the Departments needs for the present time and 10-year planning period.

The Police Department is staffed by a Chief, Sergeant, Detective, five Patrol Officers and Office Secretary. Personnel comply with all State required training. The Department provides 24-hour coverage seven days a week. More than 5,000 complaints were responded to in 2008 as compared to 2,000 in 1993. Response time to complaints average five minutes or less. The annual increase in complaints is attributed, in part, to increasing motor vehicle traffic and the State-wide problem of drug related crimes. Mutual aid contracts are maintained with the Dixfield, Livermore Falls and Wilton Police Departments and the Franklin County Sheriff's Department.

The Department's dispatching is provided by the Franklin County Sheriff's Department that replaced local dispatching. Local dispatching equipment has been retained should it be needed if the Sheriff's dispatching center is out of service.

Currently a fleet of five cruisers are maintained by the Department and are replaced on a rotating basis each year.

Police Department Equipment 2009

Equipment	Age	General Condition
Police Cruiser/Crown Victoria	2007	excellent
Police Cruiser/Crown Victoria	2007	excellent
Police Cruiser/ Explorer	2007	excellent
Police Cruiser/Explorer	2006	excellent
Police Cruiser/Explorer	2002	fair
Honda Forman ATV	2003	good

Traffic enforcement is conducted daily and personnel are trained to respond to accidents involving heavy trucks carrying many types of cargo to and through Jay. The Department does not see major concerns with traffic congestion or parking but is prepared should problems arise.

The police protection service provided by the Town is adequate to meet the needs of the 10-year planning period. A part-time officer to provide drug education in the schools would be helpful.

Public Works

The Town's roads are maintained by the Public Works Department. The Public Works Department staff includes ten full-time, year round employees including a mechanic. There is an additional mechanic housed at the PWG. He is paid by all other town departments including Fire, Sewer, Buildings and Grounds and Landfill. The Town Manager serves as the Road Commissioner. All road equipment is stored at the Highway Garage on Jay Hill. The building was built in 1960's with a partial rehab in 2004 and is in adequate condition. A salt/sand storage building was constructed in 2004 to replace the former storage area on Pine Island. The following table provides a list of the Public Works Department's equipment including its general condition. The Department replaces equipment annually on a "what is needed worst basis."

**Public Works Department Equipment
2009**

Equipment	Make	Year	Condition	Use- Winter/Summer
Dump w/plow	INT	2009	Excellent	High/Mod
F-250/plow	Ford	2008	Excellent	High/High
Ton w/plow	Ford	2007	Excellent	High/High
Service Truck	Ford	2007	Excellent	High/High
F-550 w/plow	Ford	2006	Good	High/High
Dump w/plow	Mack	2004	Good	High/Mod
F-550 w/plow	Ford	2003	Poor	High/High
Dump w/plow	Volvo	2002	Good	High/Mod
Dump w/plow	INT	2003	Good	High/Mod
Dump w/plow	Volvo	2001	Fair	High/Mod
Ton w/plow	Chevy	2000	Poor	High/High
Utility Machine	Trackless	2008	Excellent	Mod/Mod
Skid steer	Gehl	2006	Excellent	High/Mod
Loader w/plow	John Deere	2005	Excellent	High/High
Excavator	JCB	2001	Fair	Low/High
Grader	Galion	1997	Good	Mod/Mod
Loader	John Deere	1995	Fair	High/Mod
Sweeper	Johnson	1994	Fair	N.A./Low
Backhoe	Ford	1994	Poor	Low/Low
Dozer	John Deere	1988	Good	Mod/Low
Mower	John Deere	1973	Good	N.A./Low

Education

The Town of Jay public schools are a town department serving pre-kindergarten to grade 12. The three school buildings are in close proximity to each other on a centralized site forming a campus in the southern part of town. As the result of the January 25, 2011 vote, Jay will become a member a new Regional School Unit with the towns of Livermore and Livermore Falls.

School facilities in Jay include the Jay Elementary School which is a 40,660 square foot structure that houses grades pre-kindergarten to grade 3. The projected enrollment for 2009-2010 is 260. Originally constructed in 1964 with an addition in 1985, the structure has a design capacity of 300 students. With the addition of full day kindergarten in 2005, and expansion of the pre-kindergarten program to two classrooms in 2009, the student population reached the conceptual design capacity in the 2008-2009 school year. As a result grade 4 students were relocated to Jay Middle School in 2009. A 2008 study by McCormick Facilities Management calculated the current replacement value for the school as \$4,789,497. McCormick determined that 59% of the life cycle of the school has been used up, with 41% of the structures serviceable value remaining.

The elementary school has wireless computer access, a key-card entry security system, surveillance cameras, staff planning space, a well stocked library and special education classrooms. Staff have assigned lap-top computers and students have ready use of technology resources. Program offerings in the structure are generally well accommodated and programs provided to students are of high quality.

Some common spaces, such as the library, the shared cafeteria/physical education space, and the art room would be more serviceable if there were additional or dedicated space.

The 87,850 square foot Jay Middle School houses grades 4 to 8. The projected enrollment for the 2009-2010 school year is 275. The middle school structure was completed in 1997 retaining and upgrading the gymnasium that was constructed in 1951/1966. The structure has a design capacity of 627 students. The 2008 study by McCormick Facilities Management calculated the current replacement value for the school as \$10,377,000. McCormick determined that 15% of the life cycle of the school has been used up, with 85% of the structures serviceable value remaining.

Common spaces are of very high quality and are serviceable. There is a high school size gymnasium with a stage, a separate cafeteria with an additional stage, a greenhouse, science labs, wireless computer access, a key-card entry security system, surveillance cameras, staff planning space, a well stocked library and special education classrooms with accommodations for multi-handicapped students. Each student and staff has assigned lap-top computers. Program offerings in the structure are generally well accommodated and programs provided to students are of high quality.

Jay High School houses grades 9-12 in the 83,955 square foot structure. The projected enrollment for the 2009-2010 school year is 243. Opened in 1969 the structure has a design capacity of 494 students with 24 instructional spaces (rooms), a design capacity of 600. Common spaces are serviceable. There is a double-sized domed gymnasium, a separate cafeteria with a stage, science labs, industrial technology areas, wireless computer access, a key-card entry security system, surveillance cameras, staff planning space, a well stocked library and special education classrooms. Each student and staff have assigned lap-top computers. Program offerings in the structure are generally well accommodated and programs provided to students are of high quality.

Student enrollment has been on the decline since 2000 with a projected enrollment of approximately 720 in 2015 compared to 990 in 2000.

**Actual Jay Student Enrollment 2000-2005-2008
Projected Jay Student Enrollment 2010 & 2015**

Year	GRADES															Total
	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Spe cial	
2000		49	78	68	76	71	78	76	87	94	103	72	73	65	2	992
2005		58	58	47	57	51	50	75	70	73	69	77	68	71		824
2008	27	57	61	51	58	57	47	62	53	55	72	64	66	51		781
2010	27	55	57	53	60	52	61	51	54	61	46	52	68	57		754
2015	27	56	54	55	50	64	55	53	56	59	47	55	47	39		717
Source: Jay School Department																



HHealth Care/Social Services

The Franklin Memorial Hospital in Farmington is the nearest full service medical facility. Specialized medical needs are also met by facilities in Lewiston and Portland. Other health service groups are in Western Maine Community Action Health Services, Western Maine Family Health Center, and Androscoggin Home Health.

Jay has supported through its annual budget the Red Cross, AWAP, Work First, Children's Center, American Cancer Society, Day One, Community Concepts and the Healthy Community Coalition.

CCultural Facilities

The Niles Memorial Library was gift deeded to the Town in 1918 by the Niles children in honor of their parents. In 1995 there was an addition that provided more room for its growing collection, a boardroom/conference room and greater access by those with disabilities. The library currently has a collection of some 30,000 items as well as internet access.

The Holmes-Crafts Homestead/Fire Museum is open to the public on a limited basis during the summer. The Jay Historical Society maintains the buildings and grounds at the Holmes-Crafts Homestead. There is the North Jay Grange. In the years ahead the Otis Mill will become part of the Towns cultural heritage.



Town Administrative Facilities and Services

Jay Town government holds an annual Town Meeting, and has five elected selectman. The Town Manager is appointed by the selectmen. Other Town staff include: Superintendent of Schools, Town Clerk/Tax Collector, Deputy Clerk/Tax Collector, Finance Director, Finance Clerk, Police Chief, Fire Chief, Recycling Coordinator, Code Enforcement Officer, Highway Foreman, Sewer Treatment Plan Operator and Health Officer.

Appointed and elected boards and committees include planning board, board of appeals, school board, Jay Development Committee, budget committee, road committee and recreation committee.

Town administrative offices are located at 340 Main Street in Jay Village. In 2008 offices were moved to the highly renovated building.



**TOWN PROPERTIES
2010**

CEMETERIES

Location/Use	Acres
BEANS CORNER CEMETERY	0.50
5 FORTIER RD. RICHARDSON CEMETERY	0.50
296 FRANKLIN RD. STONES CORNER CEMETERY	0.99
391 EAST JAY RD. STUBBS MILL CEMETERY	1.10
260 EAST DIXFIELD RD. BIRCHLAND CEMETERY	4.00
396 MAIN ST. JAY HILL CEMETERY	5.25
334 CRASH RD. THOMPSON CEMETERY	0.10
EAST DIXFIELD RD. NORTH JAY CEMETERY	1.13
FRANKLIN RD. GILLESPIE/ALLEN CEMETERY	0.10

BASEBALL FIELDS

Location/Use	Acres
4 FRANKLIN RD. DOW FIELD	3.50
STONE ST. BALL FIELD	5.25
OFF STONE ST. BALL FIELD	0.45

SEWER

Location/Use	Acres
32 JERRY ST. SEWER	6.15
32 JERRY ST. SEWER	2.10
32 JERRY ST. SEWER	25.0
13 FRENCH FALLS SEWER	0.06
195 MAIN ST. SEWER	0.60
118 MAIN ST. SEWER (& FIRE)	2.42
11 BRIDGE ST. SEWER	(bldg. only)
0 INTERVALE RD. SEWER	(equip. only)

FIRE DEPARTMENT

Location/Use	Acres
981 MAIN ST. FIRE only)	(bldg.
118 MAIN ST. FIRE (& SEWER)	2.42

DEPARTMENT FACILITIES

Location/Use	Acres
672 MAIN ST. TRANSFER STATION	76.00
519 MAIN ST. HIGHWAY GARAGE	5.00
340 MAIN ST. TOWN OFFICE/POLICE STATION	1.37

SCHOOL DEPARTMENT

Location/Use	Acres
5 TIGER DR. - AYS BLDG	(bldg. only)
15 SCHOOL BUS RD. – BUS GARAGE	8.00
12 TIGER DR. - ELEMENTARY SCHOOL	14.3
31 COMMUNITY DR. – MIDDLE & HIGH SCHOOLS	

PLAZA LOTS

Location/Use	Acres
JAY PLAZA LANE	1.70
JAY PLAZA LANE	3.25
BEHIND JAY PLAZA	34.0
COMMERCIAL LANE	0.87
COMMERCIAL LANE	1.12
COMMERCIAL LANE	1.41
JAY PLAZA LANE	2.52
JAY PLAZA LANE	5.68
COMMERCIAL LANE	1.65
JAY PLAZA LANE	2.27
COMMERCIAL LANE	1.48
JAY PLAZA LANE	1.23
JAY PLAZA LANE	1.66
6 ANDROSCOGGIN WAY	0.96

OTHER PROPERTIES

Location/Use	Acres
18 CHURCH ST. PARK	0.24
149 MAIN ST. HEADSTART	1.23
0 INTERVALE RD. STRIP BY RIVER	0.78
13 COMMUNITY DR. COMMUNITY BUILDING	(bldg. only)
BELANGER RD. GRAVEL PIT (2)	70.0
MAIN ST. HOLT FOUNDATION	0.43
INTERVALE RD. STRIP BY RIVER	2.12
BELANGER RD. GRAVEL PIT (1)	119

50 WATER TOWER LANE REC. AREA	158
2 SKI SLOPE RD. SPRUCE MTN. 001-052	65.0
160 RILEY RD. USGS MONITOR	(bldg. only)
1 FRANKLIN RD. METER STATION	(meter only)

Fiscal Capacity

Findings and Conclusions

- The largest source of revenue is from property taxes, particularly production machinery and equipment.
- Total municipal expenditures increased by approximately \$1.5 million or 5% in the five-year period between 2004 and 2008.
- The tax base over the next ten years will continue to be dependent on production machinery and equipment and buildings.

Introduction

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

Revenues

The largest source of revenue is from property taxes, particularly production machinery and equipment. In 2008, real and personal property was assessed at \$1,138,460,290. This was comprised of \$81,730,460 in land, \$284,696,420 in buildings and \$772,037,410 in personal property. Approximately \$7,592,000 or 7% of the assessed property value is tax exempt. Between fiscal years 2004 and 2008, the town assessed valuation increased by approximately 4%. In fiscal years 2007 and 2008 town assessed valuation decreased by approximately 0.3% per year. Due to the closing in 2009 and the possible removal of machinery at the Wausau Otis Paper Mill there will be a decrease in town valuation. Other major consistent sources of revenues are intergovernmental revenues, miscellaneous revenues and excise taxes.

The mil rate has remained stable as the result of municipal budgeting.

Valuation and Mil Rate Fiscal Years 2004-2008 [Numbers Rounded]				
Fiscal Year	Town Valuation	Annual % Change	State Valuation	Mil Rate
2004	\$1,095,352,610		\$816,150,000	16.30
2005	\$1,118,700,210	2.1%	\$850,650,000	15.50
2006	\$1,145,354,330	2.4%	\$822,500,000	14.25
2007	\$1,141,778,400	(0.3%)	\$930,250,000	13.85
2008	\$1,138,464,290	(0.3%)	\$939,650,000	13.00

The tax base over the next ten years will continue to be dependent on production machinery and equipment and buildings.

Municipal Revenue Fiscal Years 2004-2008 [Amounts Rounded]					
Fiscal Year	2004	2005	2006	2007	2008
Property Taxes	\$15,657,560	\$16,752,240	\$17,247,020	\$16,709,970	\$15,789,070
Excise taxes	\$646,780	\$655,620	\$689,280	\$708,770	\$694,000
Intergovernmental	\$2,883,900	\$2,553,800	\$2,545,600	\$1,890,750	\$2,069,010
Charges for Services	\$538,580	\$530,630	\$631,730	\$569,940	\$519,420
Miscellaneous Revenues	\$570,730	\$764,794	\$898,388	\$2,023,810	\$1,310,830
TOTAL	\$20,247,540	\$21,267,090	\$22,012,030	\$21,903,230	\$20,400,330

The Town has steadily maintained a sufficient undesignated fund balance to sustain government operations for a period of approximately two months, while also maintaining significant reserve accounts for future capital and program needs.

Expenditures

Total municipal expenditures increased by approximately \$1.5 million or 5% in the five-year period between 2004 and 2008. All major expenditure categories decreased over the period except insurance, Tax Increment Financing and unclassified. Considering the CPI for adjusting dollars for inflation, municipal expenditures have been below the rate of inflation.

In 2005, an Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels, better known as LD 1, was enacted. The goal of the law is to lower Maine's total state and local tax burden as compared to those of other states. This goal is to be achieved by placing limits on the growth of state and local governments. The law provides several formulas that constrain year-to-year increases of municipal property tax levies, county assessments and state General Fund appropriations. Each year a municipal commitment growth limit is calculated based on real personal income growth, population change and increases in real and personal property values attributed to new development and investments. Should the town budget exceed the commitment growth limit a vote to

exceed that limit is required of town meeting. Since the inception of LD 1 Jay's budgets have not exceed the commitment growth limit.

Expenditures Fiscal Years 2004 – 2008 [Amounts Rounded]						\$ Change 04-08
Category	2004	2005	2006	2007	2008	
General Government	\$673,430	\$496,880	\$503,940	\$543,500	\$563,250	(\$110,180)
Public Safety	\$1,237,710	\$1,219,200	\$1,262,160	\$1,287,990	\$1,187,150	(\$50,560)
Public Works	\$1,672,430	\$1,292,540	\$1,266,690	\$1,312,320	\$1,527,490	(\$144,940)
Health & Welfare	\$1,065,280	\$887,350	\$915,250	\$892,780	\$981,760	(\$83,520)
Social Services	\$42,170	\$29,570	\$29,570	\$29,130	\$21,380	(\$20,790)
Recreation & Culture	\$183,630	\$186,320	\$184,040	\$185,810	\$174,810	(\$8,820)
Education	\$10,518,310	\$9,743,710	\$10,263,970	\$9,940,860	\$9,425,350	(\$1,092,960)
County Tax	\$911,680	\$929,800	\$954,900	\$935,720	\$863,630	(\$48,050)
Insurance	\$115,630	\$123,270	\$121,960	\$129,130	\$155,210	\$39,580
Tax Increment Financing	\$2,274,990	\$3,609,780	\$3,529,870	\$3,161,730	\$3,095,270	\$820,280
Capital Outlay	\$3,210	\$164	\$0.00	\$0.00	\$0.00	(\$3,210)
Unclassified	\$169,260	\$1,547,410	\$1,785,040	\$1,810,530	\$2,390,610	\$2,221,350
TOTAL	\$18,867,720	\$20,065,980	\$20,817,040	\$20,229,500	\$20,385,490	\$1,517,770

Debt

As of November 1, 2009 the Town had an outstanding debt of approximately \$5.7 million. This debt is associated with the Middle School building and wastewater treatment upgrades. The Middle School debt will be paid off in 2017 and the wastewater debt in 2018.

The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debts for schools, sewer, water and special-district purposes are excluded. Based upon Jay's state valuation, the maximum debt under state law would be approximately \$141 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Jay has significant borrowing power.

Tax Incentive Programs

In 2008, approximately \$3.1 million of tax revenue was returned to the two paper companies under the Tax Increment Financing Agreement.

Fiscal Capacity

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures as needed compared with the ability of the property tax base and other revenue sources to support such expenditures. In considering Jay=s capacity to fund normal municipal services and capital projects two areas are important. First, are changes in valuation. A rate of the increase in valuation greater than the rate of inflation would allow increased expenditures to be implemented without a mil rate increase. Secondly, Jay does have significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon taxpayers.

Existing Land Use

Findings and Conclusions

- Over the last 30 years, new commercial development has been drawn to the Route 4 corridor due to land availability, off-street parking and traffic volumes.
- Since 2000, more than 35 new residential structures have been built or placed in Jay
- Residential development in the rural portions of town, particularly adjacent to existing Town roads, has changed the character of these areas.
- It is not expected that there will be a demand for large commercial sites, such as big box stores, in Jay over the 10-year planning period.

Introduction

A major element of a comprehensive plan is the analysis of the use of land and existing development patterns. Through this analysis, insights into community functions, past and current priorities and future directions are possible. Current land use patterns and expected future development trends are cornerstones in the development of recommendations and actions that will shape future land utilization characteristics.

Jay has a land area of approximately 50 square miles or 32,000 acres. Of this total, approximately 500 acres is comprised of surface water including Parker Pond, the Androscoggin River, and Seven Mile Stream. As with most Maine communities, the majority of land is forested at various stages of maturity.

Public Land Use

The major land uses in Jay considered public are the Jay School Department campus in Jay Village, the Spruce Mountain Ski Area, the former rail road bed, the Town Office/Police Station, fire stations in Jay Village and North Jay, the library, transfer station and highway garage.

Commercial Land Use

Historically, commercial and service land use activities were established within or adjacent to a community's major business and residential areas. This historic commercial land use pattern is evident in Chisholm where small retail and service businesses are located along Main Street. For the most part, on-street parking serves the businesses. Existing development patterns and natural constraints have limited the potential for additional commercial development in Chisholm. This may change as plans for the reuse of the Wausau Paper-Otis Mill are developed and carried out. The North Jay Village also exhibits traditional commercial development although at a smaller scale of that in Chisholm.

Over the last 30 years, new commercial development has been drawn to the Route 4 corridor due to land availability, off-street parking and traffic volumes. The development of the Jay Shopping Center near the intersection of Routes 4 and 140 in the early 1980s has drawn additional commercial development to the Jay Village area. The majority of these businesses are accessed by Route 4. A second area of commercial growth has occurred from the North Jay Village to the Jay/Wilton town line adjacent to Route 4.

In addition to the commercial land use within the Route 4 corridor, other commercial uses are found adjacent to Routes 133 and 17. Home occupations are found throughout the Town.

Industrial Land Use

Jay contains the greatest amount of land devoted to industrial purposes of any community in Franklin County. The former Wausau Paper-Otis Mill in Chisholm and the Verso Androscoggin Mill in Riley cover more than 300 acres of land area in total.

Mixed Land Use

The area adjacent to Main Street from Dubord Street to Hyde Road contains a mixture of residential, commercial and public uses.

Residential

Residential land use patterns evolved around the development of pulp and paper mills. Chisholm Village residential development was centered and developed around the early pulp and paper mills established in the late 1880s. Here multi tenant residential and single family residential structures are found at a density of five to six units per acre. The availability of sewage disposal, first to the Androscoggin River and then to the Livermore Falls treatment plant and public water in Chisholm Village allows for such compact residential development. Chisholm is adjacent to the Livermore Falls compact residential area and together forms a residential area of approximately 225 acres.

A second much smaller traditional compact residential area is found in North Jay. This area of approximately 25 acres is served by public water and sewer with individual lot sizes of less than 20,000 square feet.

With the construction of the International Paper Androscoggin Mill in the 1960's came along a population increase of almost 2000 and new residential development patterns. A number of new subdivisions were

created with interconnecting streets. Lot sizes ranged from 10,000 to 40,000 square feet. Much of the new residential land use was centered in Jay Village. These included the Hyde Road, Oak Street, Belmont Drive, Riverview Road and Pineau Road areas. In North Jay the Look Brook, Hidden Circle, Pleasant Drive Rolling Ridge and Greenridge Way areas were subdivided.

Scattered rural residential development adjacent to existing town roads has accounted for much of the recent residential development. This pattern of development is evident adjacent to the Davenport Hill Road, Old Jay Road, Warren Hill Road, Hyde Road, Macomber Hill Road and East Jay Road. While local standards set a minimum lot size of 20,000 square feet (required by the State Plumbing Code) in areas not served by public sewer, the majority of the scattered residential lots exceed the 20,000 square foot requirement. This development type has altered rural areas of Jay. Since 2000, it is estimated that more than 35 new residential structures have been built or placed in Jay. Most in rural locations.

From 2000 to 2009, 17 new subdivision lots have been approved by the planning board. These subdivisions are located in rural portions of town with the largest containing five lots. Lots in subdivisions not served by public sewer require a minimum of 40,000 square feet. There have been no new streets constructed to serve these subdivision lots however Look Brook Circle Road was extended.

Agricultural Land Use

There are approximately 3,000 acres of land devoted to agricultural land use in Jay. These areas are primarily devoted to cropland, hay land and pastures. Over the past 20 years agricultural land use has decreased due to decline in the dairy industry, fields left idle and reverting to forest land and the conversion of farm land to residential uses. While there are fields found throughout Town, significant locations of agricultural land use exist in the Morse Hill Road, Clay Brook Road, Chesterville Road, Farrington Road, Warren Hill Road and Franklin Road areas.

In 2007, Franklin County had 388 farms with the average farm size of 105 acres. Over the past 20 years the number of farms increased from 223 to 388 but the average farm size decreased from 190 to 105 acres. The primary agricultural products in the county are dairy, beef, corn for silage, apples and vegetables.

Forest Land Use

As in the case with most Maine communities, forested land occupies the majority of the land in Jay. Approximately 70 percent or 23,000 acres is forested. Most sites are fairly well stocked with commercial size trees. Forests are generally characterized by a mixture of hardwood species on the better drained sites and softwood in more poorly drained sites. Large unbroken areas of forestland are found north of the Androscoggin River, west of Route 4 and south of Route 17. A second area is along eastern border of the town next to Chesterville.

Forests in Jay support the region's wood product industries, protect water quality and are major factors in the town's rural character. The most significant threats to commercial forest land are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices.

Land Use Trends

Over the past 20 years, development and land use trends in Jay have reached out of the three traditional village areas and expanded along the Route 4 corridor and into the more rural areas of the community. This is due in part to limited land for development in the Chisholm and North Jay areas. Residential development in the rural portions of town, particularly adjacent to existing Town roads, has changed the character of these areas. Between 2000 and 2009, the American Community Survey estimated some 35 new homes have been located in Jay. Most have been located in rural areas of town and have added more than 250 acres to residential land uses. It is interesting to note that this rather high rate of housing growth is not consistent with current population and school enrollment projections that show a decline in both population and school enrollment.

It is expected over the ten-year planning period that single lot residential development will continue along town roads. Highway orientated commercial uses will seek environmentally suitable locations adjacent to the major travel corridors and Jay Village.

Land Use Regulation

Jay residents have enacted an amended Shoreland Zoning Ordinance (2009), Floodplain Management Ordinance (2007), revised Subdivision Standards (2005) and Town Way/Street Construction Ordinance (2009). Much of the standards in the Environmental Control and Improvement Ordinance were repealed in 2010. Jay does not have town wide zoning or a site plan review ordinance for the review of commercial type developments.

There are no minimum dimensional requirements for lots served by public water and sewer. For lots that will utilize subsurface wastewater disposal systems the minimum lot size is 20,000 square feet (required by the State Plumbing Code). Lots in subdivisions must have a minimum of 40,000 square feet and a minimum of 150 feet of street frontage. For multi-family subdivision development a minimum of 20,000 square feet of lot area is required per dwelling unit.

With no town wide zoning mobile home parks are allowed anywhere in town provided they meet the standards for a subdivision.

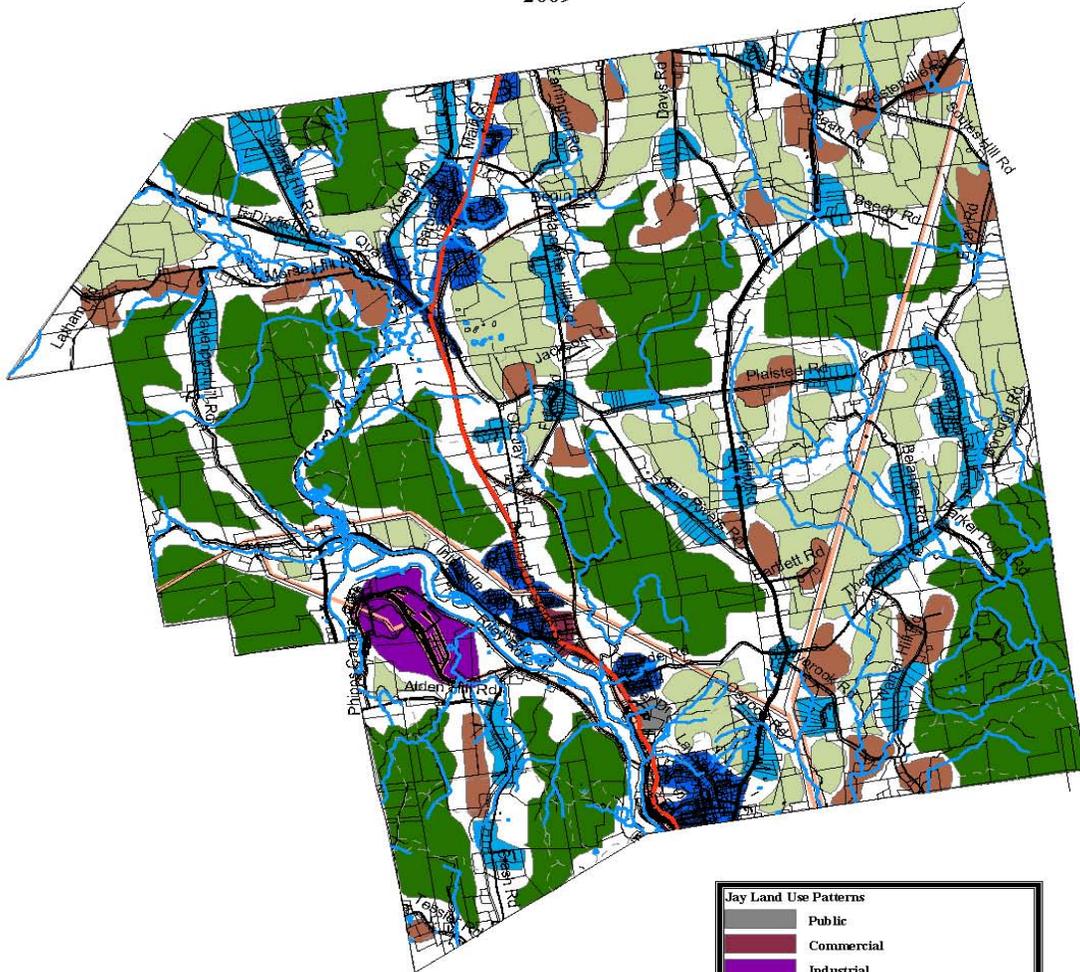
The town has an appointed planning board and full time code enforcement officer. The code enforcement officer is fully certified under the laws relating to certification of code enforcement officers.

Subdivision review standards were updated in 2005. Since that time no new subdivisions have been reviewed under the ordinance, although amendments to previous approved plans have been. New or expanded commercial type development is not regulated by town ordinances and thus do not undergo planning board review and approval.

Jay, Maine

Predominant Land Use Patterns

2009



Jay Land Use Patterns	
	Public
	Commercial
	Industrial
	Mixed Use
	Compact Residential
	Rural Residential
	Non-Classified/Scattered Residential
	Agriculture/Fields
	Forest Areas > 500 Acres
	Forest Areas < 500 Acres



0 1,500 3,000 4,500 6,000 Feet



Land Needed for Future Growth

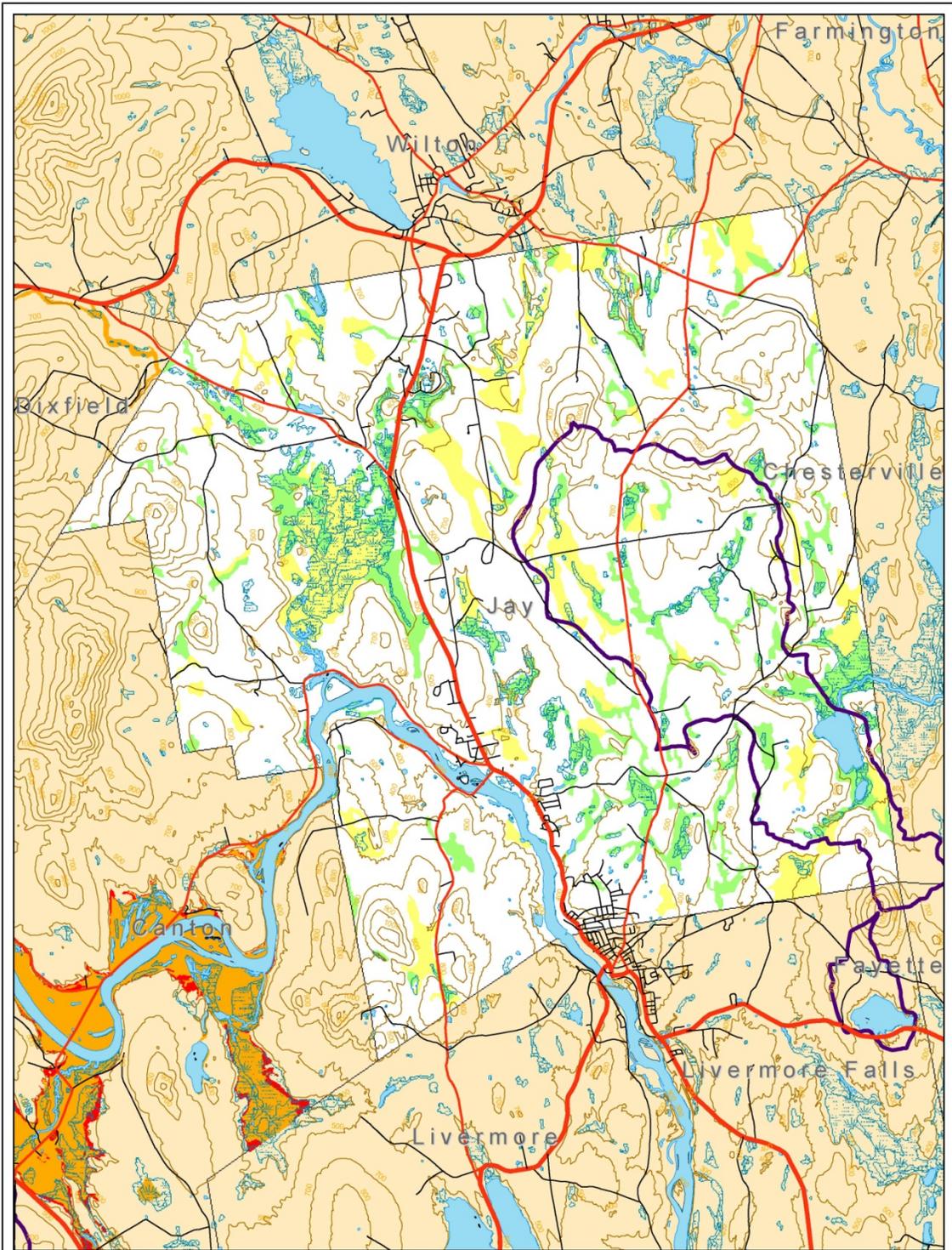
To estimate land needed for future growth considerations must be given to anticipated population growth, the nature of potential types of economic development and natural land constraints to development. Some of this information is contained in sections of the plan that discuss population, housing, economy and critical natural resources.

Major natural land constraints to development in Jay include wetlands, hydric soils, floodplains and slopes. Although these constraints exist there is a sufficient land base without these natural constraints to accommodate additional growth anticipated during the 10-year planning period.

Current population projections indicate a year 2020 population in the 4,550 to 4,650 range compared to 4,980 in 2000. This would suggest that there will not be a significant demand for additional residential development. It is expected that some 200 to 400 acres will be required for new residential development depending on densities or the size of lots over the 10-year planning period.

Over the past 20 years there has not been a major change in the amount of land used for commercial uses. There has been land changed from one type of commercial use to another and small parcels developed. Because of the commercial development in Farmington and Lewiston/Auburn it is not expected that there will demand for large commercial sites, such as big box stores, in Jay over the 10-year planning period.

Jay contains the greatest amount of land associated with industrial uses in Franklin County. The largest area is the Verso Androscoggin Mill. In addition there is the former Wausau Paper-Otis Mill. There is not expected to be a significant demand for land for industrial uses over the 10-year planning period.



- 100 Year Flood Zone
- 500 Year Flood Zone
- Public Water Watersheds
- National Wetlands Inventory
- All hydric
- Partially hydric

**Development Constraints
Town of Jay**



0 5,000 10,000 15,000
 Feet

Spring 2009

1:60,000

1 inch = 5,000 feet

JAM: 01.25.10
JAM : 01.28.10
JAM: 10.04.10
JAM: 01.05.11
JAM 02.01.11
JAM 03.08.11