

Medford, ME Comprehensive Plan



2026



EMDC

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A special thank you to the members of the Comprehensive Plan Committee, who have worked diligently since September 2025 to guide the planning process — reviewing data, engaging with the public, and helping shape the community's vision, values, and goals.

Comprehensive Plan Committee Members

Lori Anthony
Forrest Genthner
Leo Gilbert
Bill Griswold
Cheryl Griswold
Amanda Kahl
Stephen Muffatti
Ken True
Norman Turner

Consultant Team

Eastern Maine Development Corporation:

Hope Eye
Peter Sachs

Special Thanks To...

Bill Sawtell (1946-2023)

Introduction

A comprehensive plan guides the future growth of a municipality and creates a collective vision for local community and economic development. As a long-range plan, the document serves as an inventory of current community conditions and trends and identifies characteristics important for local growth. Adopting a comprehensive plan consistent with the State of Maine's Growth Management Act has numerous advantages including preferential consideration when applying for state grants, promoting local resource protection, and providing a foundation for land use related decision-making. Following a framework established by the State of Maine, the Medford Comprehensive Plan contains chapters in which related goals, analyses, policies, and strategies direct future growth and emphasize community values.

- Population and Demographics
- Housing
- Transportation
- Economy
- Water Resources
- Natural Resource
- Agricultural and Forest Resources
- Historic and Archaeological Resources
- Recreation
- Public Facilities and Services
- Fiscal Capacity and Capital Investment Plan
- Existing Land Use
- Future Land Use

Mission and Vision Statements

To guide the community in its future planning, we worked with members of the community to develop mission and vision statements for the plan:

Mission:

To ensure that Medford continues to remain an emblem of rural living by providing and promoting a safe, affordable community with quality small-scale economic development services; and to foster future growth, while maintaining its cultural character.

Vision:

To preserve and maintain the strong rural character and traditional values that helped to create the town. Fostering a good quality of life with fiscal responsibility, transparency, and a united community.

Balance is Key

We cannot stop future growth from occurring, but we can define what type of growth in a community, and where that growth should occur. It is imperative to employ strategies for protecting the natural resources that make Medford so unique, while also planning for any growth that may occur.

This plan is revised from Medford's 2011 plan, which was outlined by and emphasized goals around keeping the town's rural character at the forefront. Preservation and peacefulness of the town were established as the top priorities when considering any influx of business or industry.

Medford's role in the region is still small as suggested in the old plan, but the residents prefer it that way. Its existence as a small and remote town provides a haven from the hustle and bustle of what dominates any average community. Most residents rely on jobs and services outside the town, allowing them to focus on the natural beauty of the area, which is what draws people there in the first place.

Public Participation Summary

In order to ensure that the plan truly reflects community values, the Comprehensive Plan Committee administered a survey of 47 town residents using a mix of in-person and online communication methods. This survey covered a variety of issues pertaining to the town, from the state of public services to their hopes for the future of the municipality.

Regional Coordination

Being such a small community, Medford regularly engages with municipalities for promoting regional development and enhancing the quality of life for its residents. The most significant level of collaboration is with Milo, involving fire response, medical treatment, and even services such as library access. Medford also collaborates with three different communities to provide school choice to Medford residents and receives policing services from the county. By working together with neighboring towns, Medford leverages collective strengths and common challenges to create a stronger, more resilient rural community.

Evaluation

The community will routinely monitor the degree to which future land use plan strategies have been implemented, the location and amount of new development, and the completion of capital investment projects. As new data becomes available over time, the existing data in the Comprehensive Plan chapters will be updated to ensure its contents are current and relevant.

Population and Demographics

Overview

In the words of Medford’s residents, in order to travel to Medford, you have to want to go there. The community is located between Milo and Maxfield, with no direct exit off I-95. The approximately 225 residents of the town, therefore, are a community who live there with intention. Also, because of its relative isolation, the population is steady, and slow to fluctuate. This relative stability lends itself to a population that is not expected to change significantly over the next 10 years. Indeed, the office of the Maine State Economist projects that, between 2022 and 2032, Medford’s population will have grown by 0.8% —or, exactly two people. By 2042, it is expected to move slightly in the other direction: six people below its 2025 number. This is in line with its historic population change, illustrated in Figure 1.0 below, which shows a gradual decrease over time. The historic peak of Medford’s population, according to the U.S. Census Bureau, occurred in the 1880s; during this period, it had nearly 400 people.

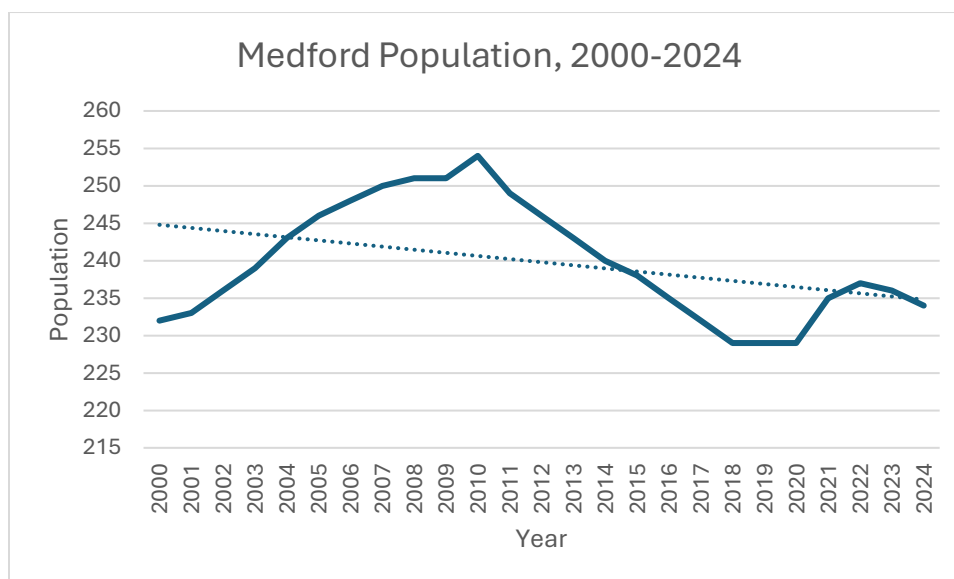


Figure 1.0: Recent Medford population. Source: State of Maine Housing Data Portal.¹

¹Housing Data Portal. 2025. State of Maine. <https://mainestatehousingdata.org/data-portal>

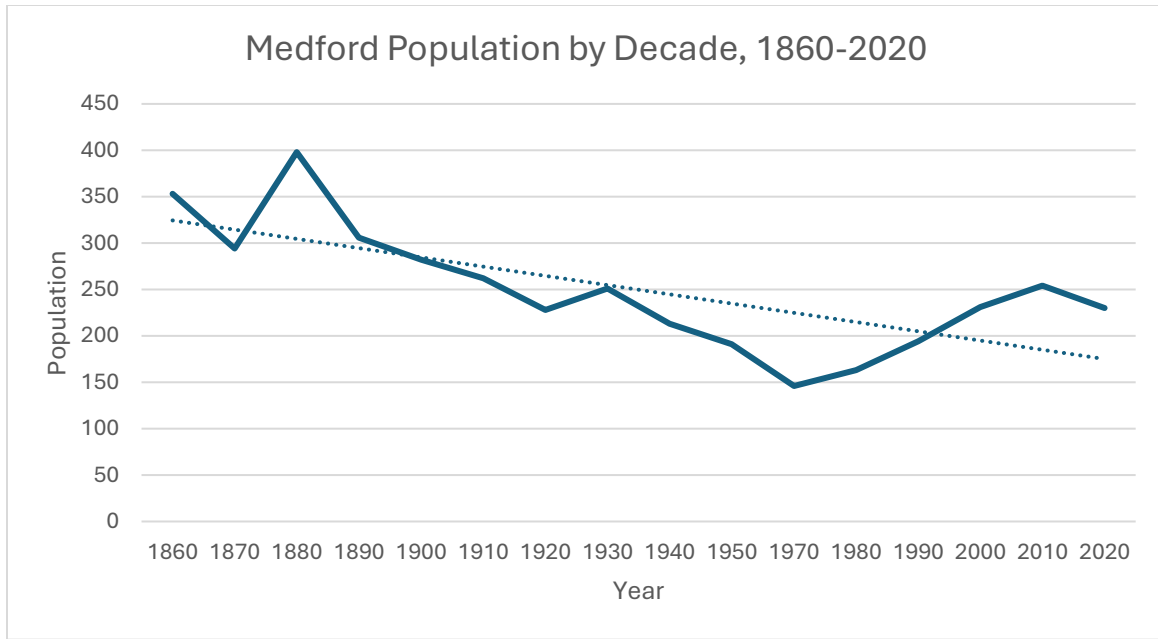


Figure 1.1: Historical Medford population. Note the differing scale from Figure 1.0. Source: Census Bureau.

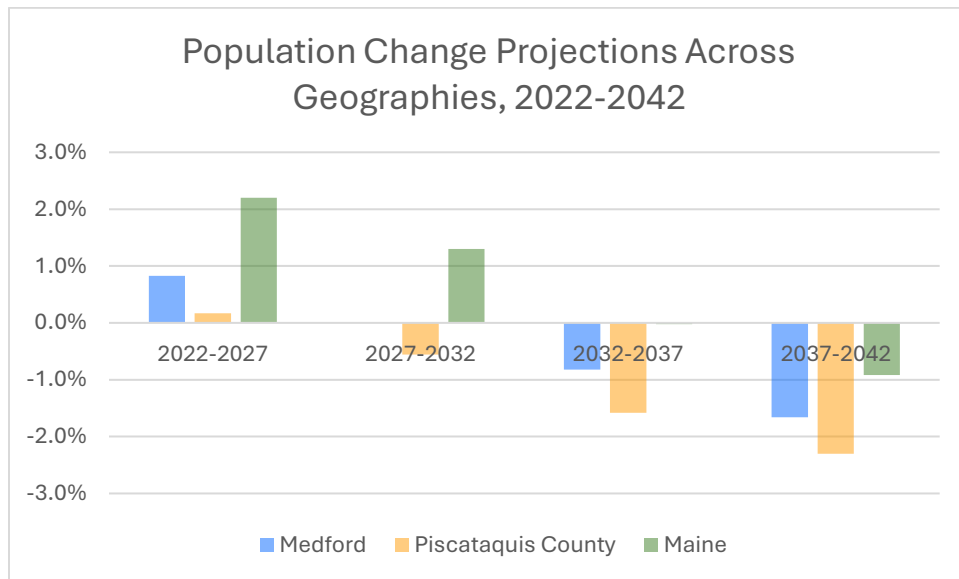


Figure 1.2: Future population projections in Medford, Piscataquis County, and Maine. Source: Maine State Economist.

The population of Medford, much like the rest of the state, is aging. The population that was under 18 in 2013 was as large as the entire population under 35 in 2023. The number of people over 65, meanwhile, has more than doubled in size. This will likely lead to greater demand for healthcare services in the community and less demand for education.

Compared to the rest of the state, these numbers present a bit of contrast to our general population. Most notable is that while the 35-64 population is 38% of the State, it is almost 70% of Medford. Additionally, those 65 and older make up 23% of the state and only 17% of Medford’s population.

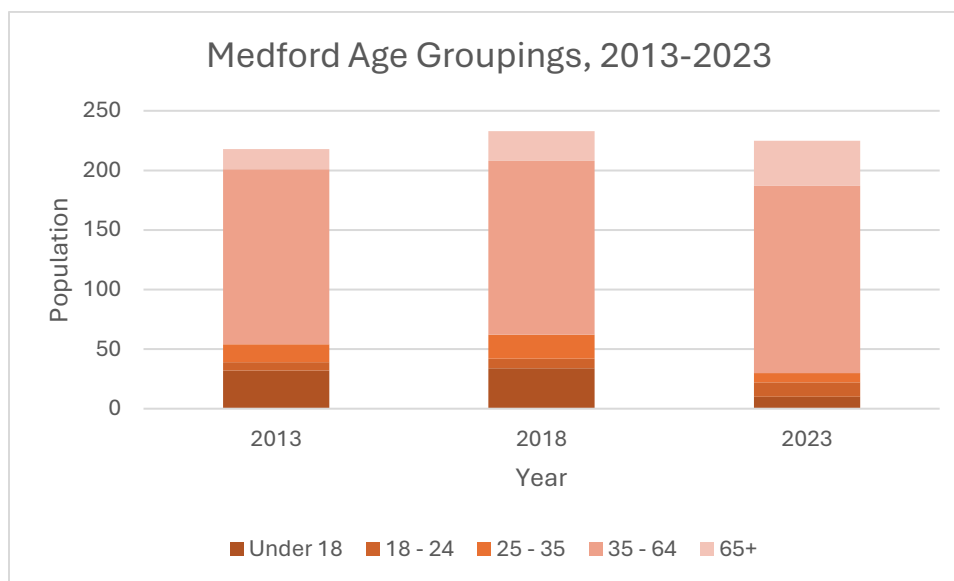


Figure 1.3: Age groupings in Medford. Source: Census Bureau.

Education and Income

Medford’s educational profile stands out in two ways: a very low share of residents with four-year degrees, and a comparatively large share who have pursued some post-secondary coursework without completing a degree. Medford citizens have less formal education than elsewhere in the state and county, with only 6.9% having a bachelor’s degree or higher (compared to 21.8% at the county level and 37.0% at the state level). This presents a gap of 14.9 percentage points below the county and 30.1 points below the state. At the same time, 30.5% of residents report “some college, no degree,” which is 8.5 points higher than the county and 12.5 points higher than the state. Education has not especially hurt the incomes of Medford residents, however, with their median income being higher than the averages of surrounding towns and the county, and only slightly below the state average. The state, county, and town have all had modest increases in median income over the past decade.

That pattern implies one or more of the following plausible explanations. Local employment sectors may reward experience, trade skills, or credentialed certificates more than four-year degrees (e.g., skilled trades, forestry, manufacturing, health-care support, supervisory roles,

or public-sector jobs); A meaningful share of household income could come from pensions, retirement savings, or investment income rather than wages (if the population skews older); or, many residents who began college obtained marketable skills without finishing a degree (certificates, short-term training, on-the-job learning), which supports above-average earnings relative to degree statistics.

	Less than 9th Grade	9th to 12th Grade, No Diploma	High School Graduate (Includes Equivalency)	Some College, No Degree	Associate's Degree	Bachelor's Degree	Graduate or Professional Degree	High School Graduate or Higher	Bachelor's Degree or Higher
Medford	1.0%	4.9%	50.7%	30.5%	5.9%	2.5%	4.4%	94.1%	6.9%
Piscataquis	3.6%	4.4%	37.5%	22.0%	10.8%	15.7%	6.1%	92.0%	21.8%
Maine	1.8%	3.3%	29.4%	18.0%	10.5%	23.2%	13.7%	94.9%	37.0%

Table 1.0: Educational attainment across geographies, 2023. Source: Census Bureau.

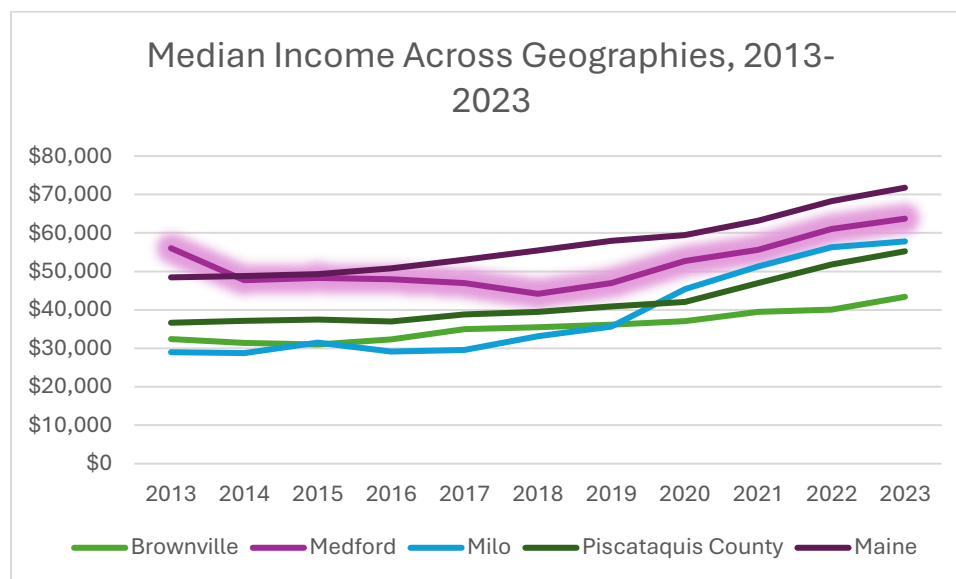


Figure 1.4: Median income of various Maine geographies. Source: Census Bureau.

Seasonal and Temporary Population

Medford's daytime population is not significantly larger than its full-time population. It is not a service center and has no major employers. As stated previously, Medford is not along a major commuting road. There are some seasonal residents who spend their summers in

Medford, most notably at campsites, but they are not a significant percentage of the population. This will be more heavily discussed in the housing chapter.

Taking all of these data into account, the town's priorities may include strengthening health and elder services to match a growing 65+ population, and preserving the small-town fabric while removing barriers that make it difficult for younger families and working-age residents to stay or move in (affordable, accessible housing, broadband, and childcare). Coordinating with county and regional workforce partners, and pursuing modest, high-impact investments like senior housing adaptations, telehealth and broadband expansion, and stackable credential programs through community colleges, that increase resilience without altering the town's valued rural character, will be key to ensuring the town's vitality.

Housing

State Goals

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

Town Goals

To better standardize existing state and local regulations.

Policies

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

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

To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

Overview

There is much more to housing than analyses and statistical snapshots. The availability of shelter is an interconnected driver of population, the economy, the availability of transportation, etc. The years during and following the COVID-19 pandemic saw an influx of residents and seasonal homeowners to Maine, attracted to the State's natural beauty and access to open space and recreation. Rising housing costs in Portland and surrounding communities have driven people further from the city to seek more affordable housing. Ensuring that people have adequate shelter they can afford is an increasingly pressing issue for many Maine communities.

As of 2023, there are 196 housing units in Medford. A plurality of these (about 36%) were built before 1940, as shown by Figure 2.0 below. This may increase the cost of repairing, maintaining, and heating homes in the community. The median housing price in Medford is much lower than the average in Maine as a whole or Piscataquis County, befitting its remote location and older stock, and is in-line with surrounding communities.

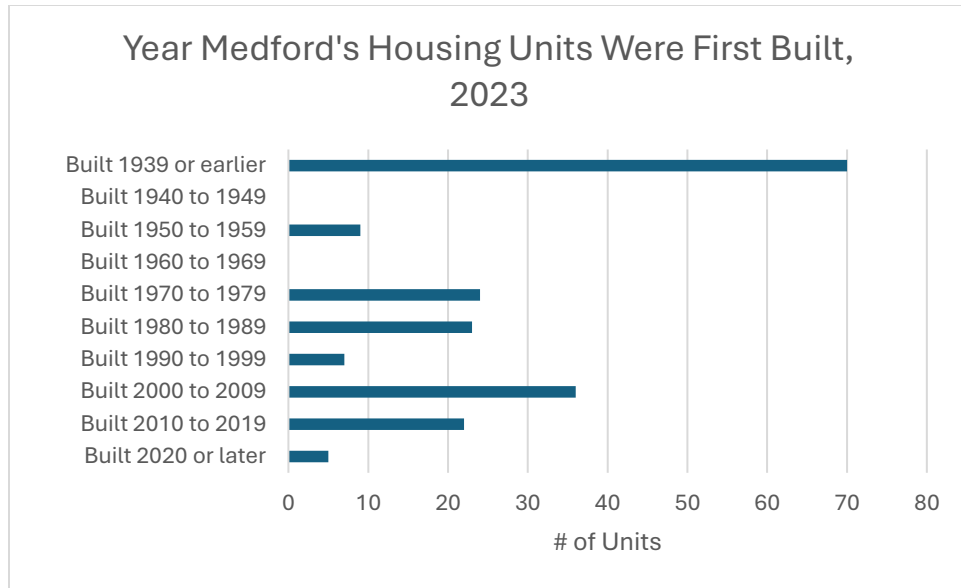


Figure 2.0: Age of housing. Source: Census Bureau.

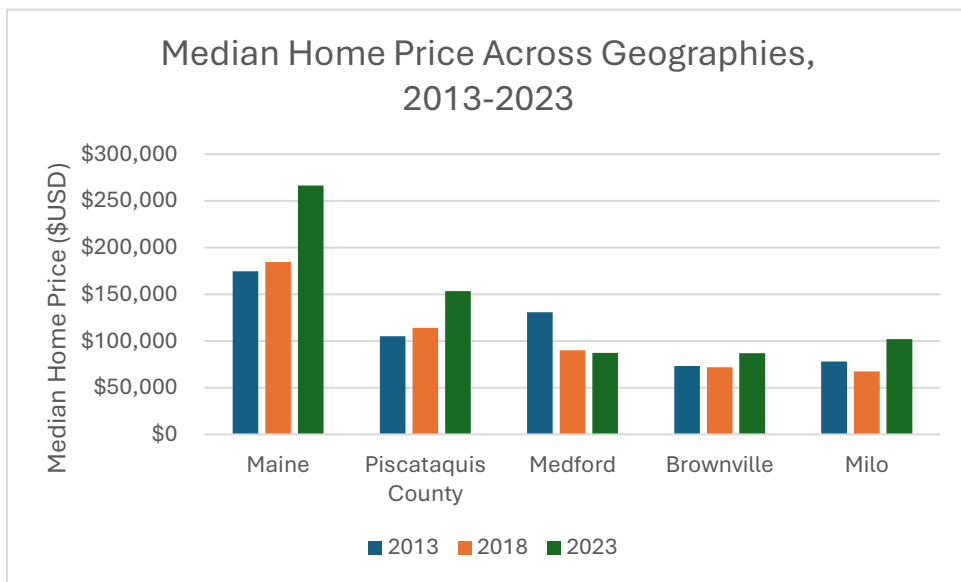


Figure 2.1: Median home price across geographies. Source: Census Bureau.

Medford, much like the rest of Piscataquis County, is over 80% single family homes. Only a sliver of the total housing stock is multifamily.

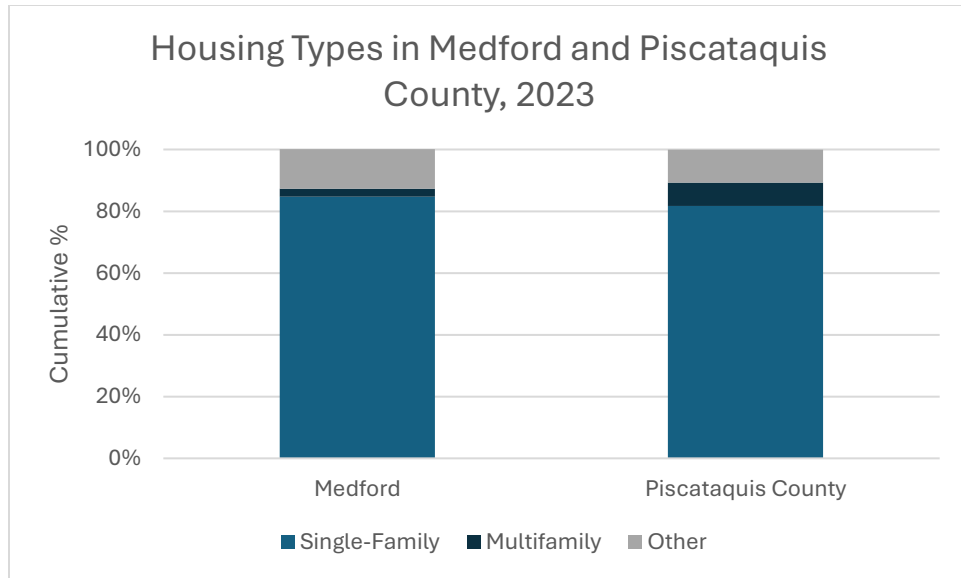


Figure 2.2: Types of housing. Source: Census Bureau.

Of the 196 housing units in Medford, 69 (35%) are “vacant”, mostly used for seasonal occupation in 2023 (seasonal vacancies specifically are shown in figure 2.3). As elsewhere in Maine, the total and seasonal vacancy rates have decreased over the past decade. The seasonal decline indicates conversions from seasonal to full-time use, but this has not yet had a pronounced effect in the community. The remaining homes are almost entirely owner-occupied.

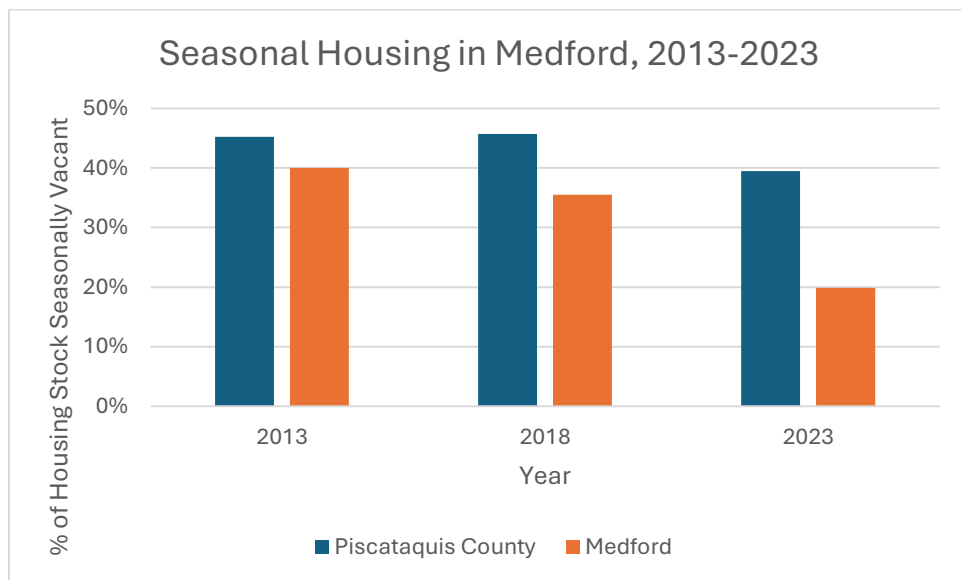


Figure 2.3: Seasonal housing. Source: Census Bureau.

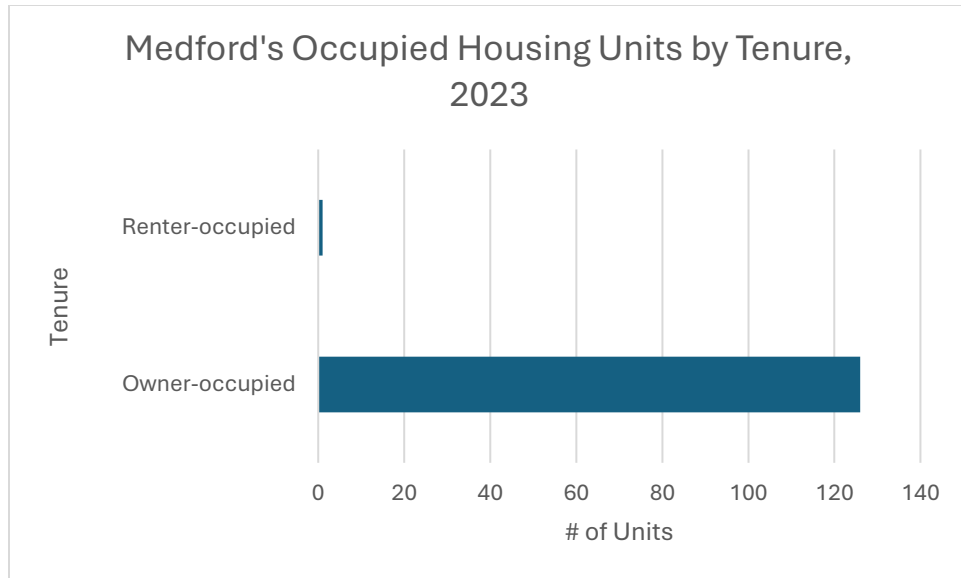
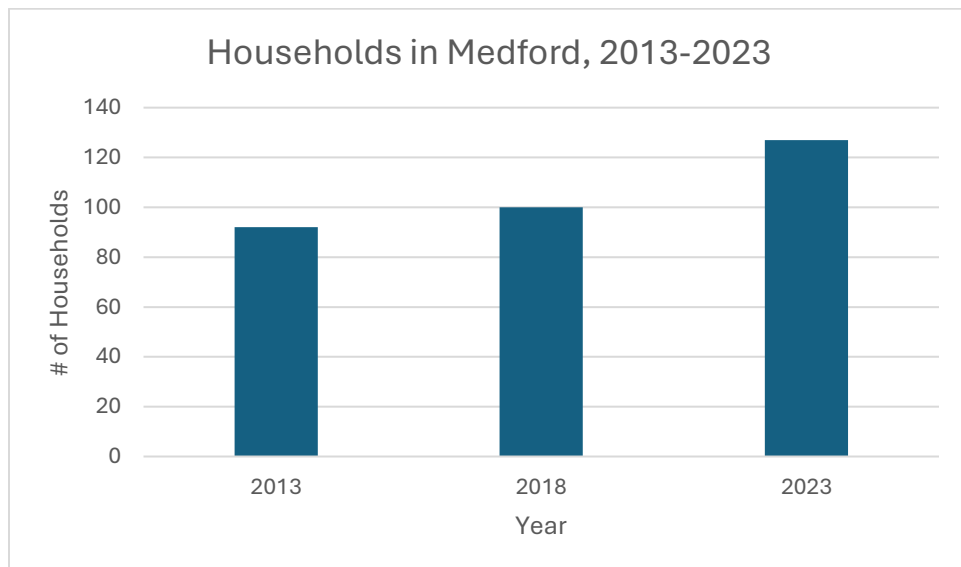
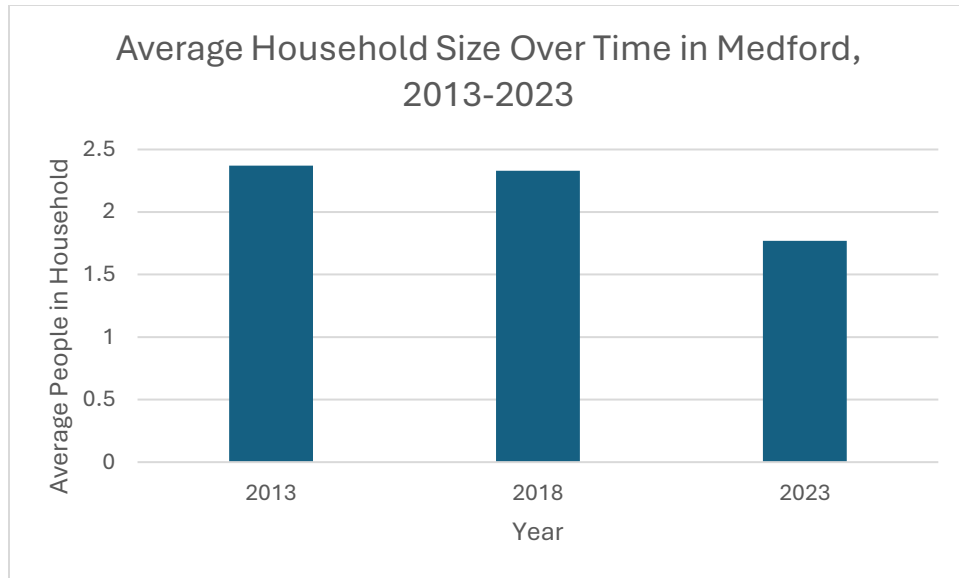


Figure 2.4: Medford housing by tenure. Source: Census Bureau.

The number of households in Medford has increased over the past decade. This change is downstream of larger demographic shifts. As discussed in the population section, Medford had a decreasing number of children and a decreasing overall population; as the town gets older, an increasing share lives by themselves, increasing the number of households (even as the population goes down) and decreasing the average household size. As the community continues to age this trend will likely continue, increasing demand for housing even if the population stays the same or sinks.





Figures 2.5 and 2.6: Medford households and household size. Source: Census Bureau.

Community Survey

As part of the planning process, the community was surveyed to make sure Medford's residents' voices were heard and show what the community was interested in. This survey received responses from a broad group of engaged Medford residents and asked about the pertinent issues facing the community. Overwhelmingly, they want to address properties that are abandoned, have absentee owners, or otherwise are in a state of ill-repair.

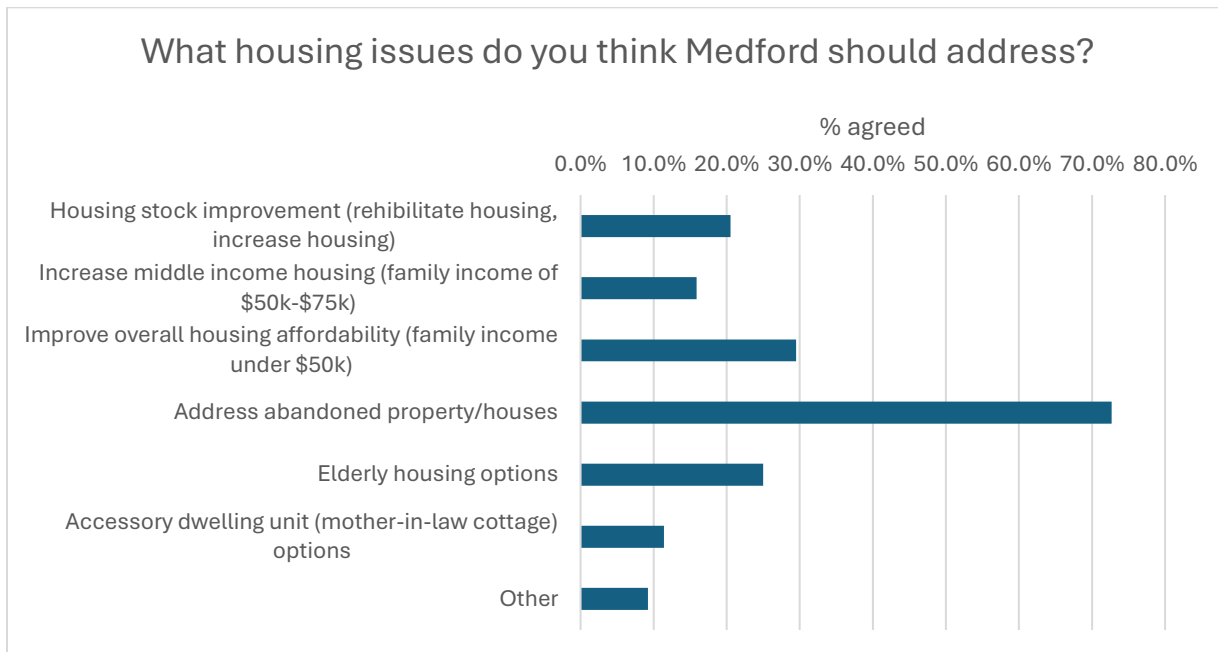


Figure 2.7: Housing issues. Source: Medford Community Survey.

As of 2023, the median household income for Medford was \$63,717 and the average home price was \$87,400. Even though the price of buying a home is lower than other parts of Maine, a majority of Medford residents believe it is challenging for low- and moderate-income people to find affordable housing in the community. Part of this is a reflection of the increased cost of living for rural communities, as well as the costs of maintaining older houses. It is also a reflection of the low level of slack in the town's housing market; homes very rarely go on sale in Medford, even if their last sale price would be attainable for a low-income buyer.

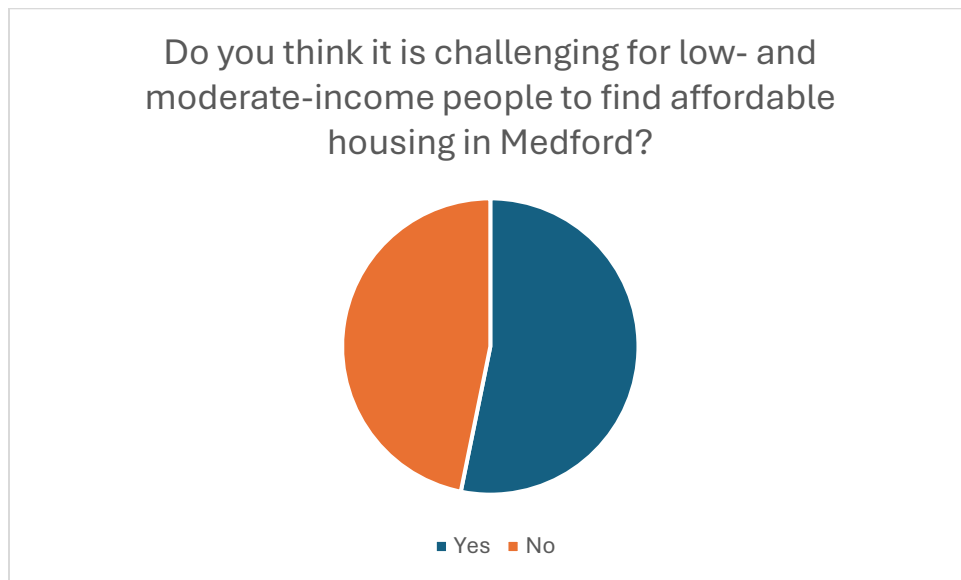


Figure 2.8: Housing affordability in Medford. Source: Medford Community Survey.

The consensus regarding development is preservation; polled Medford residents generally want to keep the level and type of development the same. The percentage of people who want more starter homes, moderate homes, and assisted living facilities outnumber those who want less, with the opposite relationship for apartments, low-income/public housing, and mobile home parks (with “no change” outweighing both options in all categories except mobile homes).

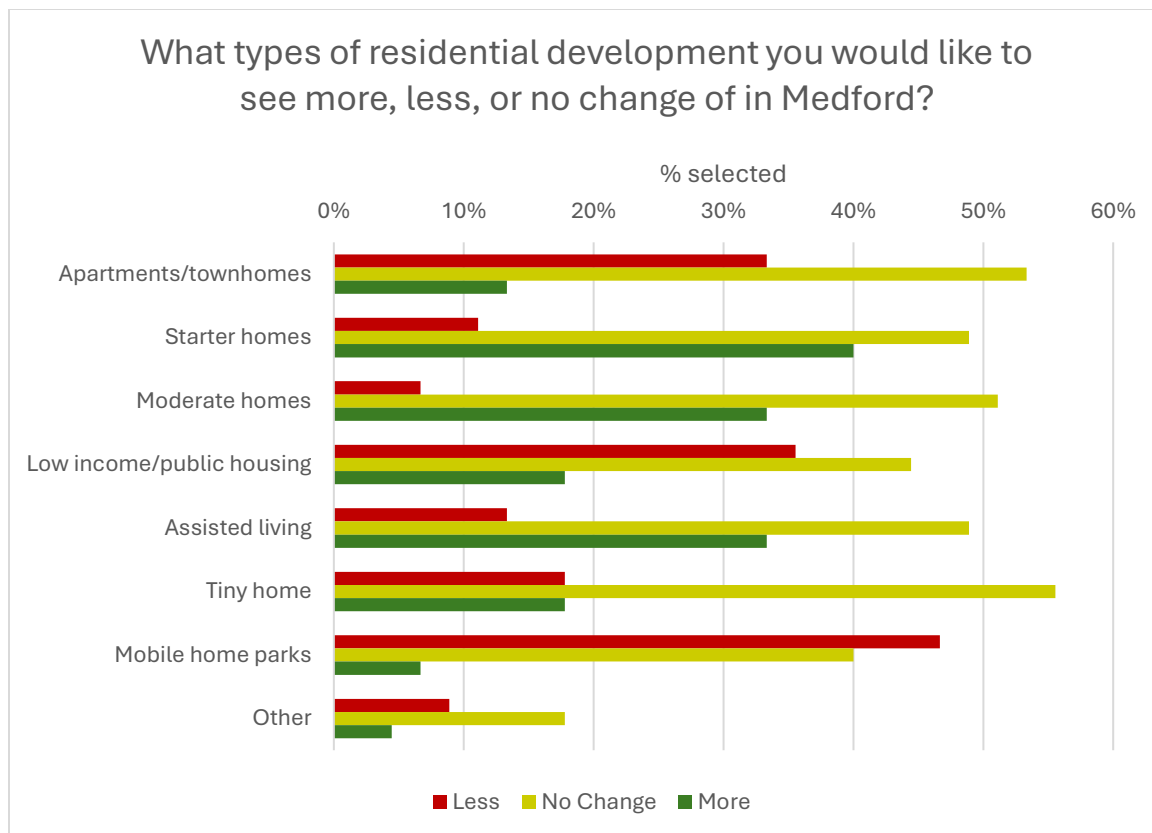


Figure 2.9: Development survey. Note: response roll-off causes some values to not add up to 100%. Source: Medford Community Survey.

Local Regulations

Medford has enacted several ordinances that affect housing construction. Medford regulates shoreland zoning and construction in floodplain areas, requiring a permit from their Planning Board. Their shoreland zoning is to the state's standard; indeed, it was written (and amended) by the Maine Board of Environmental Protection. The only other local-level regulation is a building notification ordinance that requires residents to inform the town when they are erecting a structure.

Building codes and enforcement also influence housing development in Medford. The community adheres to Maine's Uniform Building and Energy Codes (MUBEC), ensuring safety and energy efficiency in new constructions. However, compliance with these codes can elevate construction costs, particularly for developers focused on affordable housing.

Discussions with community members and officials have emphasized the difficulties of enforcement in the area. The town's code enforcement officer is a part-time position and is shared by multiple towns. The low population density combined with this low level of formal enforcement means there are gaps in the monitoring of potential building and property

maintenance infractions. The town is actively discussing ways to improve the environmental quality of the town through stronger monitoring and enforcement measures.

Regional Efforts

Maine, and the entire United States, is in the throes of a housing crisis. According to the state's Production Needs Study, the state needs tens of thousands of additional homes by 2030 to meet demand.² The proportional amount needed to be built in Medford to meet this goal is around 15 housing units a year. As the complexities of the housing crisis are highly specialized, it requires partnerships with regional and state entities to address the problem. Regionally, the efforts to mitigate the housing crisis, and increase affordable and workforce housing are being led by Eastern Maine Development Corporation (EMDC), which has published its housing roadmap. The roadmap is synthesized for Greenville, Lincoln, and Old Town, but in it, are regional solutions Medford may tap into for support. Beyond the regional efforts of organizations like EMDC and Piscataquis County Economic Development Corporation (PCEDC), there are no local efforts or coalitions to address affordable and workforce housing needs.

Strategies

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

Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.

Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.

Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).

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

Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.

²https://mainehousing.org/docs/default-source/default-document-library/state-of-maine-housing-production-needs-study_full_final-v2.pdf

Seek to increase the level of enforcement for state and local regulations

Transportation

State Goal

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

Town Goal

Develop walking paths close to the center of town

Policies

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

To safely and efficiently preserve or improve the transportation system.

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

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

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

Importance of Mobility

In order to sufficiently connect people to their daily needs, including education, healthcare, food, and job opportunities, reliable transportation is essential, particularly in a rural setting like Medford. Without access to transportation, residents' participation in the local and regional economies is limited. While the majority of local residents rely on private vehicles to access their daily needs, continual monitoring of any transportation challenges and opportunities that may arise will be another key factor to ensuring long-term community prosperity. When it comes to transportation infrastructure, regularly assessing opportunities for the enhanced connectivity of people to local trails, and potential businesses will advance both community and economic development.

Community Survey, Needs and Concerns

Members of the community work in a variety of locations, with only about 15% of respondents working in Medford. The median self-reported commute time was around thirty minutes.

<u>In what community do you work or go to school? (27 respondents)</u>	
Town Name	# of Commuters
Medford	4
Bangor	6
Brownville	1
Dover-Foxcroft	4
Milo	2

<u>Cont.</u>	
Town Name	# of Commuters
Howland	2
Lincoln	3
Other Nearby Town	3
Out of State	2

Table 3.0: Medford commuters. Source: Medford Community Survey.

The community survey shows overwhelming support for maintaining and improving the town's roadways. This community relies heavily on its road connection with other parts of the county and state for food and economic activity, making the maintenance of this connection of vital importance to future transportation planning.

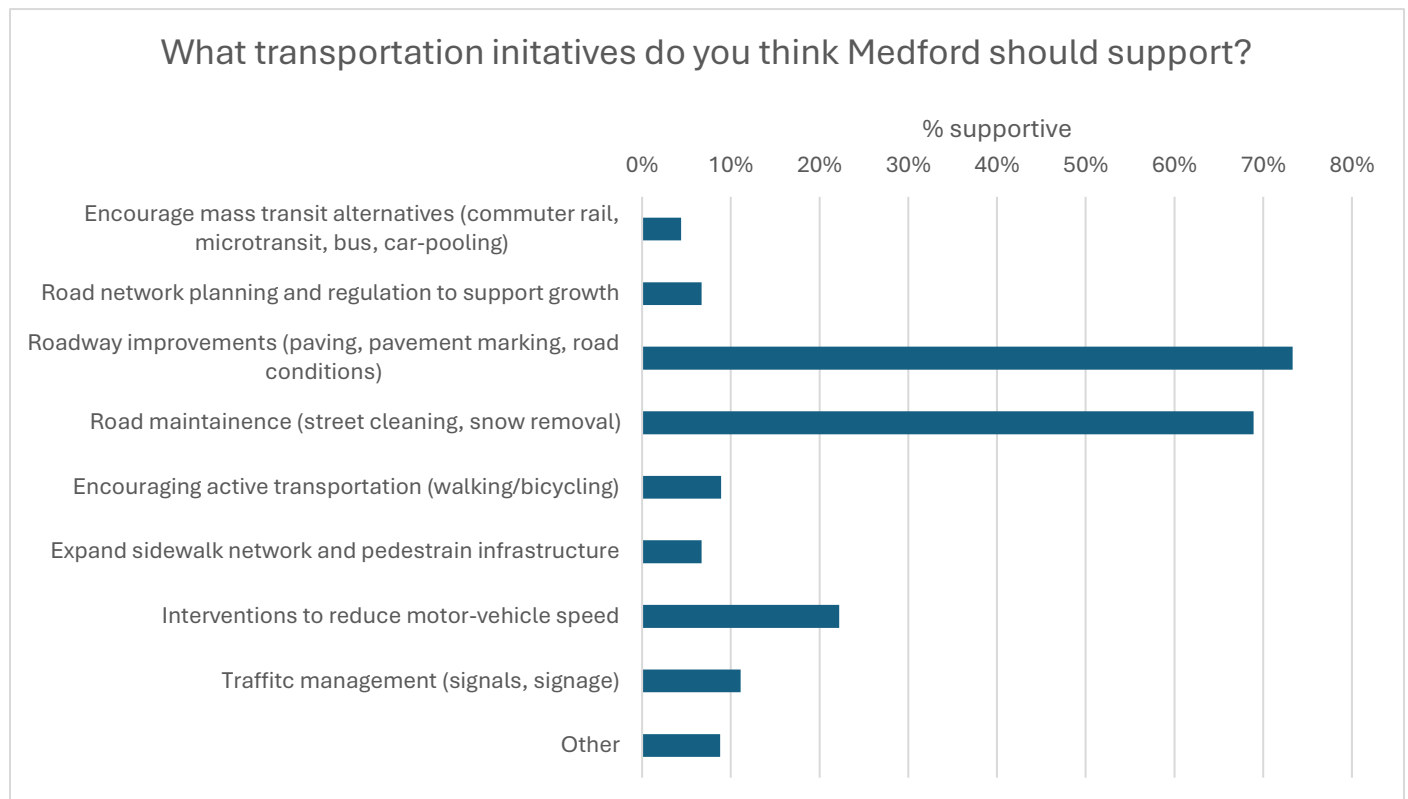


Figure 3.0: transport initiatives in Medford. Source: Medford Community Survey

Walk- and Bike-ability

Walking and bicycling are not integrated into the community's transportation network; Medford is a car-dependent community. There are no sidewalks or other such pedestrian infrastructure. Road/traffic conditions between here and the nearest major service centers makes biking and walking for transportation prohibitively difficult. There is opportunity to establish walking or biking trails in very concentrated parts of town, depending on the willingness of residents.

State Routes and Town Roads

The only state road that goes through Medford is Paddy Hill Road. The town itself owns and maintains roughly 15 miles of roads, listed below.

Medford Public Roads	
Road Name	Length
North Rd.	9.59 mi
Medford Center Rd.	1.34 mi
Fire Tower Rd.	.92 mi
Daggett Rd.	.10 mi
Trestle Rd.	1.96 mi
Weymouth Rd.	.12 mi
Hathorn Rd.	.49 mi
Russell Ln.	.38 mi
Lower Ferry Rd.	.14 mi

Medford Private Roads			
Mud Pond Wy.	Angel Ln.	Hill Top Rd.	Bobby Wy.
Robin Hollow Rd.	Schoodic Point Rd.	Railroad Bed Rd.	Partridge Ln.
Kennedy Rd.	Water Rd.	Old County Rd.	Crooked Creek Rd.

Tables 3.1 and 3.2: Public and private roads of Medford, ME

Traffic and Safety

Since 2015, there have been 28 vehicle accidents in Medford, or a little less than three a year. No location within Medford is considered a high crash location by the Maine state DOT. Though road maintenance is a perpetual issue in Medford (and indeed, in all communities around the state) road safety is less of a worry. There are no major use conflicts in Medford. There are no major traffic generators within Medford, with modest amounts of traffic crossing through the state roads en route to other destinations.



Map 3.0: Vehicle crashes in Medford, ME from 2015-2024. 28 crashes were reported. Source: Maine DOT.

Road Standards and Policies

All roads are built to state and federal standards; there is no local regulation affecting roads. It is general town policy to not accept new roads built by developers as town property, instead having them be privately owned and maintained by residents to reduce costs to the public. Due to the sparse population, new roads are more typically unpaved and dead-end roads than networks of paved local streets; it is highly unlikely that there will be enough demand to make the latter form of development viable.

The amount that Medford has spent on road maintenance in recent years is in Table 3.3 below. It is not expected to fluctuate significantly in upcoming years.

Year	Road Budget
2021	\$18,133
2022	\$17,400
2023	\$6,814
2024	\$29,103
2025	\$22,513
2026	\$15,165

Table 3.3: Road Maintenance budget for Medford, ME from 2021-2026. Source: Town of Medford.

Parking

Given the small population of the area, parking is not much of an issue, nor is it required by local regulation. Similarly, there are no local access management/traffic permitting measures in place. Public parking is available next to the town office. There are approximately 10 spots available, which currently adequately serve the community's needs. If gatherings at the adjacent community center get more popular, however, those needs may change during the planning period.

Maintenance Plans and Accomplishments

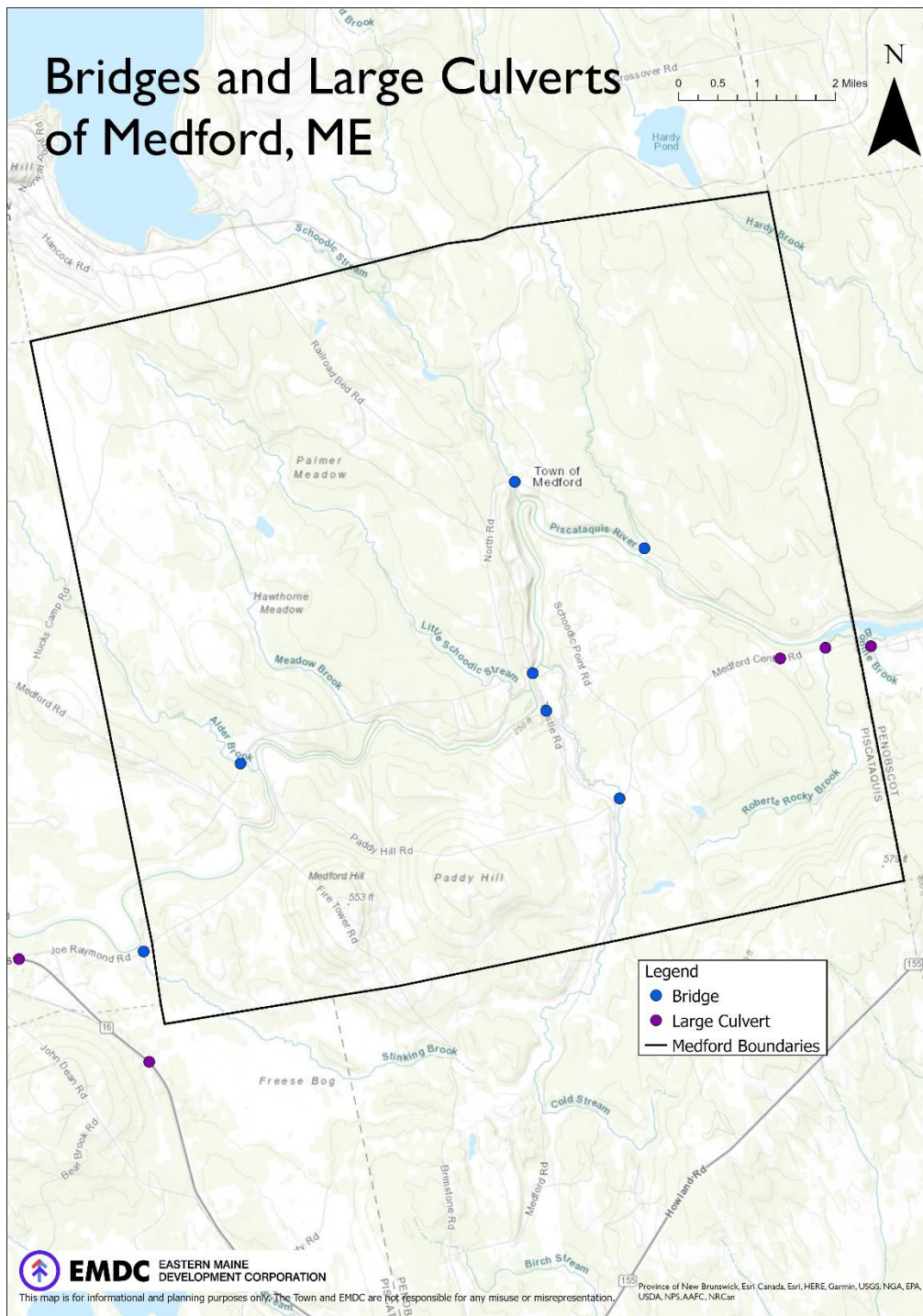
The state DOT listed two major projects in Medford during their 2025-2027 Work Plan. The first is the replacement of a culvert on Paddy Hill Rd. alongside minor safety improvements, slated to cost \$890,000 and start work in 2026. The other is part of a larger capital improvement project on the Eastern Maine Railway from Brownville to Vanceboro, which will cost \$66,600,000 and start in 2027.

Maine DOT gave Medford \$29,160 directly for road maintenance during FY2026 as part of their Local Road Assistance Program, and has given such assistance every year (on average \$25,187 a year over the past decade).

In 2024, the DOT reported several smaller but no less important maintenance accomplishments, including:

- 1 Tree Removed
- 2 Bridges Washed
- 1 Emergency Event Response
- 16 Shoulder Miles of Sweeping
- 5 Drainage Structures Cleaned
- 286 Linear Feet of Brush Removed
- 1 Bridge Inspections Performed
- 792 Linear Feet of Backhoe Ditching
- 72 Linear Feet of Shoulder Rebuilt
- And 2 Drainage Structures Installed or Replaced

An inventory of major DOT-owned travel infrastructure in Medford is presented on the next page (Map 3.1).



Map 3.1: Bridges and large culverts of Medford, ME. Source: Maine DOT

Connectivity

The low population density in and around Medford leads to limited options for transit beyond private car travel. Given the resources and needs of the community, this is adequate. The nearest alternatives are listed below:

By Rail

Brunswick Rail Station

128 mi/2 hr. & 21 min. by car

The State of Maine and Downeast Scenic Railroad Company own a rail line that formerly ran between Bangor and Calais with a stop in Ellsworth.

By Air

Bangor International Airport

46.6 mi/50 min. by car

This is the closest international airport, offering flights across the East Coast. The closest regional airport is the Charles A. Chase Jr. Memorial Airport in Dover-Foxcroft, 23.7 miles away (or 35 minutes by car).

By (Private) Bus

Greyhound & Concord Coach Lines Bangor

46.8mi/50 min. by car

Concord operates intercity bus services between Bangor, Augusta, Portland, Boston, and New York. Greyhound offers services to numerous destinations.

By Public Transit

None

No public transportation options are currently available in Medford. Given the older population, some form of organized public transportation service would be desirable, however, the low population density provides a challenge to sustaining such a service.

By Taxi/Ride Share Services

None

No taxi or ride share services currently operate within Medford.

Strategies

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

Initiate or actively participate in regional and state transportation efforts.

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

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

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

Economy

State Goal

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

Town Goal

Improve access to high-speed internet throughout the town.

Policies

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

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

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

Economic Overview

Like many Maine towns, the first types of industrial development to make their way into Medford were sawmills and grist mills. These drove settlement and economic activity through the 1800s. At Medford's economic peak, Bangor & Aroostook Railroad built the Trestle Bridge and a transfer site in town. As time went on, and the mills became less economically viable, the railroad was abandoned, and businesses filtered out of town. Nowadays, there are no traditional commercial businesses based in Medford, and the vast majority of the workforce commutes outside of the town (only 15% of working respondents of the Community Survey worked in Medford). The number of people employed in Medford has decreased by 8 people/5.8% since 2016, about in line with the rest of Piscataquis County. Unintuitively, the unemployment *rate* of Medford has gone down since that time, with it currently being below that of the state as a whole. This is due to the aging and shrinking population of Medford; people leaving the local workforce are not losing their jobs but are either retiring or leaving the town. Overall, the local economy is not expected to change significantly going into the future.

The community has not previously defined priorities for economic development, but they are included in the regional Comprehensive Economic Development Strategy, last updated in 2021.

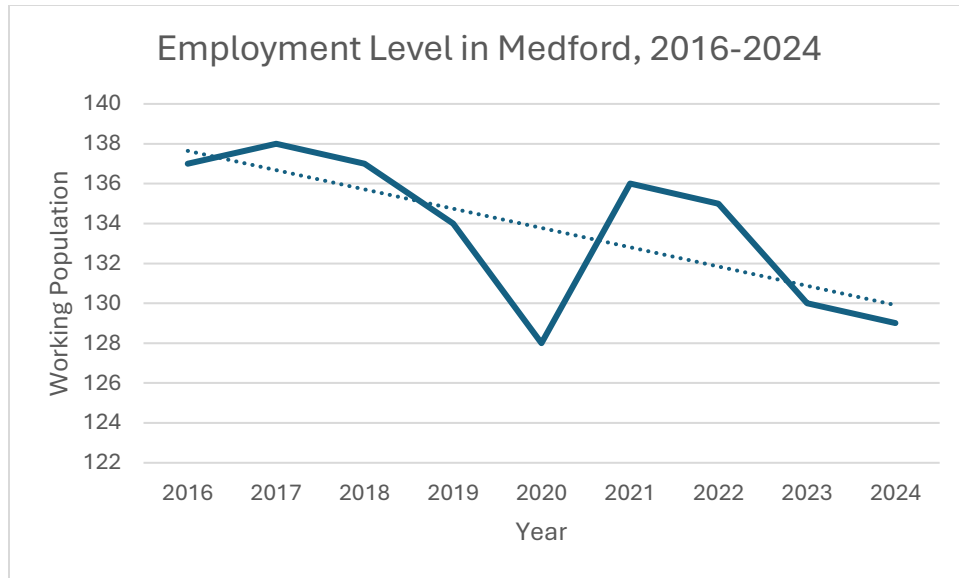


Figure 4.0: Medford employment. 2016 is the earliest data provided for Medford. Source: Maine Center for Workforce Research and Information.

Region	2016 Employment	2024 Employment	% Change
Medford	137	129	-5.8%
Piscataquis County	6,663	6,326	-5.0%
State of Maine	669,856	683,421	2.0%

Table 4.0: Employment levels across geographies. Source: Maine Center for Workforce Research and Information.

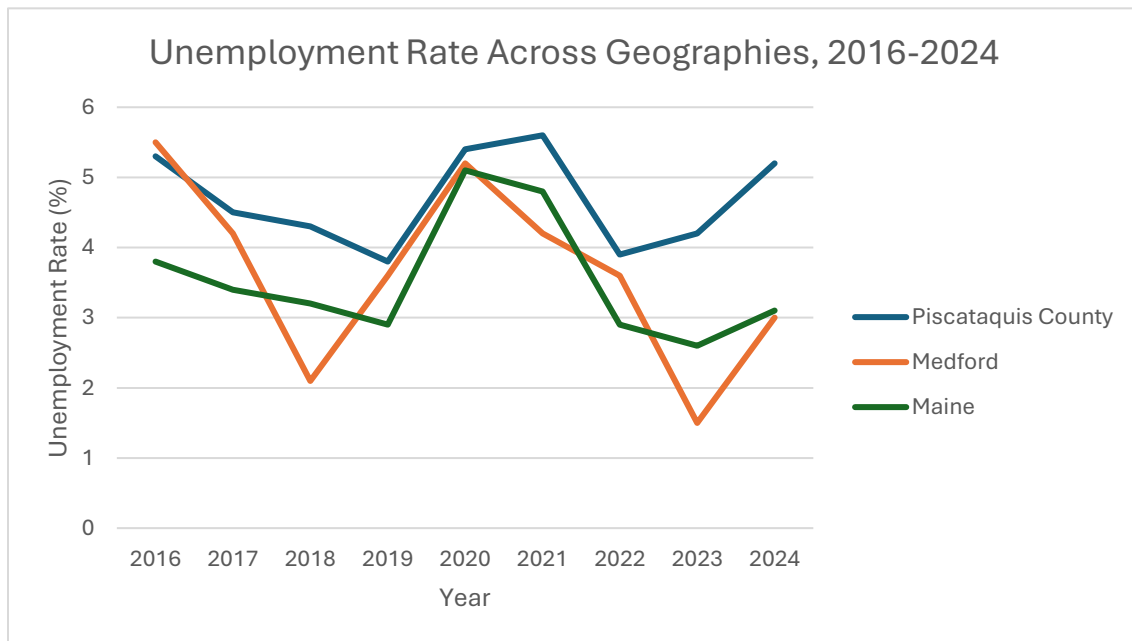


Figure 4.1: Unemployment rates. 2016 is the earliest data provided for Medford. Source: Maine Center for Workforce Research and Information

The sector breakdown of Medford’s economy is diverse, with the plurality of jobs being in the production, transportation, and material moving occupations. A significantly smaller number of the town’s working population are service workers, compared to the state and county as a whole.

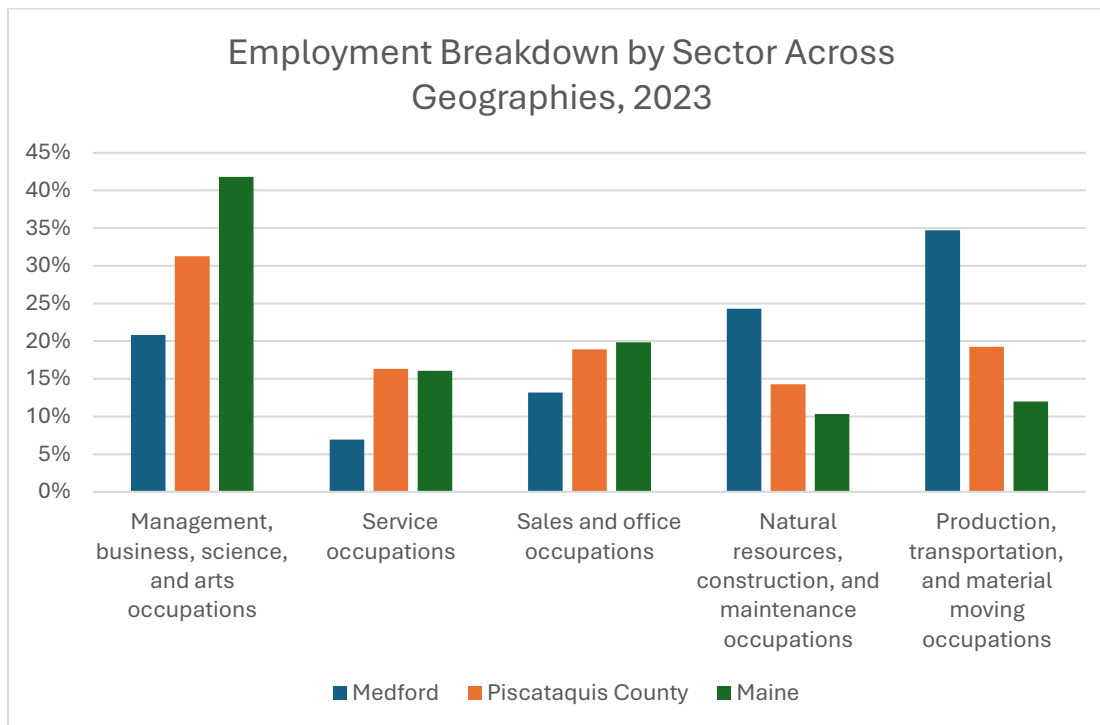


Figure 4.2: Employment breakdown by sector. Source: Census Bureau.

Commercial Development

Beyond seasonal camps, there is no commercial development in Medford. There is no downtown or business district, nor are there any TIFs or other such districts to encourage commerce. Residents who responded to the Community Survey are generally opposed to commercial development, with the exception of convenience stores. Currently, the closest grocery store is in Milo, around 10 miles (20 minutes) away by car. Medford is not a food desert according to the USDA Food Access Research Atlas, but is right on the edge of being one.³ To combat food insecurity, Maine has recently launched a [food access map](https://www.maine.gov/food-access-map), which shows how close the nearest place to obtain food is. Medford may explore avenues to bolster its economic vitality through food security.

Those seasonal camps are integral to the local economy. They take advantage of the town’s natural beauty and low level of commercial development, and they draw visitors who come

³ USDA Economic Research Service. Food Access Research Atlas. 2025. <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas>

specifically to enjoy the woods, lakes, and quiet that define the area. Seasonal visitors translate into rental and lodging income for residents, steady business for suppliers and service providers (from groceries and fuel to maintenance, construction, and outdoor guides), and a predictable boost to municipal revenues and household livelihoods. Also, a camp-centered economy may encourage stewardship of natural resources and supports a form of growth that many residents prefer (small and conservation-focused). The town's camps can be both a durable economic engine and a mechanism for keeping Medford's community and landscape intact, but the town must manage its growth to ensure continued sustainability.

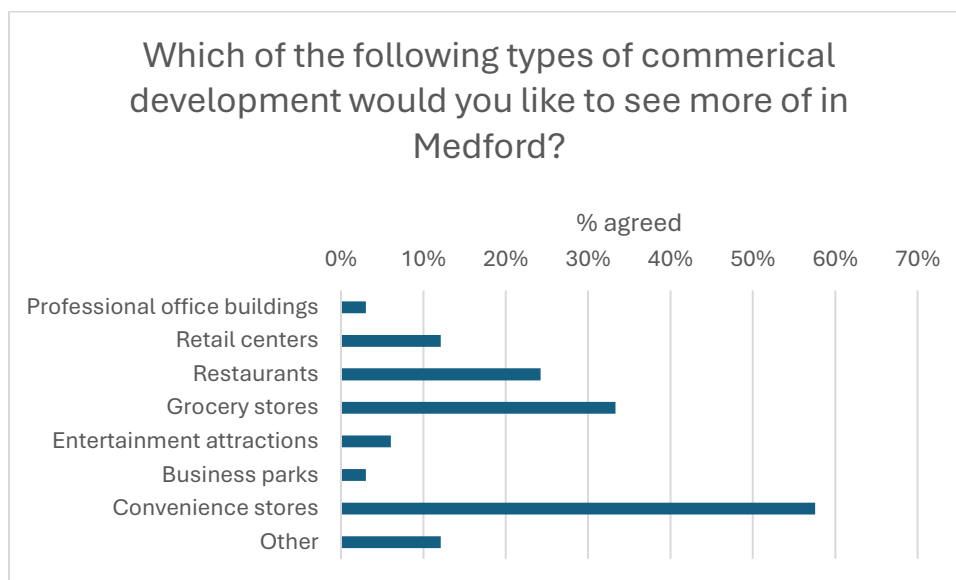


Figure 4.3: Surveyed opinions on development. Source: Medford Community Survey

Home Occupations

People in rural Maine often live where they work, and work where they live. Residential areas are not just bedroom communities, but places where people work from home and create businesses such as daycares, guide services, professional offices, small engine repair, farm stands, firewood businesses, or other businesses that can fit in well with residential development.⁴

Home-based businesses are a common business model in Medford, acting as a source of economic activity that doesn't require the investment needed for commercial development. Many of the residents are handy and run small construction, carpentry, electrical, or wilderness guide operations out of their homes (Figure 4.4).

⁴https://www.maine.gov/dacf/lupc/projects/community_guided_planning/WashingtonCty_Region/phase2_landuse_planning/products/Home_Occupation_Handout_022117.pdf

Which of the following best describes your employment status?

48 responses

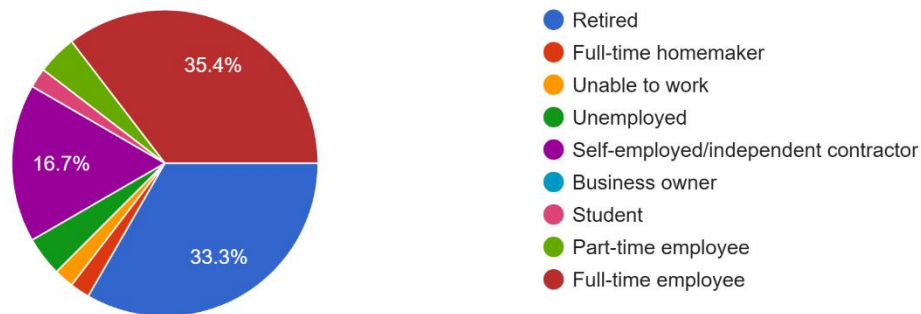


Figure 4.4: Employment status of Medford Survey Respondents. Source: Town of Medford Community Survey

Tourism

Less than one-fifth of respondents to the Community Survey see tourism as important to Medford, and less than 15% think it should be encouraged more.⁵ However, the camps within Medford do play an important role in the town’s finances: as the few commercial properties in town, they form a significant portion of its tax base. Camps function as private forms of leisure travel and hospitality, and the visitors that occupy them bring greater general vitality into the community.

Do you think tourism in Medford should be promoted more?

48 responses

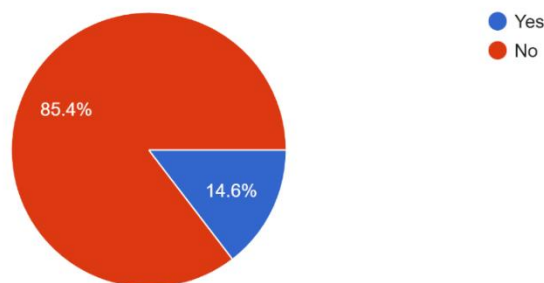


Figure 4.5: Thoughts on expansion of tourism in Medford by survey respondents. Source: Town of Medford Community Survey.

⁵ 18.4% say tourism is “important to Medford”, and 14.6% say tourism “should be promoted more”.

Utilities

Medford is generally characterized by a lack of public services, particularly when compared to the rest of the state. This is due in large part to the community's relatively small population and remote location. There is no public sewer, water, or three-phase power. Fiber internet has recently been added to the center of the town around the Town Office but is absent in the rest of the community. Roughly 82% of survey respondents agree that they do not want to see any additional services provided. This lack of public utilities acts as an impediment to more intensive commercial and industrial development in the town.

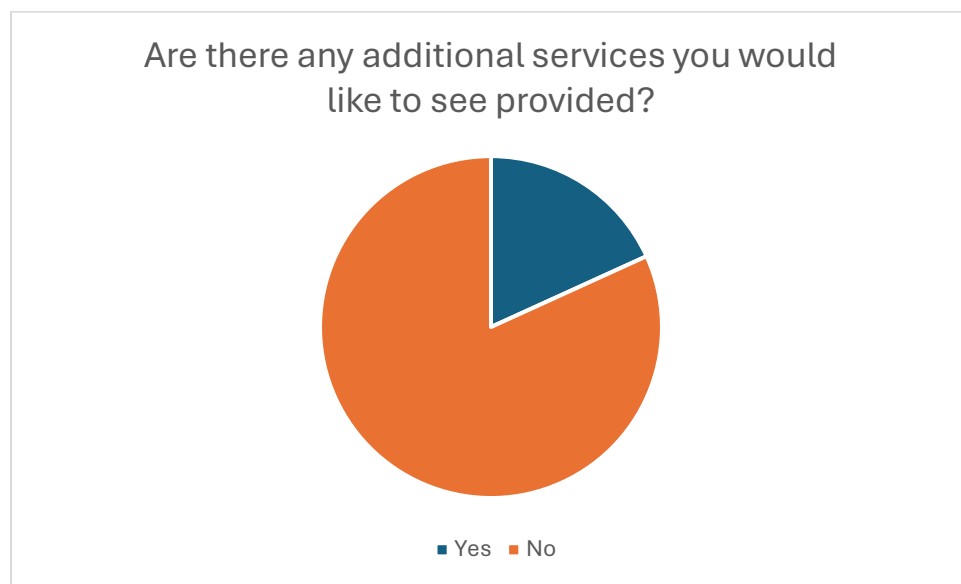


Figure 4.6: Services polling. Source: Medford Community Survey.

Strategies

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

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

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

Participate in any regional economic development planning efforts.

Water Resources

State Goal

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

Policies

To protect current and potential drinking water sources.

To protect significant surface water resources from pollution and improve water quality where needed.

To protect water resources in growth areas while promoting more intensive development in those areas.

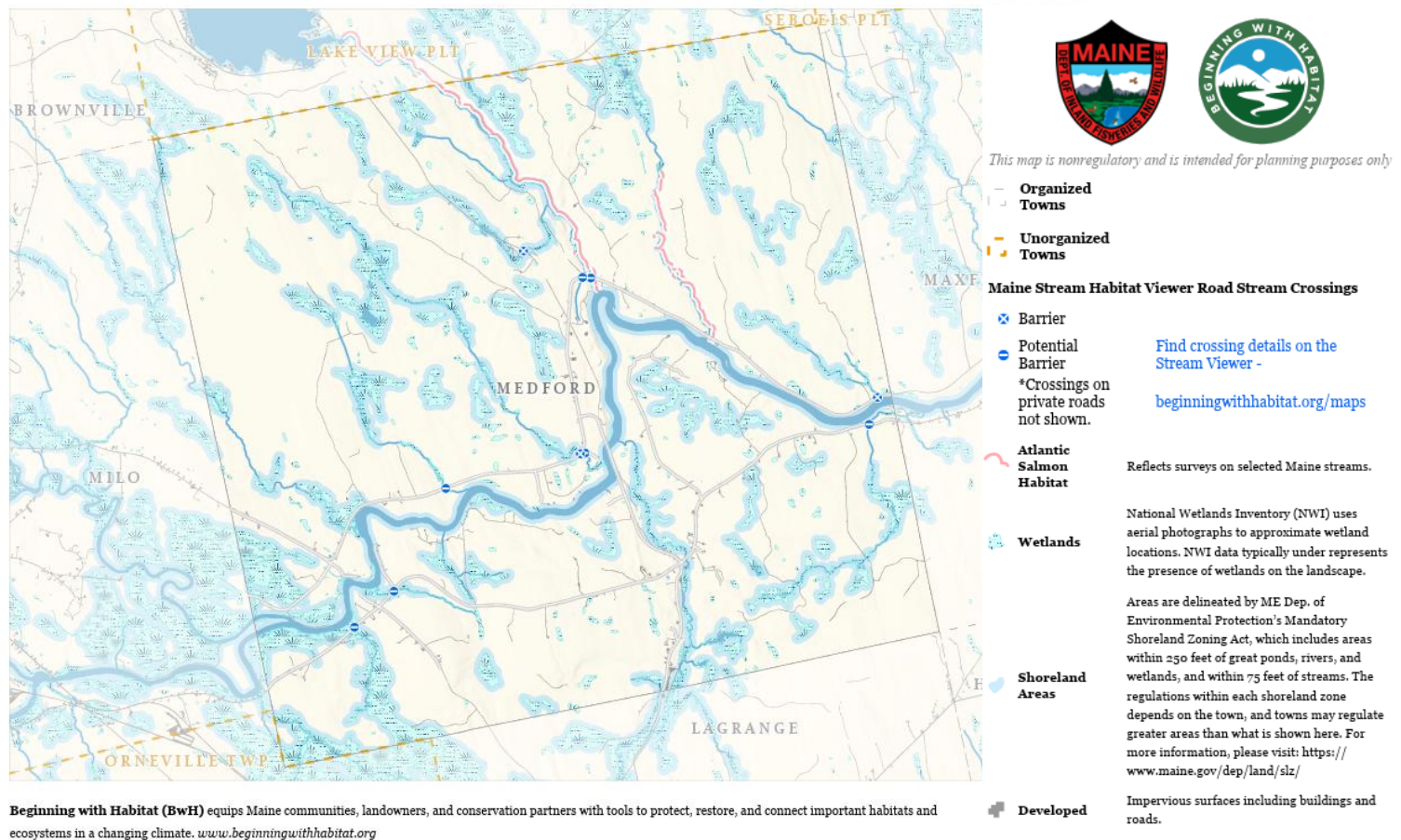
To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.

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

Water Bodies of Medford

Medford

Water Resources and Shoreland Habitats



Map 5.0: Medford Water Resources and Shoreland Habitats. Source: Beginning with Habitat

Water is a critical natural resource for humankind and the future of our planet. Although water is our largest natural resource, it's both finite and irreplaceable. As populations expand and demand for water grows, understanding how changing temperatures and precipitation patterns impact global water supply is important. Water is at the core of sustainable development and is critical for socio-economic development, energy and food production, healthy ecosystems and for human survival itself.

it is important that residents of Medford act as stewards of their water resources because the town's River, ponds, streams, and watersheds are vital to the community's health, economy, and way of life. Clean and abundant water supports local recreation, agriculture,

and wildlife, while also ensuring a safe drinking water supply for current and future generations. The Piscataquis River makes the town especially vulnerable to pollution from runoff, septic systems, and development, meaning community action is critical to protect these resources from degradation.

The water that flows through town is a great contributor to Medford's vitality. This chapter is useful to help elucidate why, and to create sustainable plans to maintain and enhance water and wetlands as a resource for Medford into the foreseeable future.

The Piscataquis River

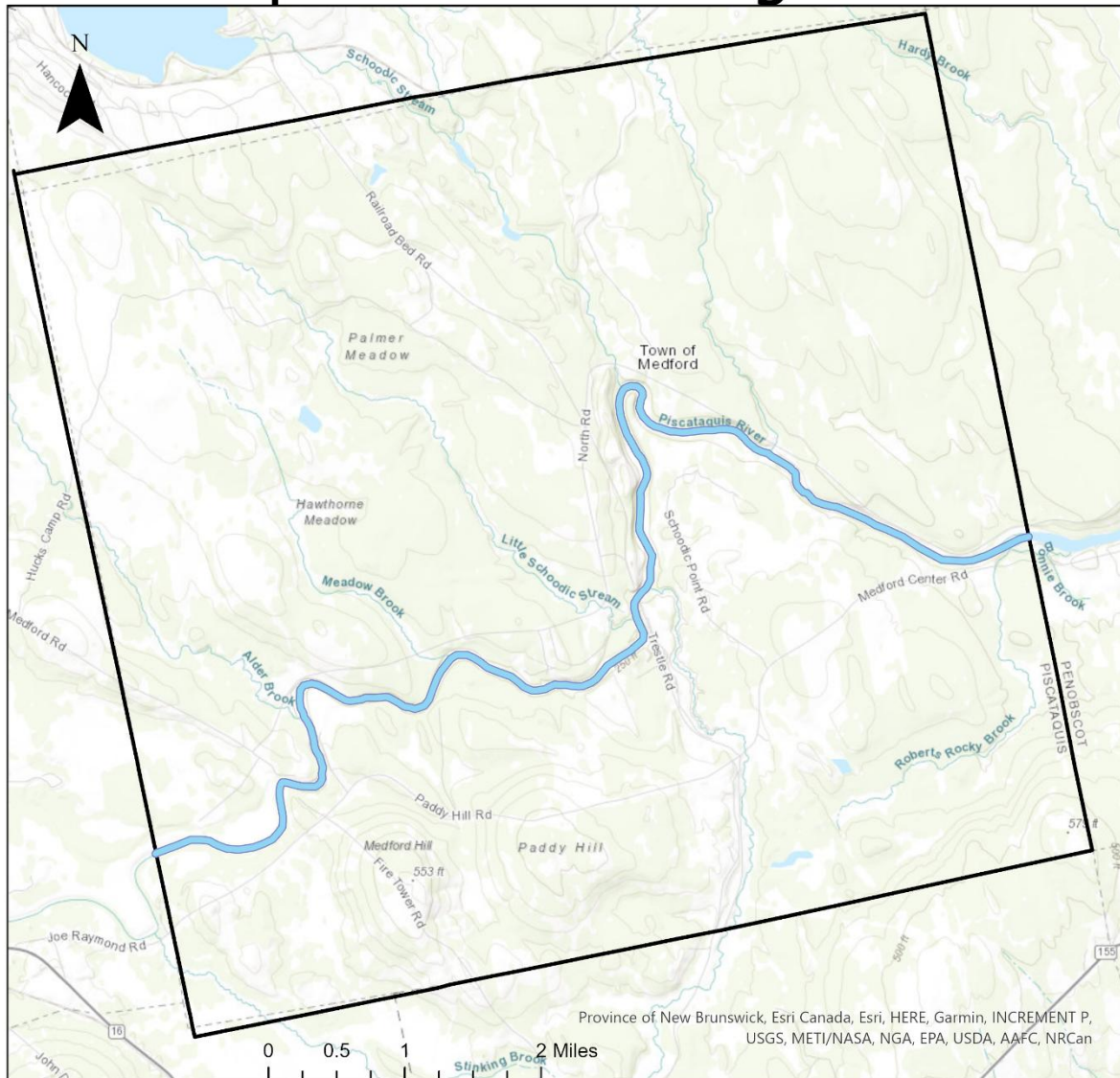
The Piscataquis River is the third largest tributary of the Penobscot River, found mostly in Piscataquis County. It starts from the confluence of its East Branch and West Branch in Blanchard. The river flows in a mostly eastern direction until it meets the Penobscot. It is approximately 65 miles (105 km) in length. It has an area of 1,453 square miles at its confluence in the Town of Howland. Agriculture and forestry are the main land uses in the Piscataquis River drainage basin. The character of the watershed is predominantly rural. Atlantic salmon and American eel (*Anguilla rostrata*) use it as breeding and rearing habitat.

The headwaters of the East and West Branches of the Piscataquis River, above the town of Blanchard, support wild brook trout (*Salvelinus fontinalis*). The main stem of the Piscataquis between Guilford and Sebec is stocked with yearling brook trout in the spring and yearling brown trout in the fall. Stocking efforts in this area have created a fishery where one did not exist prior to 1990. Small-mouth bass are also present in the Piscataquis below Guilford and provide great fishing. In addition, many of the ponds that drain into the Piscataquis are stocked yearly with brook trout, salmon, or splake.

Down the river from Medford, in the town of Howland, a fish bypass was constructed in 2015 as a part of the Penobscot River Restoration Project to allow fish to swim into the Piscataquis River where it joins the main stem of the Penobscot River. This landmark, large-scale, collaborative effort reconnects habitat for eleven species of native sea-run fish while maintaining or increasing energy production.⁶

⁶ Penobscot River Restoration Project: Howland Fish Bypass Overview. <https://www.nrcm.org/wp-content/uploads/2016/06/Howlandbypassfacts.pdf>. Accessed 1.31.26.

Piscataquis River Through Medford



Legend

- Piscataquis River
- Medford Boundary

The data provided in this map are for informational and planning purposes only.
The Town and EMDC are not responsible for the misuse or misrepresentation of the map

Medford, Piscataquis County, Maine
2025



EMDC
EASTERN MAINE
DEVELOPMENT
CORPORATION

Map 5.1: Piscataquis River through Medford, Maine: Source: EMDC

Threats

Since 1997, there has been a general fish consumption advisory for all inland surface waters due to Mercury contamination. Sources of mercury in the Piscataquis River watershed are primarily from atmospheric deposition and from naturally occurring rock formations. Mercury levels are average compared to the rest of the state. As posited by the 2022 SWAT report, there is also the threat of non-point source (NPS) toxics and nutrients from urban and agricultural sources to be aware of.

Chart 5.0: Chemical data taken from Station S-152 (Dover-Foxcroft, Maine)

Year	Dissolved Oxygen Concentration	Temperature (Deg. C)	pH STU	Specific Conductance US/CM
2021	(10.37 mg/l, 130.2 %	26.3	7.94	107.0
Data from 2021-2022 SWAT Report ⁷				

According to the Penobscot Nation, the drainage is affected by discharges from two large municipal treatment plants, a textile mill, non-point source pollution from agricultural and forestry operations and at least six dams. Significant turbidity and suspended solids within the river are caused by erosion in or near poorly constructed haul roads, skid trails, and stream crossings. Excessive macrophyte and algae growth downstream of one treatment plant suggests the need for additional controls at the facility.⁸ There are few sources of pollution within Medford itself, beyond certain houses with non-updated septic systems.

Beyond chemical threats posed by Mercury, there are invasive species threats, and other biological/ physical threats to be aware of when looking at the Piscataquis River. Like the Penobscot River, the establishment of non-native species has the potential to disrupt indigenous ecosystems by outcompeting native species for resources and altering habitat structure. More specific information about invasive species in and around the river can be found at the [Piscataquis County Soil and Water Conservation District website](#).

⁷ <https://www.maine.gov/dep/water/monitoring/toxics/swat/2021-2022/2021-2022%20SWAT%20Report.pdf>

⁸ Penobscot Waters. <https://www.penobscotnation.org/departments/department-of-natural-resources/water-n%C9%99pi-resources/penobscot-waters/> Accessed: 6.01.2024

Other Water Bodies

Medford Water Bodies



The data provided in this map are for informational and planning purposes only.
The Town and EMDC are not responsible for the misuse or misrepresentation of the map



Map 5.2: Water bodies of Medford. Source: EMDC

The landscape in Medford is dotted with many streams and a few small ponds. The major body of water is the Piscataquis River, but there are several smaller ponds, brooks, and

streams that Medford cherishes, including Mud Pond, Palmer Pond, Palmer Meadow Dwtr, Hardy Pond, Jaquith Pond, Packard Stream, Schoodic Stream, and Scutaze Stream. Below is a table describing chemistry data.

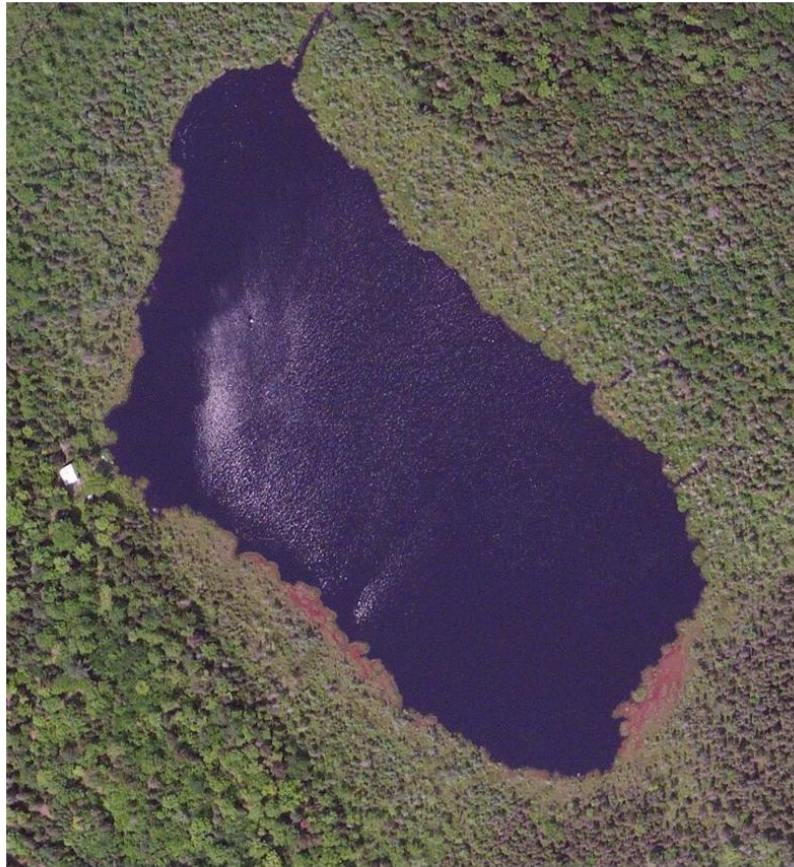
Chart 5.1: Water body chemistry data. Source: USGS, Lakes of Maine.

Location	Area (acres)	Annual Flush Rate (Flushes per yr.)	Avg. Phosphorus Level (ug/L)	2018 Phosphorus Level (ug/L)	Avg. Water Clarity (m)	2012 Water Clarity (m)	2012 Number of Tests
<i>Mud Pond</i>	11			6	1.5	1.5	3
<i>Piscataquis River</i>	9.4	n/a	n/a	n/a			

The lack of data on chemistry, transparency, and other elements is due to how rural these areas are. More monitoring is needed to understand the influence of these water bodies in and around Medford’s ecological landscape.

Mud Pond

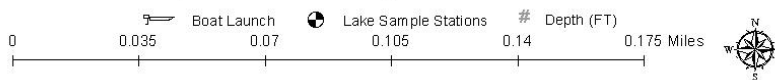
Mud Pond is a small water body, about eleven acres in area, located in the northwest of the town. There is little development or infrastructure by the pond, leading the Lake Stewards of Maine to assess both the shoreland condition and level of runoff pollution to be “good”. They do caution that the pond is at risk for the spread of invasive aquatic plants.



Mud Pond

MIDAS # 960

Medford, Piscataquis Co. - Delorme Page 33 - 11 acres

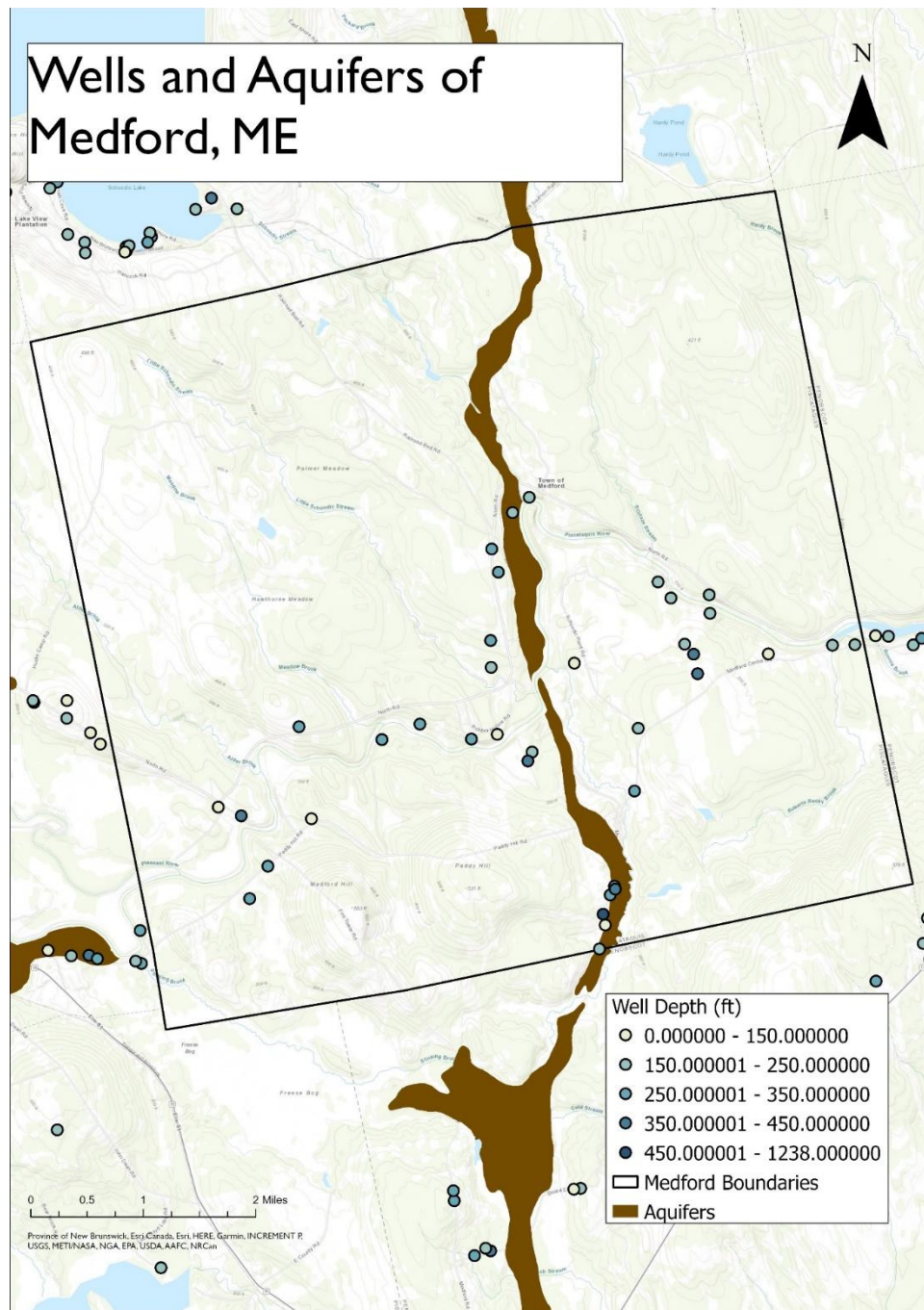


Map 5.3: *Mud Pond. Source: Lake Stewards of Maine.*

Marshes and Wetlands

Map 5.0 shows the webbing of wetlands (bogs, peatlands, fens) existing throughout Medford. Wetlands are one of the most productive ecosystems in the world, comparable to rain forests and coral reefs. They're important for maintaining stream flow and stabilizing groundwater levels in addition to providing very important habitats for wildlife. For humans, wetlands provide natural water quality improvement, flood protection, shoreline erosion control, opportunities for recreation, and aesthetic appreciation and natural products. State law requires this wetland to be zoned Resource Protection under the Shoreland Zoning Laws. Medford has taken the appropriate steps in protecting its high value wetlands.

Wells and Aquifers



Map 5.4: Wells and aquifers of Medford, ME. Source: Maine DACF.

Medford has two aquifers that traverse the town almost right down the middle. The aquifers in town are designated as the Hardy-pond, and the Legrange Aquifer.

The high yield section underlies Lincoln and Medford around the towns' boundary. The municipal wells for the water supply are located in Lincoln. Medford is considering their

future needs for drinking water, which may include developing their own municipal water supply from the aquifer or hooking into the existing supply system for Lincoln and Howland, which uses the aquifer.

The aquifers, as indicated, are the known deposits of coarse-grained surface materials in all probability that can supply useful volumes of groundwater to properly constructed and developed wells. Boundaries are based on the best-known information and enclose areas that tend to be the principal groundwater recharge sites. Recharge to these specific aquifers, however, is likely to occur over a more extensive area than that shown on the water resources map. Given the low level of development in Medford there is not likely to be many threats to the aquifer during the planning period.

Monitoring and Improving Water Quality

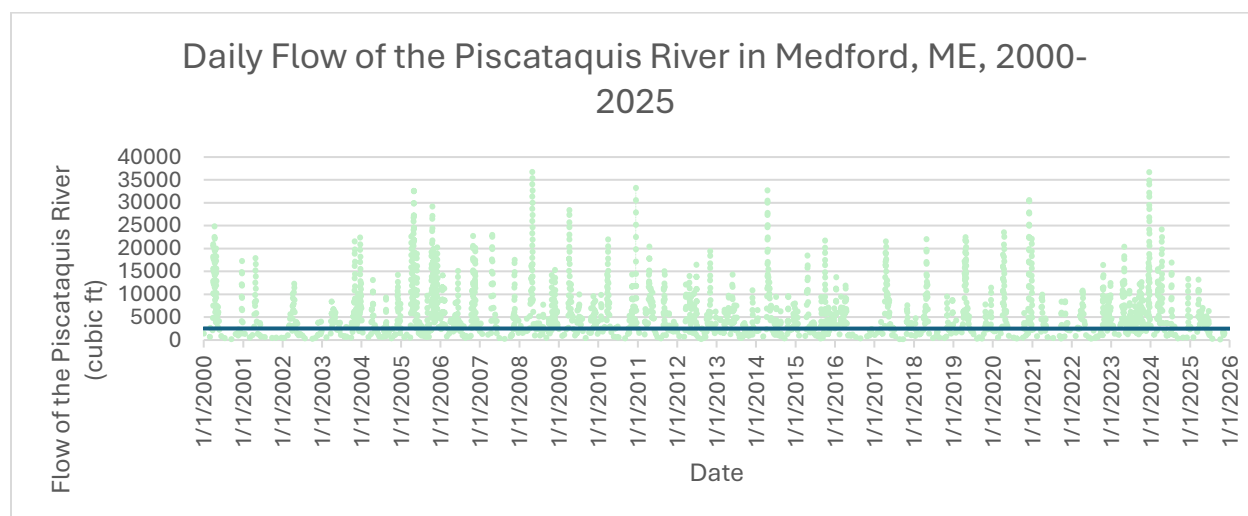


Figure 5.0: Piscataquis River Monitoring Station at Medford, Maine - USGS-01034000, 2000-2024. Trendline in dark green. Source: United States Geological Survey⁹

From the USGS monitoring station, we can see the regular patterns in which the Piscataquis River flows daily (in cubic feet). These data are important to understand water quality because it dictates the concentration and total load of pollutants, directly impacting aquatic health and pollution management. Flow measurements allow for accurate interpretation of water quality data by determining the dilution capacity of the river. River flows are the combined result of the many climatological and geographical factors which interact within a drainage basin. This integration implies that river flows are the most directly appropriate component in the hydrological cycle for a wide range of applications. These include the assessment and management of water resources (including irrigation provision), the design

⁹ USGS. 2026. Monitoring Station. <https://waterdata.usgs.gov/monitoring-location/USGS-01034000/#dataTypeId=continuous-00065-0&period=P7D&showFieldMeasurements=true>

of water-related structures (reservoirs, bridges, flood banks, urban drainage schemes, sewage treatment works, etc.) and flood warning and alleviation schemes. This is a necessary precursor to the development of more effective coping mechanisms in future flood and drought episodes.

Salmon Population

Maine is home to the only remaining population of wild Atlantic salmon (*Salmo salar*) in the United States, a population that has been considered endangered since the year 2000. Even since their designation, they have faced a dramatic decline in total population and the habitats available to them. The pressures of pollution, overfishing, habitat degradation, increased water temperatures, migration barriers, and the spread of invasive species all have contributed to this decline. These pressures have also damaged the ability of the salmon population to recover; nowadays, only half as many salmon grow to adulthood per egg laid as they did in 2007.¹⁰

Without a healthy and growing population, there can be no sustainable harvest of the fish, hurting the social and economic vitality of communities that rely on fishing. Their removal can also filter up and down the food chain, heralding dramatic consequences for other parts of the natural world.

The Piscataquis River is one of the remaining habitats of the Atlantic Salmon. As such, the Atlantic Salmon Federation is currently working with the town to increase the size of a culvert near the river in order to improve the ability of fish to access the Piscataquis.

Shared Resources

The town is threaded by freshwater systems that are communal by nature. The Piscataquis River is most visible, but also smaller tributary streams, wetlands, and shallow sand-and-gravel aquifers that underlie parcels across town lines are worth noting. Those resources are not just local amenities: they form a connected hydrologic network that provides drinking

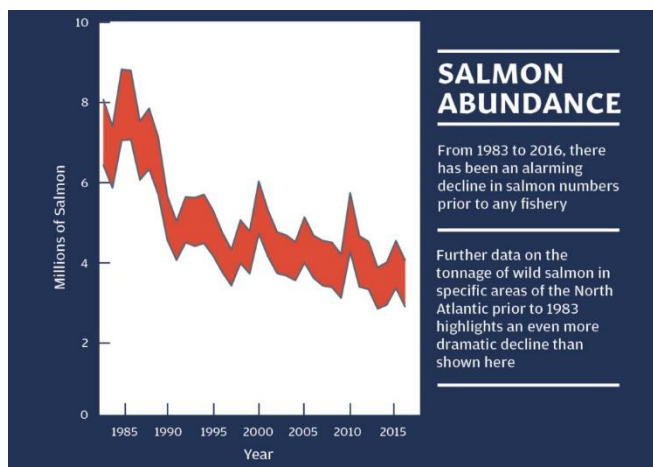


Figure 5.1: U.S. Salmon Population. Source: NASCO

¹⁰ <https://nasco.int/atlantic-salmon/state-of-salmon/>

water for private wells, sustains baseflow in summer, supports fisheries and wetlands, and buffers flood peaks downstream.

Hydrologically, the river is a major tributary to the larger Penobscot River system. Flow at Medford is monitored by federal gauges and shows the seasonal and long-term variability that shapes local ecology and municipal hazard planning. As previously stated, those monitoring records demonstrate both high-flow (flood) and low-flow (drought) conditions that influence water availability, aquatic habitat, and infrastructure decisions. Maintaining healthy river corridors, therefore, has direct implications for public safety and long-term municipal resilience.

Beneath the surface, surficial (sand-and-gravel) aquifers mapped across this region are shared assets: they don't stop at town lines, and they often feed springs and groundwater discharge that sustains stream baseflows during dry months. The Maine Geological Survey's mapping of significant sand-and-gravel aquifers shows where those higher-yield glacial deposits occur, and local well records and USGS groundwater monitoring further document how groundwater levels respond to seasonal recharge and regional climate trends.¹¹ Protecting recharge areas, managing impervious cover, and controlling contamination sources are therefore practices with benefits that accrue to multiple municipalities simultaneously.

Pollution

Because the town has quite a few sources of water, it is important to keep track of any and all potential pollution. Disposing of waste properly, maintaining septic tanks, and reducing sediment run-off are a few of many ways that Medford utilizes to mitigate pollution.

Point Source

Point source pollution comes from specific, identifiable sources, such as industrial facilities or wastewater treatment plants discharging contaminants directly into water bodies. Point-source pollution might arise from factories, sewage treatment plants, or other industrial activities that release pollutants into nearby waterways, leading to localized pollution and possible adverse effects on aquatic ecosystems. There are currently no areas for potential point-source pollution in Medford.

Non-Point Source

Non-point source (NPS) pollution is more diffuse and arises from multiple sources, making it challenging to pinpoint a specific origin. In Medford, this could include runoff from forested

¹¹Maine Geological Survey. 2019. <https://www.maine.gov/dacf/mgs/pubs/digital/aquifers.htm>

or agricultural lands, or construction sites, carrying pollutants like fertilizers, pesticides, oils, and debris into rivers and streams during rainfall events.

In March 2023, Maine DEP issued updated Nonpoint Source Priority Watersheds Lists identifying ninety-two impaired streams, twenty-two impaired lakes, and twenty-eight impaired marine waters in the state, as well as 76 threatened streams, 178 threatened lakes, and 12 threatened marine waters. The term 'threatened' in these lists refers to unimpaired waters that are subject to potential impacts from nonpoint source pollution. In Medford, there were no impaired streams or lakes on the lists.

There are many dirt roads near water sources in Medford nearly as old as the town that may produce runoff, but there are no known new occurrences of non-point source pollution reported in Medford. However, there can be new sources occurring but unable to be tracked until additional survey work is conducted. The town is dedicated to reducing NPS pollution as it is found. The wastewater is managed through private septic systems which are managed by private companies.

There is only minor concern that runoff may be caused by individual wells or septic leakages, or culverts that may deteriorate and deposit unregulated discharge into the river. The only real potential for non-point source pollution in the community may arise from excessive flooding in the areas that abut the Piscataquis River. Certain conditions after heavy rains would have to manifest for this to be possible, however. The town is working on strategies for future management of this area.

Public works crews and contractors use best management practices to protect water resources in their daily operations.

Strategies

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

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

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

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

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

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

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

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

Provide educational materials at appropriate locations regarding aquatic invasive species.

Natural Resources

State Goals

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

Policies

To conserve critical natural resources in the community

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

Scenic Areas

The Medford Center Cemetery provides a place for quiet contemplation, as well as a stunning view of Mt. Katahdin in the distance. Meanwhile, the Trestle Bridge lets passersby watch the rush of the Piscataquis River from the middle of the water, without having to get wet themselves. Just to the north is the community of Lake View, which, true to its name, contains the beautiful, clear Schoodic Lake (with a boat launch located on its south for easy access).



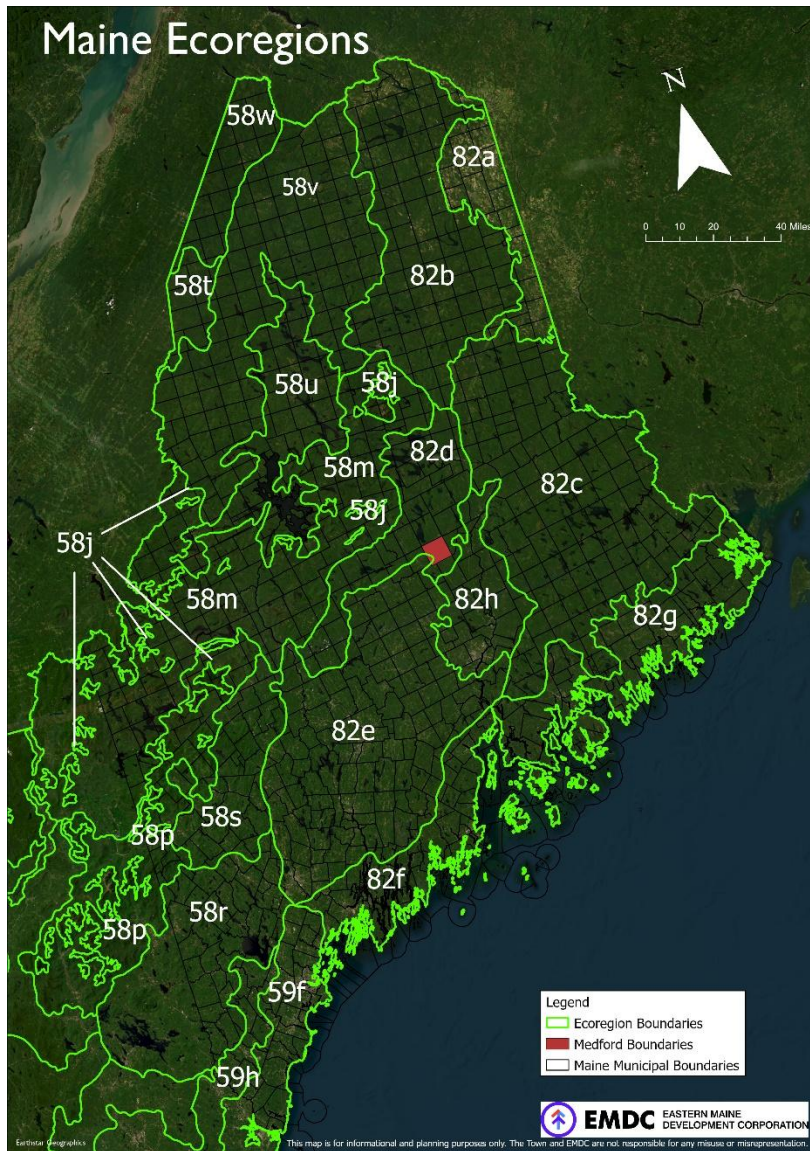
Map 6.0: Scenic areas of Medford, ME. Source: Medford Comprehensive Plan Committee

Natural Community and Landscape

Medford is within the Acadian Plains and Hills Ecoregion of the United States (Ecoregion 82), specifically mostly within the Central Foothills subregion (82d). The Central Foothills ecoregion is a transitional area between the lower elevation areas of the Acadian Plains and Hills and the higher elevations of the Northeastern Highlands (58). It has a slightly milder climate than the Aroostook Hills(82b) to the north, and elevations are slightly lower. Central Foothills elevations are mostly 400 to 1000 feet, with some peaks to 1300 feet, and a high point of 1675 feet on Kelly Mountain. Bedrock geology of the ecoregion includes metamorphosed pelite and sandstone and some granitic intrusive rocks. Although areas of calcareous bedrock occur, surface water alkalinity is mostly moderate to low, and nutrients are generally low. A large ribbed moraine with hummocks and sub-parallel ridges covers some of the northern part of the region. The Central Foothills are in a vegetation transition zone from the more temperate, species-rich Acadian Forest to the east to the higher elevation, less-diverse boreal forests of the Northeastern Highlands (58) to the west. Forests include trees of red spruce, balsam fir, hemlock, white pine, beech, yellow birch, and sugar maple.

Part of Medford is within subregion 82e, the Central Maine Embayment. This region is a diverse region of rolling plains with hills and some high hills. It has a complex geologic mix of bedrock, with large areas of metamorphosed pelite, sandstone, and limestone/dolostone, some granitic intrusives, along with other metasedimentary and metavolcanic rocks. Glaciomarine sediments of silt, clay, sand, and gravel cover many of the flatter lower elevations, deposits formed from marine submergence of lowland areas, or where glacial meltwater streams entered the sea. Some broader river valleys and associated alluvial deposition occur in the region such as the Androscoggin and Kennebec. A few areas of wet flats with swamp and bog deposits occur, but not as many as in Ecoregion 82h to the east. Surface water alkalinity values tend to be higher than adjacent ecoregions. The region has a relatively moderate climate, transitional between the coastal climates and inland continental regions, and diverse flora and fauna. Vegetation transition zones occur in the region, and the northern range limits of many woody and herbaceous species are reached here. Transition hardwoods, northern hardwoods, northern hardwoods-spruce forests are major forest types.

Map 6.1: Ecoregions of Maine. Source: The Environmental Protection Agency



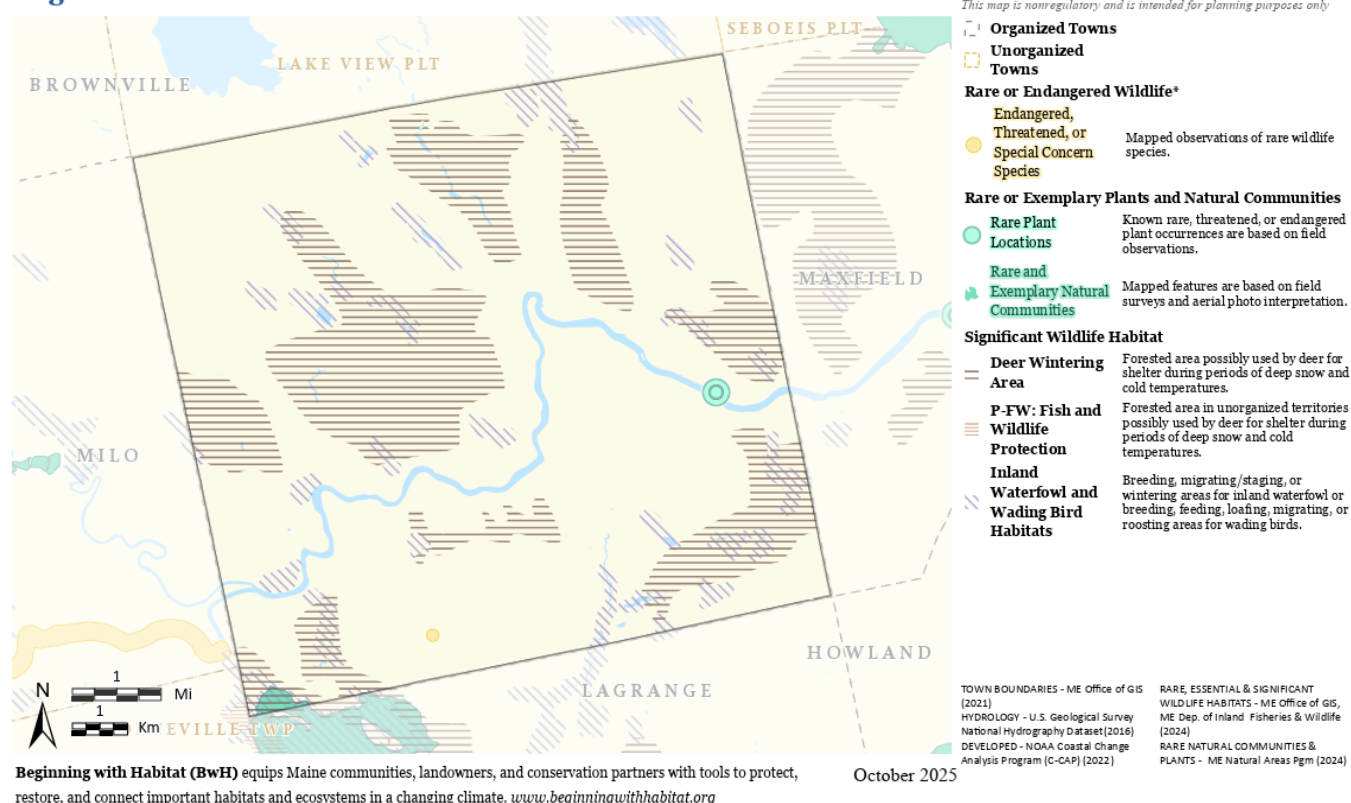
#	Ecoregion Name
58	Northeastern Highlands
58j	Upper Montane/Alpine Zone
58m	Quebec/New England Boundary Mountains
58p	White Mountains/Blue Mountains
58r	Sebago-Ossipee Hills and Plains
58s	Western Maine Foothills
58t	Upper St. John Wet Flats
58u	Moosehead-Churchill Lakes
58v	St. John Uplands
58w	International Boundary Plateau
59	Northeastern Coastal Zone
59f	Gulf of Maine Coastal Lowland
59h	Gulf of Maine Coastal Plain

#	Ecoregion Name
82	Acadian Plains and Hills
82a	Aroostook Lowlands
82b	Aroostook Hills
82c	Eastern Maine-Southern New Brunswick Hills
82d	Central Foothills
82e	Central Maine Embayment
82f	Midcoast
82g	Downeast Coast
82h	Penobscot Lowlands

Critical Natural Resources

Medford

High Value Plant and Animal Habitats



Map 6.2: High-value plants and animals of Medford, ME. Source: Beginning with Habitat

As shown in Map 6.2 above, there are significant deer wintering areas in Medford as well as inland waterfowl and wading bird habitats.

Deer Wintering Areas

Deer wintering areas in Maine play a pivotal role in the broader context of natural resource management. These habitats are critical for sustaining white-tailed deer populations, as they offer essential elements for winter survival, including thermal cover and accessible forage. Effective management of these areas is integral to maintaining a balanced ecosystem. Robust management practices not only ensure the well-being of deer but also have cascading effects on other wildlife species and vegetation. By preserving and strategically managing deer wintering areas, we contribute to biodiversity conservation, enhance forest health, and promote ecological resilience. Recognizing the interconnectedness of these habitats with the overall ecosystem underscores the relevance of their robust management in the broader spectrum of natural resource stewardship.

Inland Waterfowl and Wading Bird Habitat

These are significant ecosystems that support a diverse array of avian species. The state's numerous lakes, ponds, and wetlands provide critical breeding grounds and stopover points for waterfowl and other birds like herons, egrets, and ibises during their migratory journeys. These habitats offer abundant food resources, nesting sites, and protection for birds. Birds often rely on the rich abundance of aquatic life found in these habitats, including fish, amphibians, and invertebrates. Maintaining and preserving these habitats is essential for the conservation of birds, contributing to biodiversity and maintaining ecological balance.

As energy, technology, and housing needs expand, many rural Maine communities are being caught off-guard by sudden development pressure. Protecting critical natural resources early helps direct development to appropriate places.

Threatened, Endangered, and Species of Special State Concern

Great Blue Heron

The Great Blue Heron (*Ardea Herodias*) is the largest Heron native to North America and is known for its gray-blue flight feathers. They act as an apex predator in wetlands, and their presence is an important indicator of overall ecosystem health. They migrate across a great range, being seen as far north as Alaska in the summer and as far south as Columbia in the winter. They have also been seen nesting in southern Medford.

The state considers this species to be of “special concern”. These herons are tracked by the Heron Observation Network of Maine, as well as the Department of Inland Fisheries and Wildlife (DIFW). The most famous individual heron tracked by the Department, named “Harper” (and pictured right), became a social media celebrity for her continent-spanning voyages.



Pygmy Snaketail

The Pygmy Snaketail (*Ophiogomphus howei*) is a dragonfly and another species of special concern that resides in nearby Milo. They are the smallest dragonfly in their genus, growing to 1.2 to 1.3 inches in length. They can be identified by their olive-green thorax with brown stripes, black abdomen with bright yellow markings, and green eyes. They range from New Brunswick in the north to the Carolinas in the south



to Wisconsin in the west, preferring to inhabit large, clean streams and rivers. They are among the state's rarest dragonflies and are very sensitive to habitat degradation. Sadly, there are no celebrity members of this species as of yet.

Bald Eagle

The recovery of the bald eagle (*Haliaeetus leucocephalus*) population is one of the great success stories in American conservation. In 1972, there were only 29 nesting pairs of eagles



Bald Eagle Chicks. Source: MDIF&W

in Maine; along with one pair in New York state, they were the only eagles left in the northeast United States.¹² After decades of work by conservationists and environmentalists to preserve their habitats and restrict sources of harm (such as, most famously, the chemical DDT) the population has made a dramatic recovery. As of the most recent (2018) survey of nesting bald eagles by the MDIF&W, there were 734

¹² https://www.maine.gov/ifw/docs/BAEA_Delisting.pdf

nesting pairs statewide.¹³ They were officially delisted from the list of endangered and threatened species in 2009, but the state and environmental groups continue to monitor the nests and populations in recognition of the inherent fragility of that recovery, as well as the historic significance of the bird to American culture. One such nest is located in Medford, on the shores of the Piscataquis River.

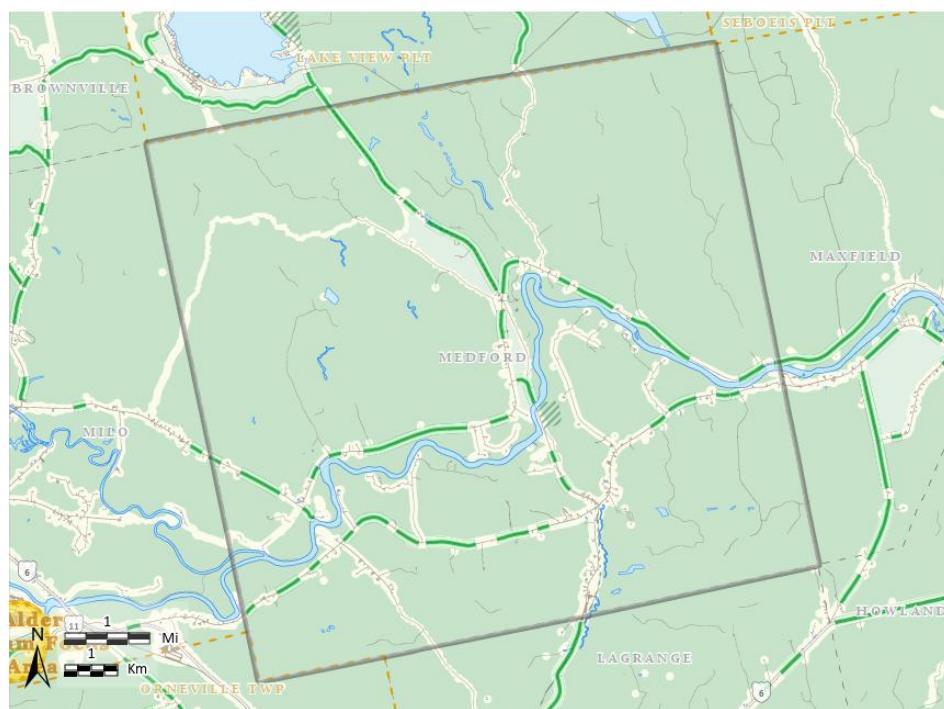
Rare Orchids

A State-Threatened orchid occurs in Medford along the Piscataquis River. Orchids are sensitive to changes in environmental conditions (soil, temperature, moisture) and often require specific pollinator species to be present to reproduce. The name of this species is withheld as due to sensitivity to over- collection. This underscores the importance of preserving the cleanliness of the river so that future generations of bald eagles can nest and fish here, along their native habitat.

Habitat Connectivity

Medford

Habitat Connectivity



Beginning with Habitat (BwH)
equips Maine communities, landowners, and conservation partners with tools to protect, restore, and connect important habitats and ecosystems in a changing climate.
www.beginningwithhabitat.org

Area of Interest

Organized Towns

Unorganized Towns

Impervious Surface

Focus Areas of Statewide Ecological Significance

Conserved Lands

Fee and Easement Conservation Land

Habitat Blocks

Comprehensive Plan Review Criteria Rule (DACF Chapter 208) requires blocks >500 acres be considered important natural resources for town comprehensive planning.

0-500 Acres

500+ Acres

Development Buffer

Habitat Connectors

Likely Road Crossing Areas for Wildlife

TOWNSHIP BOUNDARIES - ME
Office of GIS (2021)
IMPERVIOUS CCAP NOAA-
Impervious land cover (2022)
HYDROLOGY - US Geological
Survey (2016)
UNDEVELOPED HABITAT BLOCKS &
CONNECTORS - ME Dept of Inland
Fisheries and Wildlife (2020)
ROAD STRAIGHT CROSSINGS - ME
Dept. of Inland Fisheries and
Wildlife (2022)

CONSERVATION LANDS -
ME Dept of Ag, Cons., and For.,
Land Use Planning Comm'n, ME
Dept. of Inland Fisheries and
Wildlife (2024)

This map is nonregulatory and is intended for planning purposes only

October 2025

Map 6.3: Medford habitat connectivity. Source: Beginning with Habitat.

¹³ https://www.maine.gov/ifw/docs/2018MaineBaldEagleNestInventory_MOHF_report.pdf

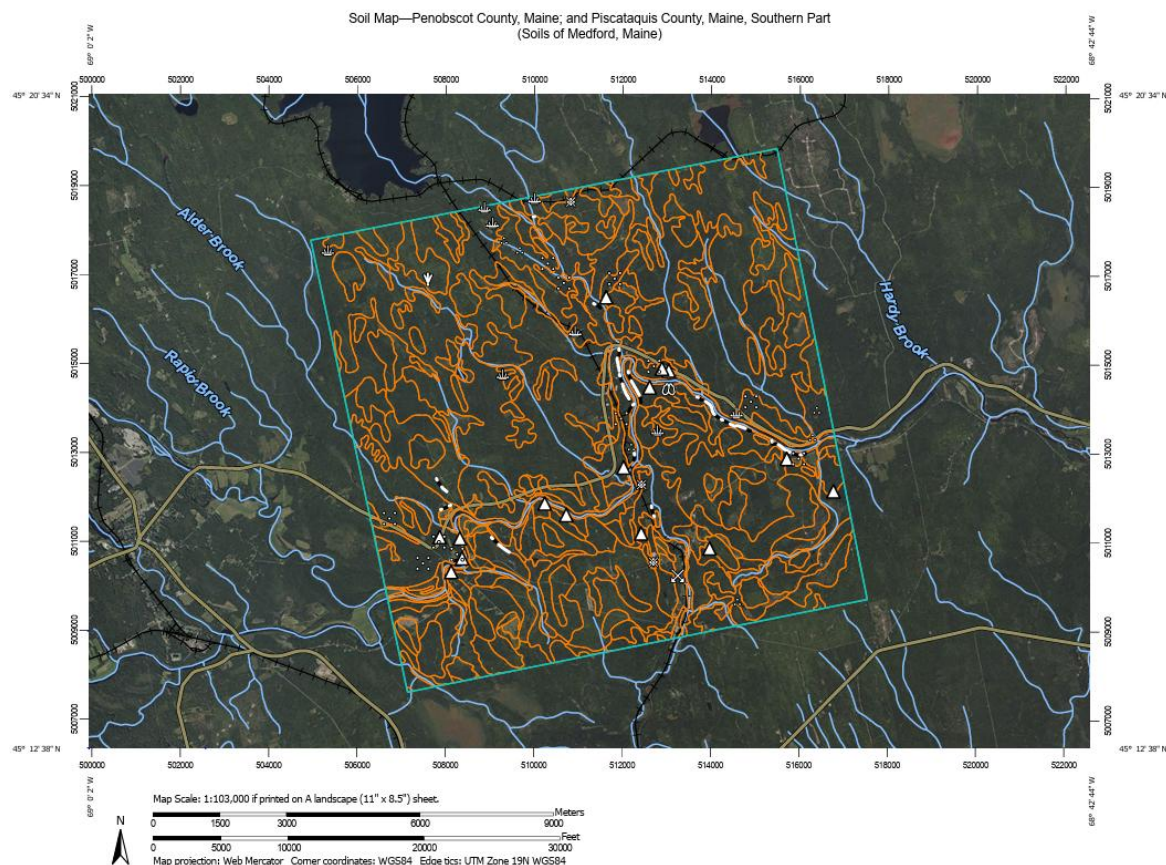
There are large, connected tracts of undeveloped or lightly developed land in Medford, meaning there is likely a large animal population within the town. This can lead to conflicts between them and the human population of the area, especially at the roadways fauna use to travel from one area of their habitat to another. The community may prioritize concentrating further development in already developed areas to prevent sprawl, and therefore better prevent conflict between ourselves and the natural world.

Soils

Medford has various soil types within its boundaries, with about 40 types recorded by the Natural Resources Conservation Service's soil survey. Below are 10 most representative types throughout town:

Symbol	Name	Symbol	Name
CPB	Colonel-Brayton-Peru association, 0 to 8 percent slopes, very stony	WB	Bucksport and Wonsqueak mucks, 0 to 2 percent slopes
BOB	Boothbay-Swanville association, gently sloping	DYC	Peru-Colonel-Lyman association, 3 to 15 percent slopes, very stony
DXC	Peru-Colonel association, 3 to 15 percent slopes, very stony	AEC	Adams loamy sand, 3 to 15 percent slopes
DBC	Danforth channery silt loam, 3 to 15 percent slopes, extremely stony	HRB	Howland-Monarda association, 0 to 8 percent slopes, very stony
BP	Brayton-Peacham association, 0 to 8 percent slopes, extremely stony	SW	Swanville-Wonsqueak association

Table 6.0 and Map 6.4: Soils of Medford. Source: USDA.



MAP LEGEND

Area of Interest (AOI)	Soils	Special Point Features	Water Features
Area of Interest (AOI)	Soil Map Unit Polygons	Blowout	Streams and Canals
Soil Map Unit Lines	Soil Map Unit Points	Borrow Pit	Transportation
Soil Map Unit Points		Clay Spot	Rails
		Closed Depression	Interstate Highways
		Gravel Pit	US Routes
		Gravelly Spot	Major Roads
		Landfill	Local Roads
		Lava Flow	Background
		Marsh or swamp	Aerial Photography
		Mine or Quarry	
		Miscellaneous Water	
		Perennial Water	
		Rock Outcrop	
		Saline Spot	
		Sandy Spot	
		Severely Eroded Spot	
		Sinkhole	
		Slide or Slip	
		Sodic Spot	
			Spoil Area
			Stony Spot
			Very Stony Spot
			Wet Spot
			Other
			Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Penobscot County, Maine
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Piscataquis County, Maine, Southern Part
Survey Area Data: Version 28, Aug 29, 2025

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 23, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Invasive Species

Invasive Species—Terrestrial Plants

There are several invasive plant species present in the areas around Medford. These can damage the soil, crowd out native flora, and reduce the grazing and foraging areas for native fauna.



Canada Thistle - *Cirsium arvense*
Photo: Rob Routledge, Sault College,
Bugwood.org



Bull Thistle - *Cirsium vulgare*
Photo: Western New Mexico
University, Dept. of Nat. Sci. & Dale A.
Zimmerman Herbarium



Purple Loosestrife - *Lythrum salicaria*
Photo: John D. Byrd, Mississippi State University,
Bugwood.org



Colt's Foot - *Tussilago farfara*
Photo: Robert Videki, Doronicum Kft.,
Bugwood.org



Morrow's Honeysuckle - *Lonicera morrowii*
 Photo courtesy of the Maine DACF



Japanese Knotweed - *Fallopia japonica*
 Photo courtesy of the Maine DACF



Knapweed - *Centaurea nigra*
 Photo: Stan Gilliam, USDA PLANTS Database



Common Reed - *Phragmites australis*
 Photo courtesy of Vermont Invasives

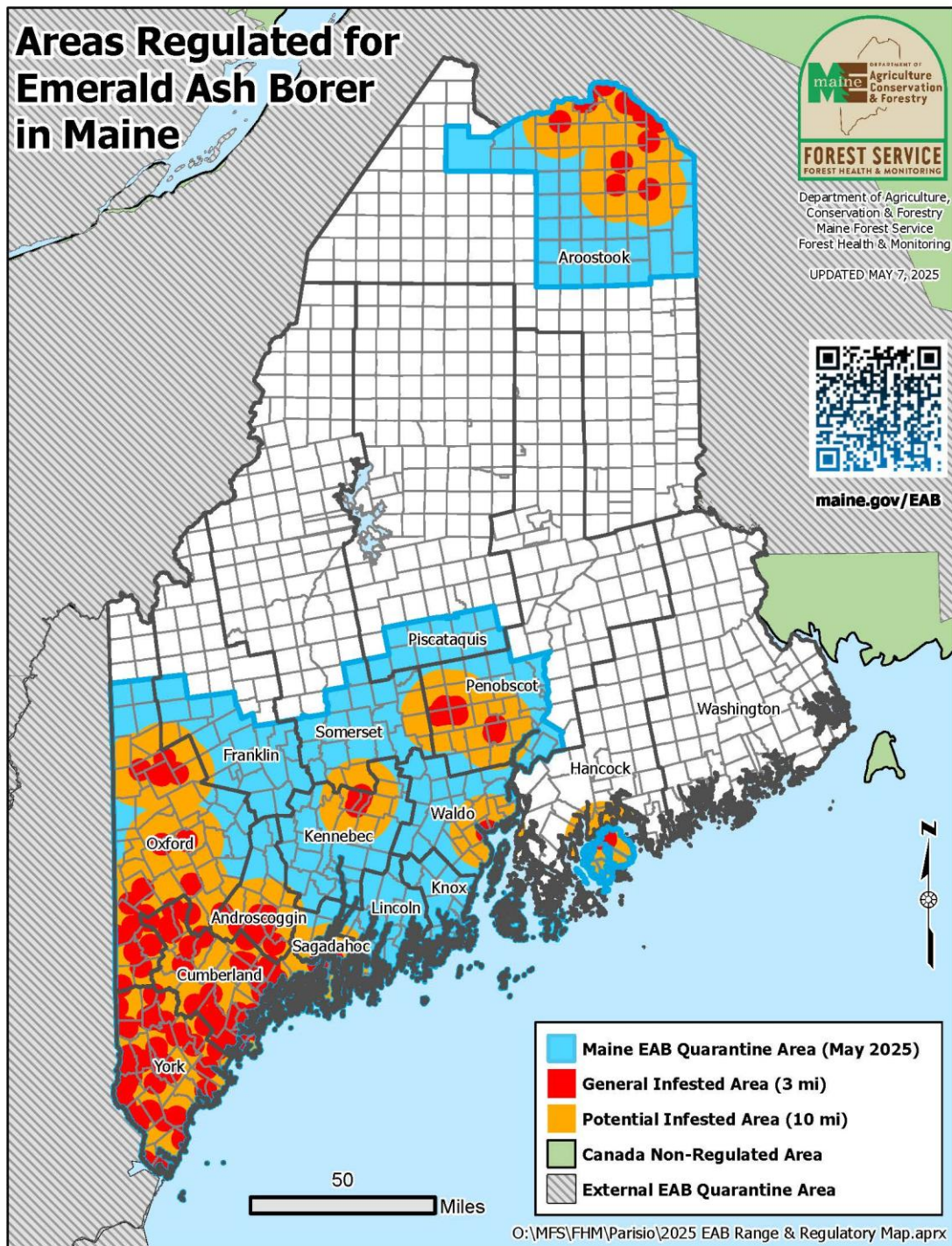
Invasive Species—Insects

Beyond plants, there are several species of insects invasive to Maine which can threaten Medford. The Spongy Moth and Browntail Moth are known to feed on and defoliate trees, damaging the local environment; both have been known to cause allergic reactions in some people. The European Fire Ant can also be a nuisance, as their stings are especially painful. These ants also aggressively displace other ant colonies and disrupt seed dispersal by native plants, even helping the seed dispersal (and therefore spread) of invasive plant species). Next, the Spotted Wing Drosophila can decimate fruit populations if left unchecked.

Finally, the Emerald Ash Borer (EAB) is one of the most serious invasive species threatening our ash resources and forests. All species of (*Fraxinus*) ash trees that grow in Maine are susceptible to injury and death by the EAB (though *Sorbus* mountain ash trees are not). Although Medford is not threatened by EAB at this time (Map 5.5), the community is aware of its existence and may soon take steps to mitigate its presence if successfully identified within the community.¹⁴ The abutting town of Milo is currently in the quarantine area.

In addition to the threats to forestry posed by EAB, Spruce Budworm (SBW) is responsible for defoliating or killing vast acreages of balsam fir and spruce annually. Although this insect is spreading fast across Northern Maine, SBW has not yet been detected in or near Medford. There are both currently a SBW Task Force and a Maine Spruce Budworm Coalition monitoring and mitigating the situation.

¹⁴ https://www.maine.gov/dacf/mfs/forest_health/invasive_threats/eab/index.shtml



Map 6.5: Heat Map of Eastern Ash Borer in Maine (May 2025). Source: State of Maine



Spongy Moth - *Lymantria dispar dispar*
Photo: Didier Descouens



Browntail Moth - *Euproctis chrysorrhoea*
Photo: Donald Hobern



European Fire Ant - *Myrmica rubra*
Photo: Eli Sarnat, Antkey, USDA APHIS PPQ,
Bugwood.org



Spotted Wing Drosophila - *Drosophila suzukii*
Photo: Hannah Burrack



Spruce Budworm - *Choristoneura fumiferana*
Photo: Jerald E. Dewey, USDA Forest
Service



Emerald Ash Borer - *Agrilus planipennis*
Photo courtesy of the Oregon Department
of Forestry

Ticks

There are many species of ticks within Maine, which form a threat to both humans and animals alike.¹⁵ Tick populations are mostly concentrated by the coast but have spread to every county in Maine. Since many die in colder temperatures, the recent increase in temperatures means that these bugs are becoming more numerous and more dangerous. They thrive in a cool, moist environment such as tall grass or low, dense foliage and leaf litter, particularly in shaded areas, and seek out warm-blooded animals to feast on. Medford is filled with such environments and the animals that live in them; ticks remain an ever-present threat to the community.

Blacklegged/Deer Ticks (*Ixodes scapularis*) are the most common type of human-feasting tick in Maine, making up 76% of the tick reported to the UMaine Tick Surveillance Program in 2024. This is also among the most harmful type of tick to humans and is best known for spreading Lyme disease; according to the same 2024 surveillance report, 42% of captured deer ticks were infected with *Borrelia burgdorferi*—a type of bacteria, and the causative agent of Lyme.¹⁶ This tick can also carry the causative agents for anaplasmosis, babesiosis, and Powassan virus, all of which can cause severe negative health effects on humans. Other ticks, such as the American Dog Tick (*Dermacentor variabilis*), Woodchuck Tick (*Ixodes cookei*), Winter/Moose Ticks (*Dermacentor albipictus*), and Lone Star Ticks (*Amblyomma americanum*) are less common in Maine but can still have dramatic negative impacts on both humans and animals.

¹⁵ All tick-related photos provided by either Griffin Dill or the Maine Medical Center Research Institute

¹⁶<https://extension.umaine.edu/ticks/wp-content/uploads/sites/42/2025/04/UMaine-Tick-Surveillance-Program-Annual-Report-2024-Web.pdf>



Blacklegged/Deer Ticks (*Ixodes scapularis*)



American Dog Tick (*Dermacentor variabilis*)



Woodchuck Tick (*Ixodes cookei*)



Winter/Moose Ticks (*Dermacentor albipictus*)



Lone Star Ticks (*Amblyomma americanum*)

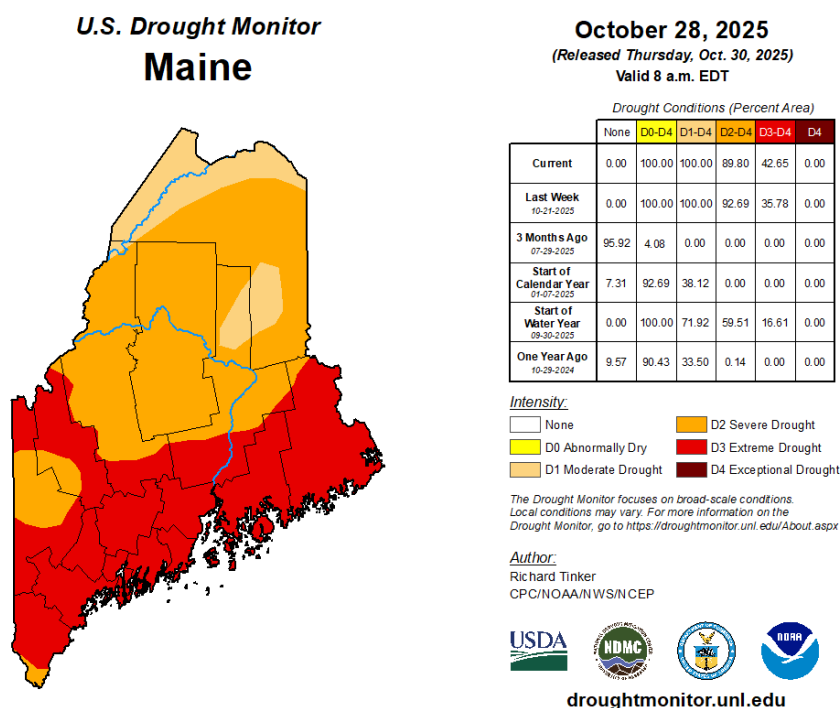
Other Threats

Development Pressures

Medford remains a small, isolated community with limited public infrastructure; these factors limit economic development in Medford but also protect it from the potential environmental damage of said development. There were previously plans to build a transmission line through the community, but they are currently on hold. The community continues to monitor the situation and all other potential projects in the area.

Drought

Maine has seen increased instances of drought throughout the state since the year 2000. Drought in Medford would mean losses to plant growth, increases to fire and insect outbreaks, altered rates of carbon, nutrient, and water cycling, and at worst, local species extinctions. The effects would be especially pronounced around the river. The following graphic shows drought conditions from 2013 to the present 2025. In the last few months, drought conditions in Maine were at the worst point we have seen since 2020.



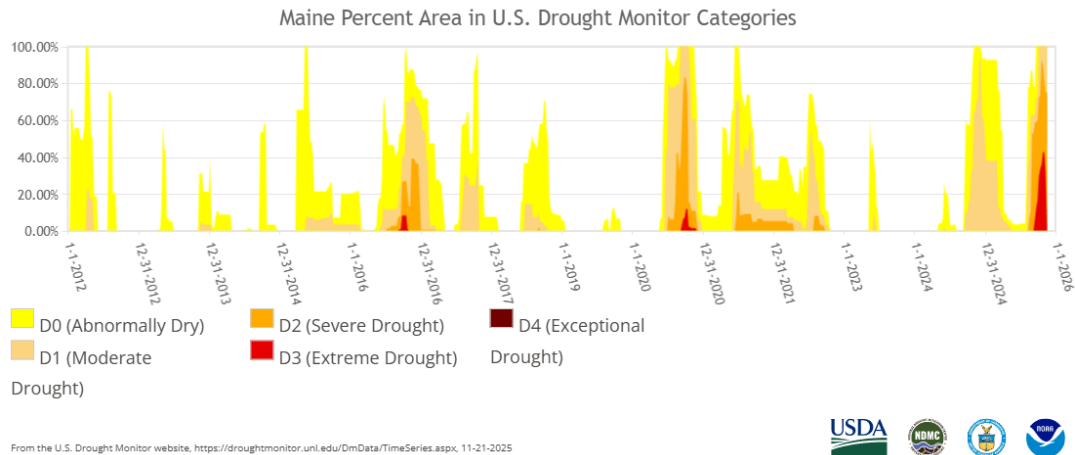


Figure 6.0: 10 Year Statistics from the U.S. Drought Monitor. Source USDA

Acid rain may no longer immediately threaten ecosystems, however, recent fires all over the country and beyond have caused prevailing winds to bring the smoke to our region causing a phenomenon called “dirty rain”. Despite more fires in Ohio, California, and parts of Canada, Maine has not yet received deposits of harmful chemicals from dirty rain. If drought conditions persist throughout the US, causing more fires, the likelihood of dirty rain depositing chemicals into Maine’s soils and waterways becomes more likely. To mitigate this, the community can use similar tactics it may use to prevent runoff or non-point source pollution, being cautious of when a dirty rain event may occur and monitoring the town’s ecosystems for harmful chemicals.

Per- and Polyfluoroalkyl Substances (PFAS)

A newer problem occurring throughout Maine is due to our growing understanding of per- and polyfluoroalkyl substances (PFAS). PFAS break down very slowly and are persistent in the environment. This means that PFAS may build up in people, animals, and the environment over time. Health agencies are working to understand more about the health effects of low level, long-term exposure. As of now, our understanding of PFAS is that exposure may cause several different health risks:

Potential Health Impacts from PFAS
Decreases in fertility or increases in high blood pressure in pregnant women
Reduced ability of the body's immune system to fight infections including reduced vaccine response
Child development effects including low birth weight, accelerated puberty, bone variations, or behavioral changes
Increased risk of some cancers including prostate, kidney, and testicular cancers
Interference with the body's natural hormones
Increased cholesterol levels and/or risk of obesity

Table 6.1: PFAS risks. Source: Maine EPA

According to Maine's DEP, technology for the treatment, concentration, and destruction of PFAS is still in its early stages, and at this time, there is no universal, cost-effective way to remove PFAS from all media. Furthermore, technologies currently available to manage PFAS vary based upon the type of media. For example, removing PFAS in water requires different considerations and processes than removing PFAS from soil, sludges, leachate, vegetables, milk, beef, or other contaminated media. This is because each media type has unique characteristics which may pose challenges with existing technology. Both the federal government, the state of Maine, multiple academic institutions, and private industry are researching new technologies and methods for treating, concentrating, and destroying PFAS. It is anticipated that options will be evolving rapidly over the next few years. To mitigate any potential presence of PFAS in Medford, it is possible to adopt standards for drinking water via private wells. The town may begin monitoring for the presence of PFAS given available funding.

Community Protection Measures

The community maintains current state shoreland zoning standards to protect the Piscataquis River and all their water resources. The town also run local programs, such as a Junk Day, to help reduce litter and pollution in the area.

There is ongoing regional coordination between Medford and the Atlantic Salmon Federation to help conserve the Piscataquis River, as detailed in the Water Resources section.

Much of the habitat in Medford is relatively intact, with most habitat blocks being over 500 acres in size and able to support many different wildlife species. The largest habitat block at least partially within Medford is over 10,000 acres in size. As Medford grows over coming decades, care should be taken to maintain not only the quantity/size of habitat blocks, but

also the connections between them. Habitat connectivity refers to the idea of wildlife needing to move between habitat patches to fulfill their life history needs, and this can be easily disrupted with the placement of roads, dams, and development. For people, this could mean more expensive/dangerous vehicle collisions with wildlife, losses in ecosystem services/recreational value, and more risk of flooding due to undersized culverts.

The Future of Natural Resources Through Land Use Planning

It is important to prioritize land use planning through the lens of natural resource management, as using ecological standards help to foster greater sustainability and indefinite use. The trajectory of future land use planning holds the promise of advancing ecological sustainability. A data-driven approach, grounded in spatial analysis, remote sensing technologies, and ecological modeling, can further inform the identification of critical habitats, ecological corridors, and areas of high conservation value. Integrating this scientific foundation with stakeholder engagement and participatory processes can yield dynamic land-use strategies that harmonize human needs with ecosystem imperatives. Adaptive management frameworks, underpinned by ongoing monitoring and assessment, may be implemented to refine land-use plans in response to changing environmental conditions. Moreover, a forward-looking approach should encompass climate resilience considerations, acknowledging the potential impacts of human-driven changes in the climate, on natural resource dynamics. Ultimately, the prospective evolution of land use planning in Medford pivots upon the fusion of scientific rigor, community collaboration, and holistic ecological stewardship to foster both human and natural systems.

Habitat loss is the top contributor to wildlife population declines both in Maine and around the globe. Frequently, habitat is lost as land is converted to human developments, though not all development patterns are equal in terms of their impact. While Medford is very rural and not likely to see much development pressure in the near future, care should be taken to concentrate development as much as possible to minimize disproportionate impacts of development that occurs when it is spread over large areas. In Medford, this would likely mean concentrating development to Medford Center.

Strategies

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

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

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.

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

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

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

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

Attempt to maintain a) large patches of habitat and b) keep them connected to support a variety of wildlife. Help private landowners access incentives to invest in long-term stewardship of their property. Beginning with Habitat's private landowner biologist is available to help with these measures and provide tools for management.

Coordinate with Beginning with Habitat and other agencies/partners for site visits to survey lands and determine what resources may be present.

Agriculture and Forestry

State Goal

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

Town Goals

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

To support farming and forestry and encourage their economic viability.

Policies

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

To support farming and forestry and encourage their economic viability.

Importance of Forestry and Farming

In Maine, logging has always been important to our economic development and culture. Proportionately, Maine is the most heavily forested state in the nation, with approximately 90% of its land area (17.7 million acres) in forest. Maine's forests are part of the largest contiguous block of undeveloped forestland east of the Mississippi. This expansive forestland, with the economic value that it provides for fiber production as well as the relatively undeveloped and remote landscape that it creates, is in large part what defines Maine's distinctive character. The forests offer a variety of opportunities and values, including timber harvesting, recreation, energy production, wildlife habitat and watershed protection. Maine's forestland, along with the economic health of the forest products industry, provides a working landscape upon which many communities rely. Medford is a heavily forested community, with ample land available for forestry activities. Roughly half the town by land area is owned by American Forestry Management.

Though farming remains an important part of the state's culture and economy, it remains a marginal activity in the community. Farming in Medford is restricted to a handful of hobby farms and homesteads.

Timber Harvest

Below is the compiled timber harvest for Medford since 1991. Shelter wood harvesting removes trees in two or more stages; the initial harvest removes most mature trees, leaving enough behind to act as sources of both seeds and shade for the next generation. Clearcut harvesting removes most or all of the trees in one harvest, with regeneration occurring via natural seeding. Land use change denotes the full removal and sale of trees in an area, in order to facilitate its development.

As one can see, very little of the recorded harvest is designed to convert uses or start development; the harvest itself is the point.

Medford Timber Harvest, 1991-2023

Year	Shelter Wood (ac)	Land Use Change (ac)	Clearcut Harvest (ac)	Totals
1991-2003	1961	57	491	12496
2004-2013	6778	43	93	9390
2014-2018	2829	0	29	4487
2019-2023	1207	76	47	1908
Total	12775	176	660	28281

Table 7.0: Data compiled from Confidential Year-End Landowner Reports to Maine Forest Service. To protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the town. Source: Maine Department of Agriculture, Conservation and Forestry - Maine Forest Service

Threats

Forestry is threatened by the potential spread of invasive species that damage native trees, such as the Eastern Ash Borer, the Spruce Budworm, and the Spongy and Browntail Moths; more details are in the Natural Resources section.

The low population of the town reduces the risk of damage from development, but also limits the ability of the townspeople to monitor damage to the woods.

Tree Growth Program

This program, run by the state of Maine, provides a tax benefit for owners of at least ten acres of forested land used for commercial harvesting. A forest management and harvest plan must be prepared and a sworn statement to that effect submitted with the application. Applications must include a map of the parcel indicating the forest type breakdown as well as all other areas to be excluded from the tree growth program.

Medford Tree Growth Program Enrollment, 2014-2023

Year	Number of Parcels	Softwood Acres	Mixed Wood Acres	Hardwood Acres	Total Acres	Total Value
2014	72	7,789	9,311	3,230	20,330	\$2,640,477
2015	72	7,791	9,328	3,240	20,359	\$2,687,107
2016	73	7,677	9,580	3,104	20,362	\$3,063,899
2017	77	7,830	9,652	3,139	20,620	\$3,244,035

2018	81	7,813	9,605	3,135	20,552	\$3,155,447
2019	79	7,830	9,425	3,254	20,509	\$2,930,692
2020	79	7,904	9,402	3,201	20,507	\$2,924,318
2021	80	7,960	9,411	3,203	20,574	\$2,619,242
2022	81	8,052	9,314	3,119	20,485	\$2,626,697
2023	79	7,991	9,161	3,264	20,417	\$2,050,348

Table 7.1: Land enrolled in the Maine Tree Growth program, 2014-2023. 2023 is the most recent record. Source: Maine Revenue Services

Farmland Program

The Farmland program can also provide tax benefits to landowners. To enroll in this program, the property owner is required to have at least five contiguous acres in their parcel of land. The land must be used for farming, agriculture or horticulture and can include woodland and wasteland. Additionally, the parcel must contribute at least \$2,000 gross income from farming activities each year. In line with the marginal position of farmland in Medford, there has been zero uptake of this program in the community.

Open Space Program

The Open Space Tax Law provides for the valuation of land based on its current use as open space, rather than its highest and best use. To qualify for the Open Space program, land must be preserved or restricted for uses providing a public benefit. Benefits recognized include public recreation, scenic resources, game management, and wildlife habitat. Medford does not have any land enrolled in the Open Space program.

Town Management

The town does not own any land on which it is possible to do a timber harvest, nor does it manage any community farms nor gardens. There are no ordinances pertaining to farming or forestry in the town. There are no local or regional land trusts active in the community.

Strategies

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

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

Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.

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

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

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

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

Historical Resources

State Goals

To preserve the state's historic and archeological resources

Policies

Protect to the greatest extent practicable the significant historic and archaeological resources in the community.

Origins and Overview

For thousands of years before Euro-American settlement, Medford was stewarded by the tribes of what would become the Wabanaki Federation. In the early 19th century, many American settlers started to move into the northern Maine woods, looking to start farms and sawmills. One such settler was John Parker Boyd, a wealthy soldier of fortune and American general during the War of 1812, who bought a large tract of land and established a sawmill in the area which would eventually become Medford. The town was initially incorporated in 1824 as "Kilmarnock", named after the seat of General Boyd's family in his father's native Scotland.¹⁷ Early settlement was greatly hindered by the infamous Year Without a Summer in 1816, which killed a substantial portion of their crops, and the Miramichi fires of 1825, which burned down large sections of the



General John Parker Boyd

*Depiction by Benson John Lossing in
"Lossing's Pictorial Field Book of the War
of 1812", Volume 1, page 194, 1868*

¹⁷ The Boyd family ruled over Kilmarnock, Scotland for many generations, with many second sons and daughters of their line coming to seek their fortunes in America—including the ancestors of one of the authors of this comprehensive plan, Peter James Sachs.

General Boyd would also found Orneville Township and gave his name to Boyd Lake, both in Southeast Piscataquis.

new town (while the fires spared the structure of the Boyd mill, it destroyed enough of the nearby woods to force a shutdown soon after). Eventually the town would recover and grow, going from a population of 55 in 1810 to a peak of 398 people in 1880. This was also when the first church in Medford, the Free Baptist Church, was organized and constructed.

The town was renamed from Kilmarnock to Medford by an act of the state legislature in 1856 upon the request of its inhabitants. The name Medford means “the meadow by the ford” and itself is also the name of a city in Massachusetts.¹⁸ The reasons for this change are unclear, but it has remained as Medford ever since.

The town surrendered its charter in 1940 and reorganized as a Maine-exclusive form of limited local government known as a “Plantation” in 1942; it would not return to being a full-fledged town until 1967. It has kept this status for nearly 60 years.

Historic Businesses of Medford



The station in Medford, 1950

The first businesses in Medford were saw- and grist mills, powered by the flow of the Piscataquis River. As the town grew, it also became an important transfer station between Katahdin Iron Works (KIW), located in central Piscataquis County, and Bangor. Businesses started to open in the town to serve the teamsters, farmers, and millworkers of the area. Though the population would start to

decline after KIW closed in 1890, the town continued to chug along. In 1907, Aroostook potato shippers would complete a railroad and station in the town to better connect The County to their markets. They also built Medford’s iconic Trestle Bridge, originally only open

¹⁸ The name may originally also come from hamlet of Mayford or parish of Maidford in England (the latter of which is today known as Towcester)

to the trains. The trains transported passengers, potatoes, and other cargo until the line shut down in the 1970s.

The most famous business in Medford was the Bull Pen: a retreat built in the late 1940s for Major League Baseball players. It hosted several Yankees, Dodgers, Braves, Red Sox, and other teams' players, with the most prominent being Joe DiMaggio and



Joe DiMaggio and an unidentified friend at the Bull Pen, 1940s

Ted Williams. It was used as a place for practice, as well as a base for hunting and other outdoor recreation activities. However, in 1952, a major leaguer would fatally shoot a young local woodsman in what by all accounts was a tragic hunting accident. The ensuing scandal led to the decline and closure of the camp.

Nowadays, there are no commercial businesses located in Medford outside home occupations and farmstands. The last one, DeWitt Machine & Fabrication, closed after a devastating fire in 2023.

Historic Transportation



The Ferry, 1906. The construction of the Trestle Bridge can be seen in the background.

How Medfordians crossed the Piscataquis River has changed dramatically throughout the decades. For most of Medford's history, the river could only be crossed by ferry, with one dock at the eponymous Upper Ferry and another at Medford Center (named "Lower Ferry"). In the early 20th century, however, the last ferry shut down. For several decades, there was no way for Medfordians to cross the river that

bisected their town, except by leaving to nearby Milo or another such crossing outside of town. Then, in 1981, the Trestle Bridge was refurbished and opened to the public, finally reconnecting both sides of the town.

Medford initially had three main settlements: “Upper Ferry” to the west, “Medford Center”, the largest, in the southeast, and “Schoodic” in the northeast. These settlements often had different local institutions, with multiple schools and post offices existing in the town to serve each part of the community. Nowadays, only Medford Center maintains any concentration of population, acting as the nexus of the town’s existing infrastructure and municipal services. The opening of the Trestle Bridge and the long-term decline in the town’s population reduced the decentralization of the municipality.

Miscellaneous

According to the late Medford historian (and State Representative) Clyde Hitchborn, the last caribou legally killed in Maine was bagged in Medford Center in 1899 by Cornelia Thurza “Fly Rod” Crosby, a legendary outdoorswoman and the first registered Maine Guide.

In 1902, the Medford Center baseball team beat Lagrange’s team 21-11, in a game played so perfectly by the Medford team that, out of pride for the accomplishment, it was preserved in the town’s histories for decades after. It included a ten-run inning for Medford at the top of the second.



The Medford baseball team playing a game on the town's centennial, 1924. These are not the same players that scored the 21-run game.

Historic and Architectural Resources

As of 2025, there are no buildings designated as being of historic significance by the National Register of Historic Places. The Maine Historic Preservation Commission (MHPC) recommends a comprehensive survey of aboveground structures and potential sites of historic importance in order to identify ways of better preserving and emphasizing the physical remnants of Medford's history.

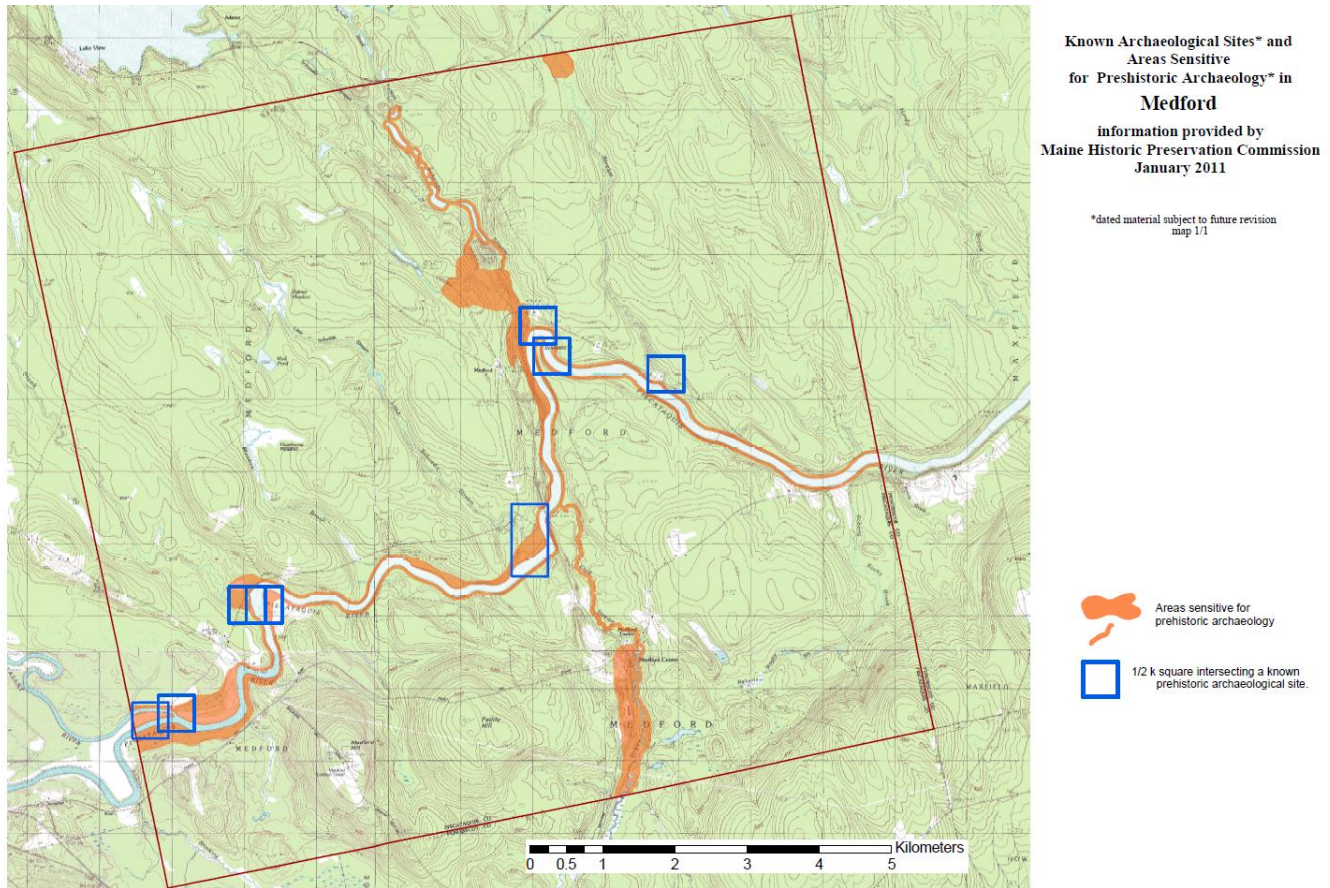
The original Free Baptist Church, for example, is still standing in Medford Center. It is currently owned by the town but not used for any events or regular worship due to its poor state of repair. Although it is not on any list of historically-important buildings, it remains an important part of Medford's community history.



Prehistoric Resources

There are nine sites of prehistoric significance located within Medford as designated by the MHPC, related to the presence of Native Americans along the banks of the Piscataquis River from before Euro-American settlement. One site, the Little Schoodic Stream Archeological Site (given the designation "107-4") is on the National Register of Historic Places for being of special use to prehistoric archeologists. Currently, professional archaeological surveys have been limited to a small section of the Piscataquis Riverbank; given the significance and breadth of existing archaeological efforts, it is recommended by the MHPC to have further professional survey done.

Map 8.0: Prehistoric archeological sites of Medford, ME. Source: MHPC



Current Policies

The only policies enacted surrounding historic preservation are those implemented at the state and federal level.

Strategies

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

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

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

Recreation

State Goals

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

Policies

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

To preserve open space for recreational use as appropriate.

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

A Gem for Recreation

Recreation is important for a community's quality of life. The availability of recreation opportunities, whether they're outdoors or not, is a strong tradition in Maine communities. Medford is no exception, offering a wide variety of activities for those willing to look for them. The town itself has no formal recreation programs; that being said, there are plenty of opportunities for fishing, hunting, riding ATVs, or other forms of outdoor recreation across the town.¹⁹

Town Parks and Resources

The town currently owns one recreation site, Memorial Park, along Cold Stream by Mill Pond in the center of town. The 1-acre park was donated to the town by Clyde Hichborn, a prominent figure in local politics who served as a State Representative and school superintendent. There is a gazebo at the park, and the site is used for picnics and fishing access.



There have been several recent improvements to the site. An honor roll wall has been made for Medford veterans, alongside landscaping improvements, new pathways and a picnic bench. There has also been refurbishment of the existing gazebo.

¹⁹ Students from Medford are allowed to use the recreation programs of nearby Milo.

The town is, as of 2026, under discussion to build a new memorial park in honor of Diana Estey, a deceased Medfordian. Family members of the departed have initiated the process to donate an acre of land to the town for the purposes of building it, right across the bridge from the existing park.

The town office provides public parking and a bathroom for people to use on the way to activities, and the trail clubs maintain a trash bin and (as of the summer of 2026) a porta-potty on the Trestle Bridge.

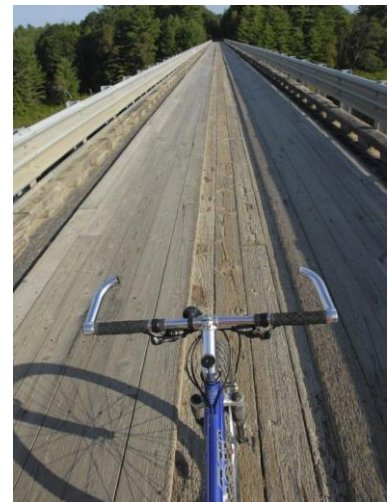
The Piscataquis River

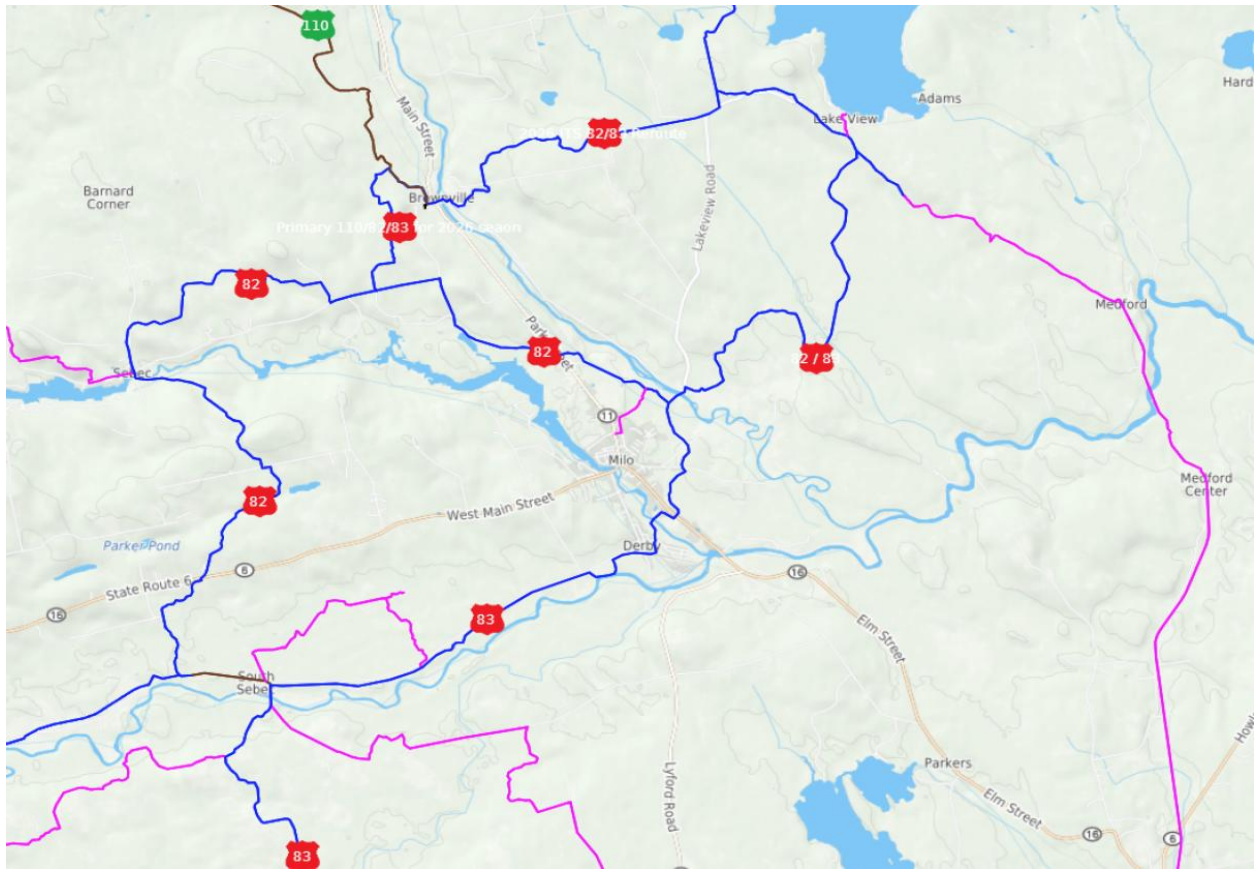
The Piscataquis River is the most significant water body in the town. There is one boat launch on the river within the town's borders, owned by the state of Maine, right by the Trestle Bridge. However, access to the launch is difficult, as it has become overgrown; the town is unable to maintain it due to state ownership. There are plenty of informal areas from which one can engage in water-based recreation as well.

Other water bodies in Medford (such as Mud Pond) are not significant enough to warrant recreational infrastructure.

ATV, Snowmobile, and Multiuse Trails

Medford has a designated snowmobile trail running north to south through the town, named the Lagrange to Medford Trail. This 16-mile multi-use trail runs from South Lagrange through Medford Center to Lake View Plantation. Recreational participants will find a hard gravel surface that travels through rural Maine with nice scenery of forests and farmland. There are many other paths and trails throughout Medford, but they are not town-owned or maintained for these purposes. The local snowmobile clubs (LA Sledders from Lagrange and Alton and the colorfully named Devil Sledder's Inc. from Milo), help manage the trail system through Medford. There are no known use conflicts on these trails.





Map 9.0: Snowmobile and ATV trails in and around Medford. Blue represents corridor trails, pink represents club trails, and brown represents connector trails. Source: Maine Snowmobile Association.

Traditionally, many recreational activities (hunting, hiking, horseback riding, cross-country skiing, snowmobiling, ATVing, and access to streams and ponds for fishing and boating, etc.) have relied on the generosity of private landowners to allow the public to use their property for these activities. The town, due to its size and limited resources, does not have a mechanism (such as an open space fund or partnership with a land trust) to acquire important open spaces and access sites, either outright or through conservation easements.

At this time, there are few perceived limitations or conflicts regarding access to open space and recreation, but there are increasing worries of landowners restricting access to their lands for people engaging in outdoor recreation.

Regional Recreational Opportunities

Piscataquis County and across Maine there are multiple and varied opportunities for Medford residents to participate in a variety of recreational opportunities.

There are several recreation opportunities available within an hour's drive of Medford:

Schoodic Lake

Schoodic Lake is known as one of the state's premier fishing areas. This lake is perfect for swimming, boating, canoeing, and kayaking. Schoodic Lake is also known as one of the finest Togus fishing spots in the northeast. You can find excellent hunting, hiking, moose and bird watching opportunities in the area.



Katahdin Iron Works and Gulf Hagas

This park is at the site of Maine's only 19th-century iron works operation, active from 1843 to 1890. The skeletons of the blast furnace and charcoal kiln are the only visible remnants of the Ironworks, but the site today offers a hiking trail for parkgoers.

Gulf Hagas is often called the grand canyon of Maine, and features a rugged and remote trail network along a deep river gorge with many scenic waterfalls. To access the Gulf Hagas area via vehicle, one must pass through private land which has an associated fee collected by North Maine Woods, Inc. The day use fee (as of 2021) is \$11 for Maine Residents, \$16 for non-Maine Residents with children under 18 or adults over 70 free (more info on their [website](#)).

Peaks-Kenny State Park

Peaks-Kenny State Park is an 839-ac. state park on the shores of Sebec Lake, located in the town of Dover-Foxcroft. There are plenty of recreational activities available to park-goers, ranging from hunting to hiking to camping to birdwatching. The lake itself has a boat launch as well as a sandy beach that is staffed by a lifeguard in the summer.

Borestone Mountain

About an hour away from Medford by car, Borestone (pictured right) is nearly 1,600 ac of wilderness managed by the Audubon Society. It includes trails, a small museum, three lakes (named Sunrise, Midday, and Sunset) as well as rental lodges for visitors to stay the night. Access is free to Maine Audubon members, but non-members must pay a small fee before entering.



Morgan Beach Cold Stream Pond

Morgan's Beach is located on Cold Stream Pond and is open mid-June through Labor Day, with gates open from 9 am to 6 pm. It is very scenic with views of Mount Katahdin to the north and the "Bluff", a large elevated peninsula that separates the southern and northern basins of the lake. This large lake which is partly located in the towns of Enfield, Lincoln and Lowell, is probably best known for its incredible water quality and clarity. The water quality is so good that the state of Maine established a fish hatchery in Enfield using the lake's water via a pipeline.

The lake is supplied water by springs, as well as fed by the outlet of the two Upper Cold Stream Ponds located in Lincoln. This outlet is Smelt Brook and enters Cold Stream Pond in the northern basin. A few other cold brooks enter the lake including Miles Brook and the outlet of nearby Trout Pond in Lowell.

Hirundo Wildlife Refuge



Hirundo Wildlife Refuge is 2,460 acres of conserved woodlands and wetlands just West of Old Town, Maine dedicated to preserving nature while providing educational, and recreational opportunities to the public.

Hirundo offers 7+ miles of marked trails, river access, public programs, and free rental opportunities for canoes, kayaks, and snowshoes. Their universal access trail, the Trail of the Senses, offers sensory and mobility impaired communities as well as the elderly an opportunity to access and experience nature.

Orono Bog Walk

The Orono Bog Boardwalk is a premier destination in the Bangor/Orono area to experience the beauty and unique biodiversity of a Maine bog. The 1-mile loop trail begins at the Bangor City Forest and extends into Orono Bog, passing through a wide range of changing vegetation and ecosystems. The boardwalk is a collaborative project of the University of Maine, the City of Bangor, and the Orono Land Trust.

Community Needs

Medford is situated in the heart of an area that has plentiful access to many recreation opportunities. Generally, people move to Medford to enjoy its rural peace and quiet, and

accept that organized recreational programs are not locally available. The Comprehensive Planning Committee expressed overall satisfaction with the current recreational offerings in and around the Town of Medford, and they are expected to accommodate current projected growth (or, more accurately, the lack thereof). Medford residents will continue to participate in and support regional recreational opportunities in adjacent towns. Information about these programs are posted at the Medford Town Office. According to the planning survey conducted, there is not consistent local support for additional municipal acquisition of open space for recreation, although access to the Piscataquis River was identified as a recreational need by several respondents.

Strategies

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.

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

Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.

Public Facilities

State Goal

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

Policies

To efficiently meet identified public facility and service needs.

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

Overview

Medford is a small, rural community with very limited municipal services. People move to the community for its open space, low taxes, and to “be away from it all”. Public services are not expected to be available at the levels provided in larger communities, especially considering the low level of current and projected growth.

Medford’s budget is determined at an annual town meeting occurring in July, open to all registered voters in the town. The town is also administered by a board of five elected Selectmen and -women, who meet monthly. There is also an appointed Planning Board, as well as an elected School Committee and Budget Committee. Day-to-day government operations are managed by the town clerk; the clerk currently serves as the Registrar of Voters, and runs the town office for a limited number of hours during the week. The town also has a tax collector/treasurer, a sexton, and a contract with a plowing company for the winter months.

The only town-owned facilities are the town office and the community center, both in Medford Center. Planned public investments in services are expected to be modest, and concentrated in this area.

Sewerage and Water Supply

There is no public sewer system in Medford, nor ordinances regarding sewerage or septage. This has not inhibited the current level of development, and all properties in Medford are on private wells and private septic systems. There are issues with older systems that are non-compliant with current regulations, but no major problems as of yet. All septic waste is disposed of through private haulers.

Solid Waste

Medford currently provides curbside pick-up for household waste, as well as a twice-yearly “Junk Day” for larger items. They produce roughly 120 tons of waste a year, though this jumped to 150 tons during the 24-25 collection year. The town does not currently have access to a recycling center.

Stormwater Management

There are no storm drains in Medford. All road runoff is managed through ditching and culverts. There are several erosion and stormwater issues in Medford, and certain sections of roads periodically flood. A brook that crosses Paddy Hill Road has washed a large quantity of gravel and asphalt downstream; it floods very frequently. There is also a low section on Paddy Hill Road near the Piscataquis River that floods often. There are also erosion and flooding issues on North Road near Alder Brook. In addition, clear-cutting has caused siltation of local streams in some areas and is of concern to residents. Future development might exacerbate these issues and is monitored by the town.

Power and Communications

Versant Power provides electrical power to Medford residents. Many residents also have private power systems on their properties. There is no three-phase power in Medford.

Internet (including broadband service) is available in most areas as a result of state-wide expansion efforts. There is no cable access. Satellite television and internet are also available, although generally a more expensive option. Cell service is still spotty at times.

Emergency Response System

The town shares its emergency services with the surrounding communities. Fire response is through the town of Milo. Ambulance services are through Three Rivers Ambulance, also based out of Milo. Police response is managed by Piscataquis County.

The average emergency response time for all services is 20 minutes, road conditions depending.

Health Care

There are limited medical services available around the community. There are doctors' offices in Milo and Brownville, and clinics in Lincoln and Dover-Foxcroft. However, these lack critical medical services such as maternity wards. The closest proper hospital is located an hour away in Bangor.

Education

Medford utilizes school choice instead of being part of any one school district, assisting residents who wish to send their children to nearby schools. Medford currently has 34 students, who are split between three different school systems: MSAD 41, in Milo; MSAD 31, in Howland; and RSU 68, in Dover-Foxcroft. Future classes over the next decade are expected to be in line with this size.

Decisions around school construction, expansion, or consolidation are beyond their control, though the town does elect a three-person School Committee to understand and advocate for students from the town.

Other Services

Town residents can use the Milo Town Library. The animal shelter in Lincoln handles wild domesticated animals in the area and processes adoptions. Schoodic Cemetery in Medford, maintained by the town sexton, receives the dead.

Current facilities are expected to fulfill demand for the upcoming decade, although there is great concern in the community about the cost and availability of medical care. The town is actively working to improve its emergency response and medical systems for the safety and health of all residents.

There is no street tree program in Medford.

Strategies

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

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

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

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

Explore options for regional delivery of local services.

Fiscal Capacity and Capital Investment Plan

State Goals

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

Policies

To finance existing and future facilities and services in a cost-effective manner.

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

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

State Valuation, Local Valuation, and Mil Rate

The State's Valuation is informed by field work, meetings with local assessors, and a sales ratio study which measures the assessed value of real estate relative to their actual selling price. It is used to determine things such as the levy of county taxes and state funds for education and revenue sharing, as well as to establish bond debt limits. Since the State Valuation process takes about 18 months to complete, this valuation lags behind actual market values and municipal assessments by nearly two years by the time it is final and certified.

The Local Valuation is based on the assessed values for real estate similar to the measure above, but assessed and compiled by Medford's tax assessing agent. This is the valuation used to determine yearly property taxes in municipalities. Medford completed a re-evaluation in time for FY2025, leading to a sharp increase in valuation (and a subsequent decrease in Mil Rate).

Year	State Valuation	Local Valuation	Local Mil Rate	State Avg. Mil Rate
2025	\$37,050,000	\$41,135,474	10.45	N/A
2024	\$33,700,000	\$27,787,369	16.65	10.37
2023	\$29,000,000	\$24,194,899	15.95	10.60
2022	\$23,400,000	\$23,504,516	21.50	11.21
2021	\$20,750,000	\$20,178,189	22.30	12.66

Table 11.0: Valuation and Mil Rates

Revenues

The two largest sources of revenue for Medford in any given year are property taxes followed by the education subsidy from the state. Together, they form roughly 75% of the town's yearly revenue.

REVENUES					
FY ENDING IN:	2021	2022	2023	2024	2025
Tax Accounts					
Property Taxes	\$452,674	\$449,974	\$443,023	\$385,909	\$425,397
Supplemental	\$3,211	\$5,579	\$3,897	\$6,478	\$6,848
Local Fees & Excise					
Motor Vehicle Excise	\$53,908	\$58,643	\$50,956	\$57,557	\$62,662
Rec Vehicle Excise	\$362	\$470	\$275	\$682	\$474
Local Fees	\$1,895	\$1,562	\$1,252	\$1,932	\$1,899
Dog License Fees	\$64	\$81	\$75	\$622	\$249
B&A Easement	\$-	\$24,397	\$6,404	\$6,404	\$6,404
Snowmobile Reim	\$-	\$-	\$-	\$146	\$-
Permits					
Permits	\$-	\$-	\$-	\$435	\$150
Reimbursements					
GA Reimbursement	\$-	\$-	\$-	\$1,905	\$858
Homestead Exemption Reim.	\$41,176	\$50,476	\$40,413	\$37,876	\$23,800
Tree Growth Reim.	\$41,922	\$52,008	\$65,636	\$55,932	\$81,199
Veterans Reim	\$251	\$262	\$200	\$257	\$172
State Funds					
URIP - Road Assistance	\$22,636	\$24,328	\$24,196	\$27,904	\$28,260
State Revenue Sharing	\$43,805	\$60,587	\$70,819	\$58,506	\$56,053
Education Subsidy	\$209,728	\$273,289	\$365,040	\$353,812	\$374,292
Interest					
Operating Interests	\$2,098	\$715	\$774	\$746	\$716
Tax Interest/Fees/Liens	\$6,743	\$5,272	\$4,960	\$4,897	\$3,526
Investment Interest	\$-	\$-	\$3,119	\$3,406	\$1,960
Misc.	\$65	\$-	\$35	\$627	\$179

American Rescue Plan Act	\$-	\$25,483	\$-	\$-	\$-
Cemetery Fund Interest	\$31	\$14	\$10	\$10	\$13
School Lots Interest	\$9	\$4	\$3	\$3	\$3
Forest Fire Reserve Interest	\$281	\$126	\$94	\$95	\$87
Total	\$880,859	\$1,033,270	\$1,081,183	\$1,006,140	\$1,075,199

Table 11.1: Revenues of Medford, Maine

Expenses

The largest expense in the budget, taking up 40-50% of the total, is education. Most of the remainder is spent on public works, funding or contracting out the various services needed to maintain Medford's current level of infrastructure. As discussed in the Public Facilities section, much of the town's services are shared with neighboring communities to reduce costs.

The town has had a surplus in two of the last five years, and had expenses be only 1.5% larger than revenues in two others.

EXPENSES					
FY ENDING IN:	2021	2022	2023	2024	2025
Administration	\$66,216	\$74,402	\$107,573	\$99,502	\$158,647
Enforcement	\$1,429	\$2,028	\$2,428	\$2,495	\$2,330
Cemeteries	\$1,950	\$1,000	\$1,000	\$3,500	\$3,306
Health & Sanitation	\$37,073	\$40,352	\$53,901	\$54,729	\$52,550
Protection	\$8,500	\$9,500	\$9,960	\$9,765	\$13,375
Public Works	\$300,335	\$284,724	\$273,582	\$275,632	\$348,599
Parks & Rec	\$2,634	\$932	\$675	\$1,514	\$1,871
County Tax	\$30,789	\$33,513	\$35,555	\$42,268	\$50,386
Education	\$524,375	\$532,645	\$543,265	\$562,588	\$461,323
Abatements	\$5,882	\$325	\$581	\$-	\$729
Social Services	\$2,582	\$4,006	\$458	\$5,440	\$729
Total	\$981,765	\$983,427	\$1,020,353	\$1,057,433	\$1,091,809

Table 11.2: Expenses of Medford, Maine

Liabilities and Borrowing

The town of Medford currently has no short- or long-term debts. As such, it is easily below the limits recommended by the state and has ample borrowing capacity (though the community currently has no plans to act on it).

Capital Investment Plan

Even though the community expects to have limited growth during the planning period, there are a few major investments that the town is considering making.

First, the town is considering creating a bridge repair account. This would act as a “rainy day fund” in case they need to make any emergency repairs on the non-state-owned bridges in town. This would start being paid into starting in 2026, and be around \$5,000 a year. This would be paid for by the town’s taxes.

Second, the town is considering repairing some water damage in the community center. This would cost around \$200 and would be tackled in a five-year timespan, and be paid for by the town’s taxes as well as donated volunteer labor.

Third, the town would like to consider building the aforementioned memorial park for Diana Estey. This park is in the early stages of development, and the budget and development plan is not yet available, and would have to be approved at the next town meeting. If it is approved, it would be completed in about a three-year timespan and be funded mostly by private donation of materials and labor, as well as some (tax-funded) contribution from the town itself.

Finally, the town would like to revitalize the historic Free Baptist Church currently lying vacant in the center of town. This would take significant time, effort, and resources to bring about (around \$60,000), with the first \$25,000 already approved by Medford’s community at the 2026 Town Meeting. Completing the repairs will take around three years, and be funded primarily by tax revenue (though the town is currently pursuing grants to reduce the total expense to the community as the work progresses).

Strategies

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

Support the hiring of a full-time Code Enforcement Officer (CEO) to replace the current part-time position to provide adequate permitting services, as well as to enforce existing ordinances and state regulations.

Existing Land Use

As emphasized throughout the comprehensive plan, Medford is a proudly rural community whose slow growth is part of a deliberate effort to preserve and manage the community's way of life. The Existing Land Use Chapter serves to review the land use patterns and development in Medford. The extensive natural resources in the community dictate Medford's careful management and protection by the town's residents. Medford's existing land use presents a blueprint that expresses to the small rural towns they are still sought after, thriving, and creating tight communities. Every chapter of the Comprehensive Plan can be tied into both the Existing and Future Land Use sections. As such, relating the community's Vision Statement to the Existing Land Use chapter and Future Land Use Plan is a fundamental practice in ensuring alignment throughout the plan.

Key Findings and Issues from Previous Comprehensive Plan

Some Language of the last Comprehensive plan remains consistent, as Medford is satisfied with Land Use management and patterns as they stand. It also shows an unwavering dedication to the town's continued management. Many of the goals remain the same here as well as throughout much of the rest of this Comprehensive Plan.

Much of the Land in Medford remains forested. Since the last plan, the same development trends have persisted. Subdividing properties also continues to be the way property is sold to create more housing. Even the issues remain the same:

“Medford’s minimal land use regulations have been adequate to deal with the limited development that occurs in this small, rural community. Residents have expressed a desire to maintain the current level of regulation for the present, unless development trends change. Activity should be monitored and changes considered should the need arise.”

At the last comprehensive plan, when Medford outlined past trends and predicted development, they almost mirrored current trends., as will be talked about later in this section as well as future land use.

Geography, Topography, and Undeveloped Land

The total area of Medford is approximately 43.16 square miles, of which 42.31 square miles is land and 0.85 square miles is water. Not all of the land is developable due to lot configuration, road access, wetlands, and topography. Medford's topography is, in majority, slightly hilly terrain. The majority of soils are thin till deposits, which are most present in hilly areas, and poorly suited for development with on-site sewage disposal or agricultural use.

²⁰ US Soil Survey. 2026. USDA. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

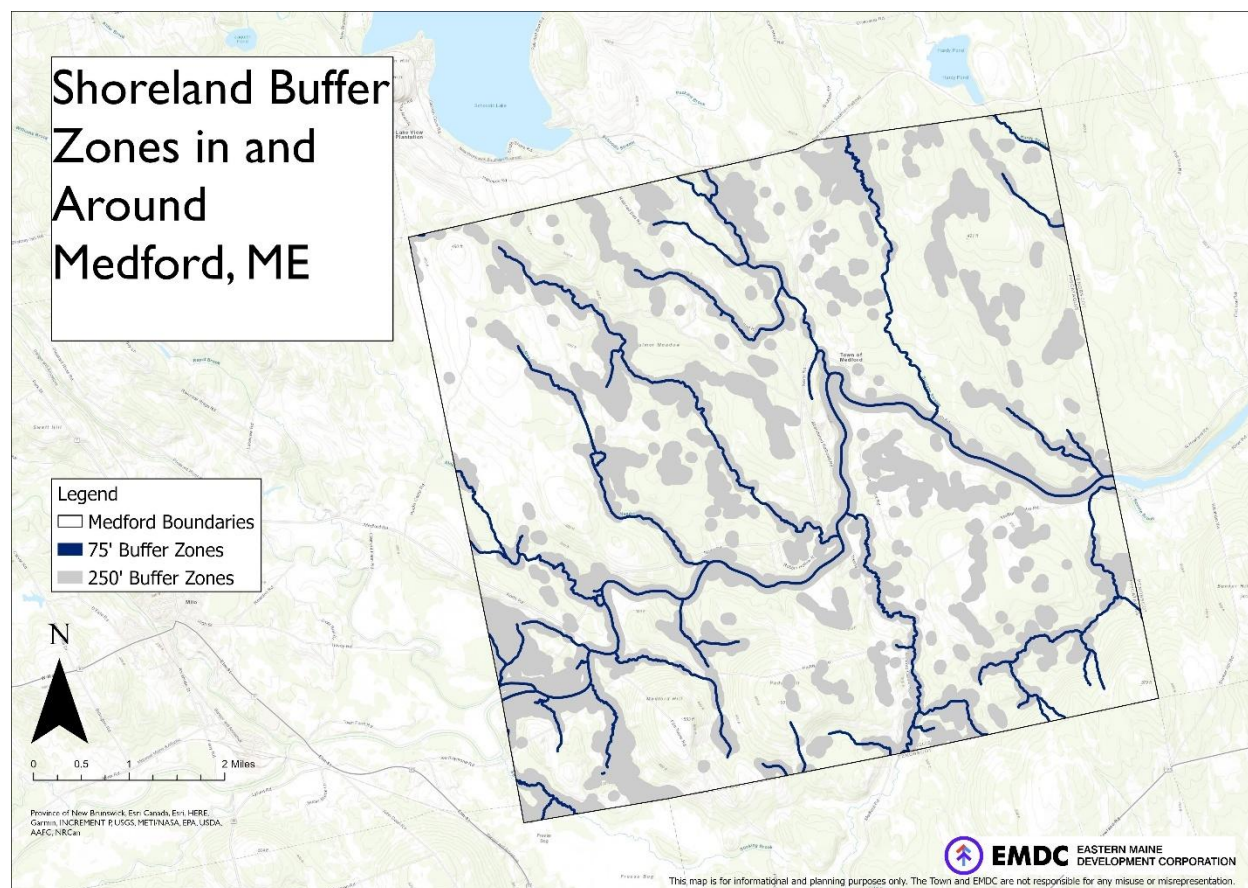


The town's historic development is based on its proximity and access to the Piscataquis River. As with most towns, growth occurred where it made the most sense economically, also by the river. Growth extended along the major roadways, offering scenic views of the River. The majority of developed land in the Town is residential, with single-family homes scattered throughout the area. Seasonal homes and vacation properties make up a

significant portion of the housing stock, highlighting Medford's appeal as a quiet, wooded retreat. Lot sizes vary. However, the typical parcel occupies larger tracts of land.

Current Zoning

As there are no public utilities in Medford, such as public water or sewer, there is minimal development density. The Land Use Zoning Ordinances consist of a Floodplain Management Ordinance and Shoreland Zoning under the mandatory Shoreland Zoning Act (38 MRSA Sec435 et seq.). Subdivisions are reviewed under the provisions outlined in State law (30-A MRSA Sec4401 et seq.). These are shown in Map 11.1 and described in the sections below. Beyond shoreland, there are currently no districts that may be defined by a zoning map.



Map 12.1: Medford Land Use Map. Source: State of Maine, and EMDC.

Medford also administers the state-mandated Minimum Lot Size Law, Maine Subsurface Wastewater Disposal Law, and the Maine Plumbing Code through permits from the Local Plumbing Inspector.

Lot Dimension Standards

Land ownership patterns are characterized by residents as few people owning large parcels of land. Minimum lot sizes are 20,000 sq. feet as described in Title 12 §4807-A. Standard lot size in Medford is usually much larger than this, but, more recently, Medford has seen smaller parcels of land being used for more residential space as people subdivide land.

Administration

The Town of Medford has a part-time code enforcement officer/building and plumbing inspector who is responsible for enforcing Medford's land use regulations. This person works on-call, and is available by phone.

The 5-member Planning Board reviews shoreland zoning applications, and also reviews subdivisions under the state subdivision law.

Administrative capacity is adequate at this time, though concern has been expressed about sub-standard housing conditions and residences without adequate water or wastewater treatment. This matter should be discussed by the Select Board and the Code Enforcement Officer and strategies for improving sub-standard conditions explored.

Shoreland Zoning

Medford's shoreland zoning ordinance applies to all land areas within 250 feet, horizontal distance, of the normal high-water line of any great pond or river, or upland edge of a freshwater, wetland, and all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream. The ordinance was amended and adopted in 2009 and follows the current state minimum guidelines.

Flood Management Ordinance

Medford does not have any floodplain issues and does not have flood insurance beyond what is provided by the Maine Municipal Association.

There is a monitoring station in Medford at the Piscataquis River managed by the United States Geological Survey (USGS). There has not been any recorded flooding here in the last year, but the river has flooded in Medford as recently as 2023 when it crested 13.55 feet.²¹

²¹ <https://water.noaa.gov/gauges/MFDM1>



Development and Trends

Recent development in Medford has been modest. Development is relatively unchanged from its historic trends, which can be seen in the previous Comprehensive Plan. There has been growth in residential homes, especially with the transformation of vacation or seasonal homes into those set for year-round use (see Figure 2.3).

In total, there have been 1 grow house developed for recreational marijuana use, and development of housing and camps along several roads in town were built over the last decade. No new commercial or industrial development has occurred in the last 10 years. This is partially due to the lack of 3-phase power and the lack of appropriate sewer installation to accommodate such businesses.

Future Development

Medford has very limited capacity for additional development due to its small size, the conservation of several large properties in the village area, lack of sewer infrastructure, and topographical and soil constraints. These factors make it difficult to accommodate significant growth without straining the town's resources. The availability of land for new development is further limited by the number of large tracts of land owned by logging companies. Minimal to no commercial or institutional growth is anticipated over the next 10 years, with only a minor amount of residential growth expected, according to population projections. If Medford continues to grow at the same rate as the previous 10 years, the town would anticipate an additional 1-2 units per year, or between 10 and 20 new units over the next 10 years.

Future Land Use

State Goal

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

Policies

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

To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.

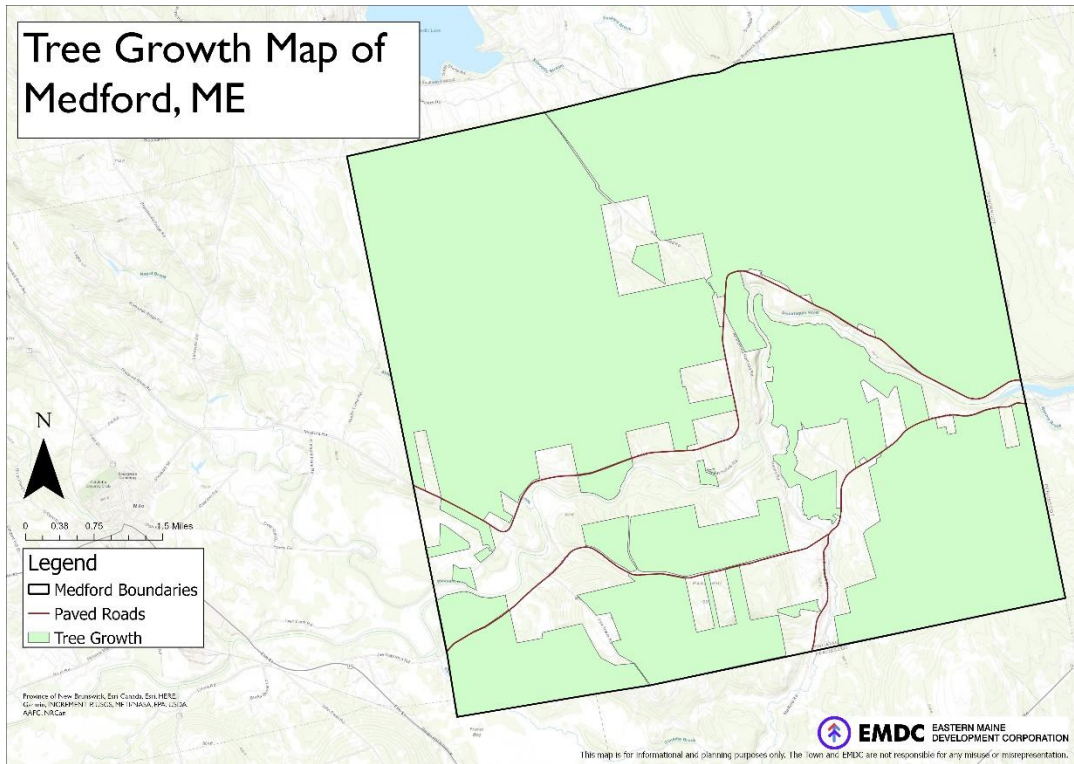
To support the level of financial commitment necessary to provide needed infrastructure in growth areas.

To establish efficient permitting procedures, especially in growth areas.

To protect critical rural and critical waterfront areas from the impacts of development.

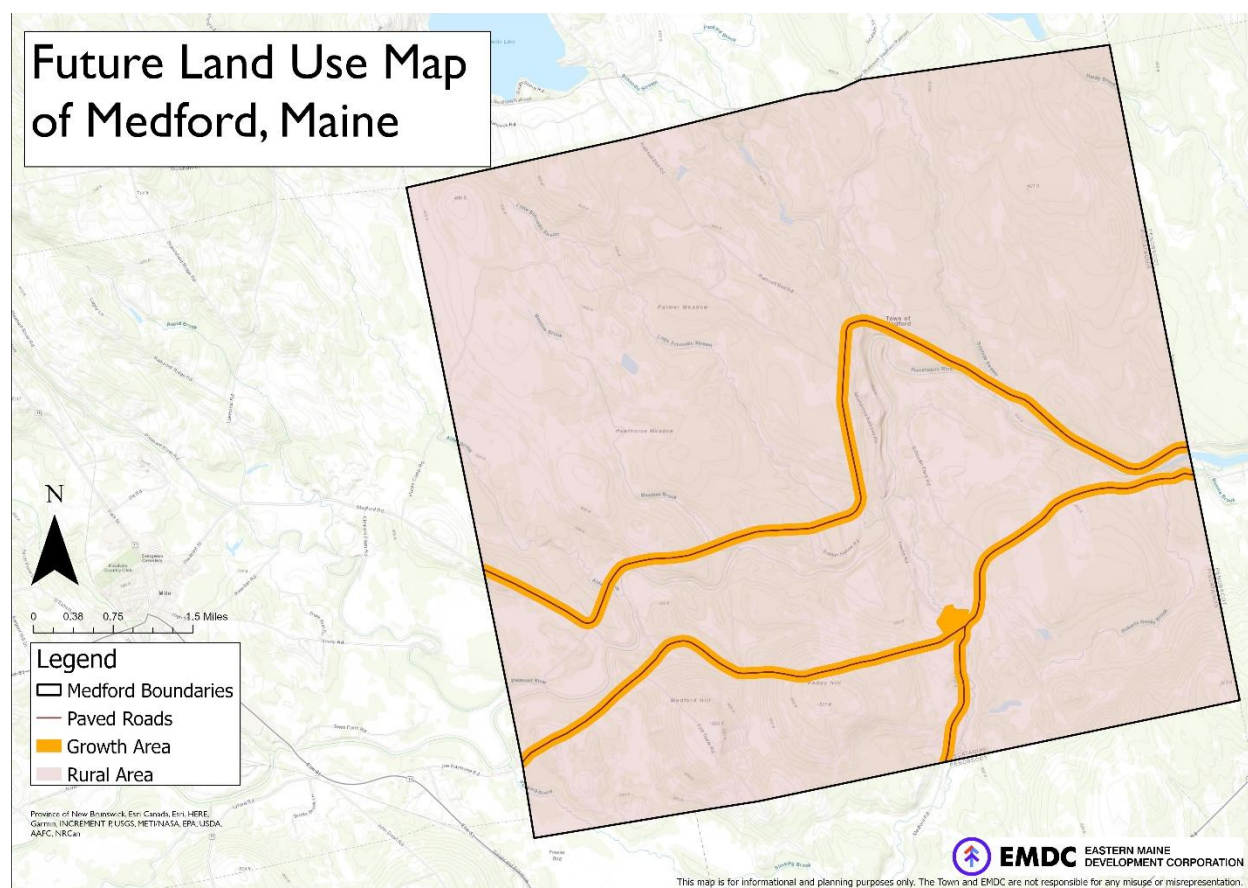
Overview

Most of Medford lacks the essential infrastructure needed to sustain large amounts of growth. Internet and three-phase power are not available in large parts of the community, and it is distant from many essential services. Map 13.0 indicates all the paved roads in Medford; as one can easily see, large regions of the town do not have paved roads, with much of the north having no roads at all. Furthermore, vast swaths of Medford are also currently managed under the state's Tree Growth program, making them significantly more difficult to develop.



Map 13.0: Areas of Medford under the Tree Growth program. Source: Town of Medford.

Planning for the Future



Map 13.1: Future Land Use Plan for Medford, ME.

To ensure that the resources of Medford, the state of Maine, and other public and private entities are used effectively, it is important to identify the areas best set for growth. Map 13.1 marks areas within 300 ft. of paved roads as this, the “Growth Area”. This strip has the quickest and easiest access to the services of the surrounding communities, as well the greatest concentration of development and infrastructure that is already in the community. The community center and surrounding town properties (including the town office and historic church), located on a dirt road right next to the (paved) Paddy Hill Road, are also included in the growth area; much of the planned investment in the Capital Investment Plan is going towards this area. Though Medford maintains a low level of development, any additional investment would be best suited for this area.

Please note that these should be seen as general bounds for where growth should be directed; some properties within the orange growth area overlap with the tree growth area, or have difficult terrain for construction. As always, property owners should use their judgment when considering building on their land.

The area outside these bounds is designated as the “Rural Area”. Existing development in this area is sparse, along dirt roads with limited-to-no power supply. This area is less suitable for development and should plan to have little built on it during the planning period. This will also help protect the important natural resources of the area.

There is no anticipated major municipal capital investment needed to support the proposed land uses.

Alignment with Community Vision

Feedback from the community survey and conversations with community members showed great appreciation for the current character of Medford and its distance from the hustle and bustle of more built-up areas. This plan, by keeping much of the town as undeveloped as possible, upholds the principles of “preserv[ing] and maintain[ing] the strong rural character and traditional values that helped to create the town”, while the planned growth area helps to ensure that any development that does occur is appropriately integrated into the community.

Growth and Development Trends

Medford is not expected to experience population growth on-net, barring some unexpected shift in economic conditions. It is expected that there will be one or two additional buildings constructed in Medford every year during the planning period, developing a maximum of up to 50 additional acres of land in the town; given that the land area within the community is 27,000 acres in size, they have ample land to accommodate this small level of development.

Evaluation

The community will work with relevant state and local levels of government to monitor the effects and implementation of this plan, in order to ensure that its principles are brought into being, that new development and capital investment is going towards the growth area, and that the critical natural resources of the community are being protected adequately.

Strategies

Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.

Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:

- a. Clearly define the desired scale, intensity, and location of future development;

- b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and
- c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
- d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.

Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.

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

Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.

Track new development in the community by type and location.

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

Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.

Appendix

Strategy Implementation Table

The table below lists strategies in applicable chapters of the plan and local groups and entities that will play lead roles in their implementation along with a timeline that is broken down into the following categories:

- Ongoing – The strategy is something the Town is actively working on and is encouraged to continue doing as part of the implementation of the Comprehensive Plan.
- Immediate – A strategy that is on the verge of completion and the Town is able to start and/or complete within five (5) years of adopting the Comprehensive Plan.
- Long-Term – These strategies require a significant lead-time that may involve prior actions to be completed. These strategies are anticipated to take more than five (5) years to complete. Estimated timeframes for strategy completion are also provided. In addition to these strategies, Medford may annually review the Strategies in the Comprehensive Plan.

<i>Chapter Title</i>	<i>Strategy</i>	<i>Responsible Agent(s)</i>	<i>Timeframe for Completion</i>
Housing	1. Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	Select Board and Planning Board	Ongoing
	2. Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in	Select Board, Planning Board	Ongoing

	growth areas, subject to site suitability.		
	3. Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	Select Board and Planning Board, EMDC	Ongoing, 1-3 Years
	4. Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	Planning Board, Select Board	Ongoing
	5. Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	EMDC, Maine Housing, Select Board, planning board	Long term
	6. Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	Planning Board, Select Board	Ongoing
	7. Seek to increase the level of enforcement for state and local regulations	Planning Board, Select Board, CEO	Ongoing
Transportation	1. Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	Select Board	Ongoing, Immediate, Longterm
	2. Initiate or actively participate in regional and state transportation efforts. "Maintain, enact or amend local ordinances as	Select Board, Maine DOT, EMDC	Immediate, Ongoing

	appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A." d. Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.		
Economy	1. If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development	Select Board, Planning Board, EMDC	Long term

	director, a regional economic development initiative, or other).		
	2. Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Select Board	Immediate, Ongoing
	3. If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	Select Board, Residents	Ongoing, 1-5 years
	4. Participate in any regional economic development planning efforts.	Select Board, Planning Board, EMDC	Ongoing
Water Resources	1. Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). b. Maine Department of	Select Board, Planning Board	Immediate, Ongoing

	Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. c. Maine Pollution Discharge Elimination System Stormwater Program"		
	2. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Select Board, Planning Board	Ongoing
	3. Where applicable, develop an impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	Select Board, Planning Board	Long-term
	4. Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	Select Board, Planning Board	Long-term
	5. Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource	Select Board, Planning Board	Ongoing

	Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.		
	6. Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	Select Board, Planning Board	Long-term
	7. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Select Board, Piscataquis County Soil & Water Conservation District	Ongoing
	8. Provide educational materials at appropriate locations regarding aquatic invasive species.	Select Board	Ongoing
Natural Resources	1. Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Select Board, Planning Board, MIFW	Immediate, Ongoing
	2. Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Comprehensive Plan Committee	Completed
	3. Through local land use ordinances, require subdivision or	Select Board, Planning Board	Long-term

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.		
4. Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	Select Board, Planning Board	Ongoing
5. Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	Select Board, Planning Board, EMDC	Ongoing
6. Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Select Board, Planning Board, EMDC	Long-term
7. Distribute or make available information to those living in or near critical or important natural	Select Board	Ongoing

	resources about current use tax programs and applicable local, state, or federal regulations.		
	8. Attempt to maintain a) large patches of habitat and b) keep them connected to support a variety of wildlife. Help private landowners access incentives to invest in long-term stewardship of their property. Beginning with Habitat's private landowner biologist is available to help with these measures and provide tools for management.	Select Board, Planning Board	Ongoing
	9. Coordinate with Beginning with Habitat and other agencies/partners for site visits to survey lands and determine what resources may be present.	Select Board, Planning Board, BwH	Ongoing
Agricultural and Forest Resources	1. Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	Select Board, Planning Board,	Immediate - Long term
	2. Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Select Board, Planning Board, Piscataquis Soil and Water Conservation	Ongoing
	3. Amend land use ordinances to require	Select Board, Planning Board	Long-term

	commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.		
	4. Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	Select Board, Planning Board, Resident Farmers	Immediate, 3-5 years
	5. Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	Select Board	Ongoing
	6. Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	Select Board, Planning Board	Immediate
	7. Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional	Select Board, Planning Board, EMDC	Long-term

	economic development plans.		
Historic and Archaeological Resources	1. For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Select Board, Planning Board, Property Owners, Local historic society	Ongoing, Immediate
	2. Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Select Board, Planning Board, Property Owners, Local historic society, Penobscot Nation	Immediate, 3-5 years
	3. Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	Select Board, Planning Board, Maine HPC	Long-term

Recreation	1. 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.	Select Board and Planning Board,	Ongoing
	2. Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	Select Board and Planning Board, DACF	Immediate, 3-5 Years
	3. Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	Select Board and Planning Board	Immediate, 1-3 Years
Public Facilities and Services	1. Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Select Board and Planning Board	Immediate, 3-5 years
	2. Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Select Board and Planning Board	Immediate, 3-5 years

	3. Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	Select Board and Planning Board, Other Municipalities, Comprehensive Plan Committee	Longterm, 10+ years
	4. If public water supply expansion is anticipated, identify and protect suitable sources.	Select Board and Planning Board, MIFW	Ongoing, Immediate
	5. Explore options for regional delivery of local services.	Select Board and Planning Board, Other Municipalities	Ongoing, Immediate
Fiscal Capacity and Capital Investment Plan	1. Explore new generation streams by reviewing towns of similar size to diversify tax revenue	Select Board	Immediate, 5 years
	2. Support the hiring of a fulltime Code Enforcement Officer (CEO) to replace the current part time position to provide adequate permitting services, as well as to enforce existing ordinances and state regulations.	Select Board, Planning Board, Regional Planning Commission	Ongoing, 1-5 Years
Future Land Use Plan	1. Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Comprehensive Plan Committee	Immediate
	2. Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future	Select Board and Planning Board	Long-term

	development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.		
	3. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Comprehensive Plan Committee	Immediate
	4. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Select Board and Planning Board	Ongoing
	5. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with	Select Board and Planning Board	Long-term

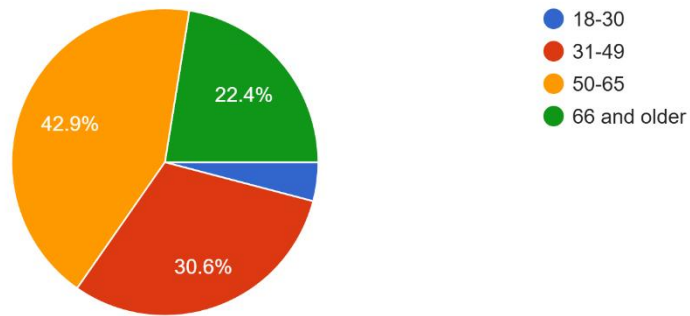
	30-A M.R.S.A. §4451.		
	6. Track new development in the community by type and location.	Select Board and Planning Board	Long-term, Ongoing
	7. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Select Board and Planning Board	Long-term
	8. Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Select Board and Planning Board	Long-term

Community Survey Results

Demographics

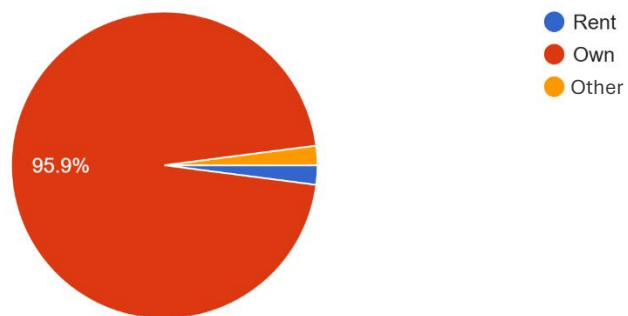
What's your age group?

49 responses



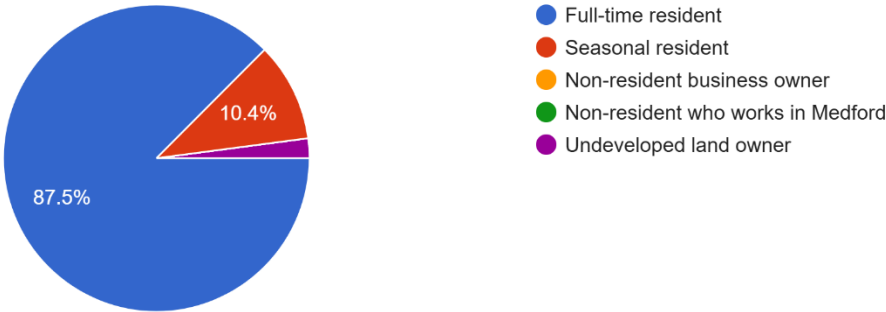
Regarding your living situation, do you:

49 responses



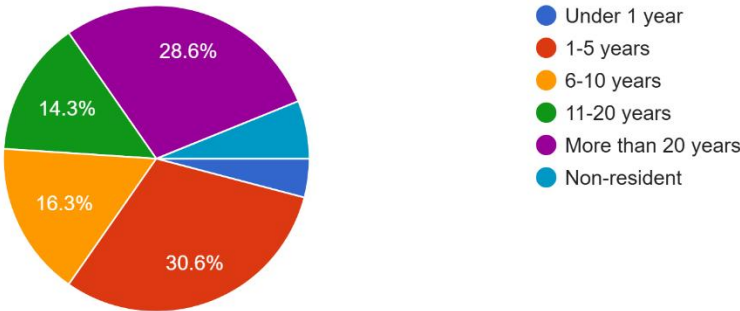
Which of the following best describes your relationship to Medford?

48 responses



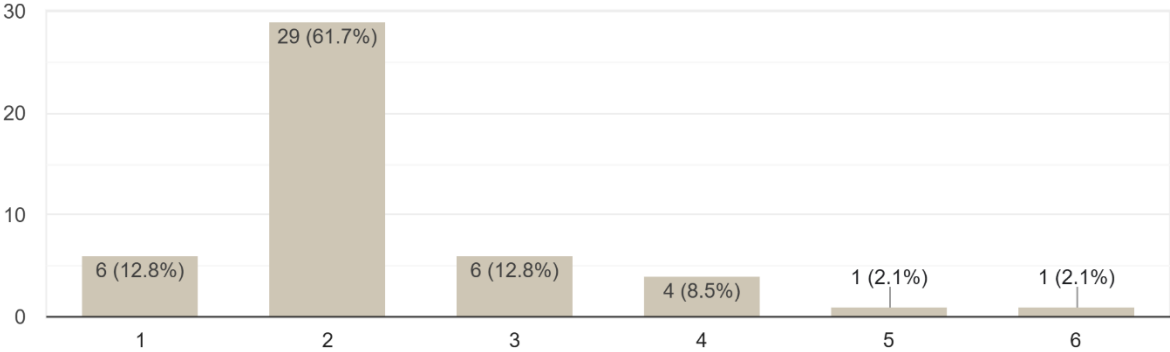
How long have you lived in Medford?

49 responses



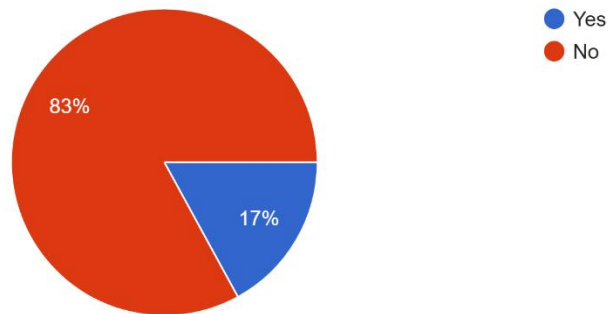
How many people are in your household?

47 responses



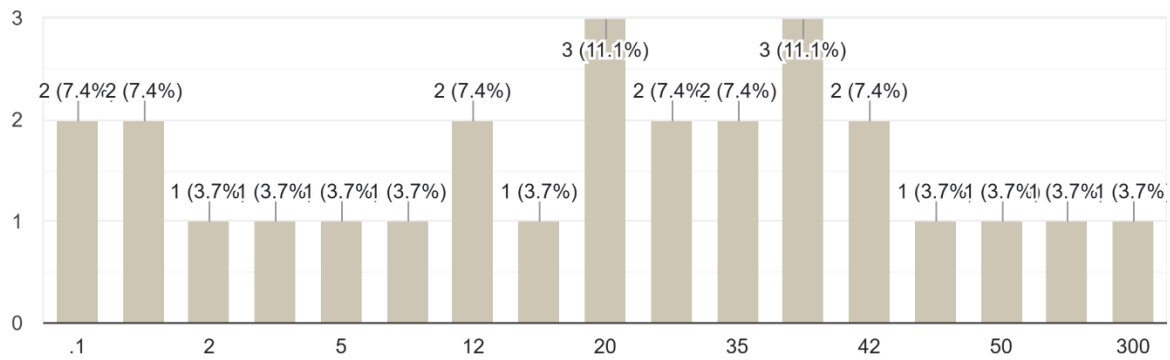
Do you have school-aged children under the age of 18 living at home?

47 responses



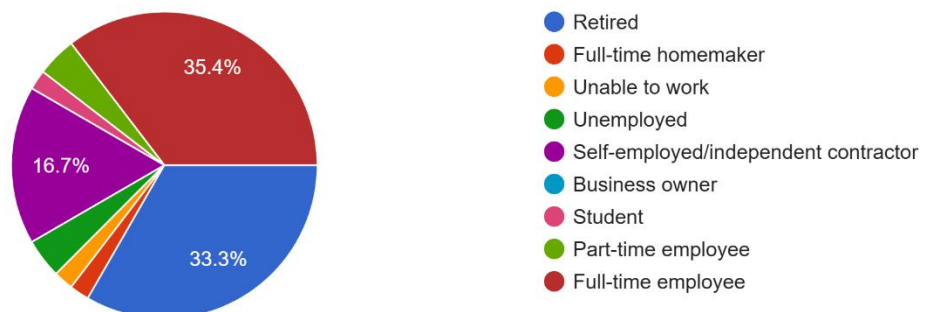
How many miles do you travel to work or school (One-way)

27 responses



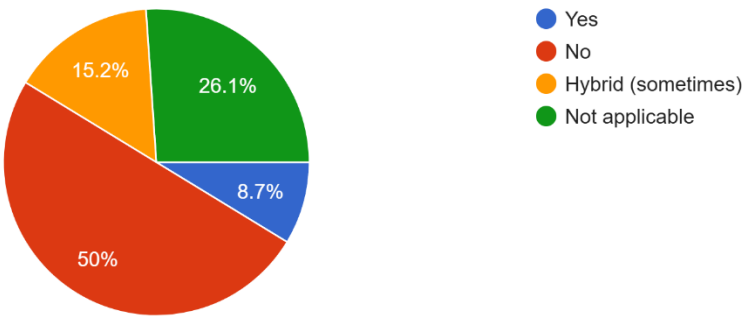
Which of the following best describes your employment status?

48 responses



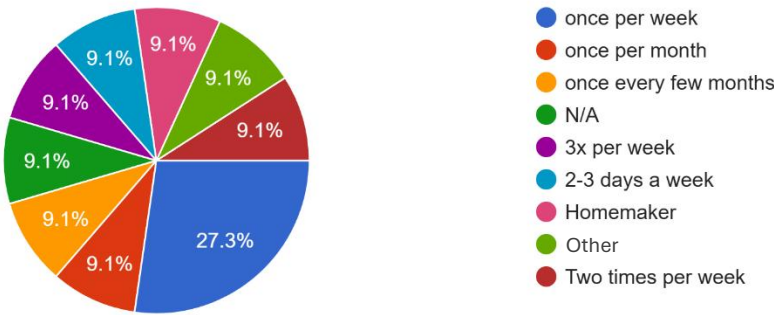
Do you work remotely from home?

46 responses



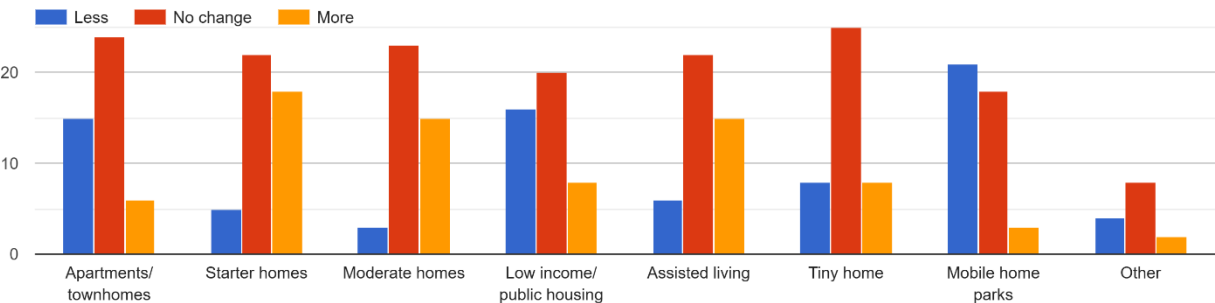
If you answered "Hybrid" to the above, how many times do you go into an office?

11 responses



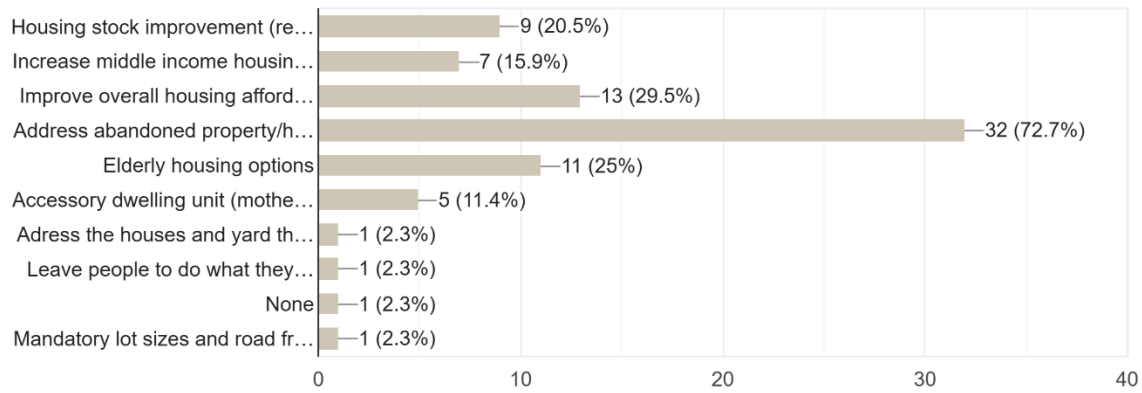
Housing

Next to each option below, please indicate the following types of residential development you would like to see more, less, or no change of in Medford.



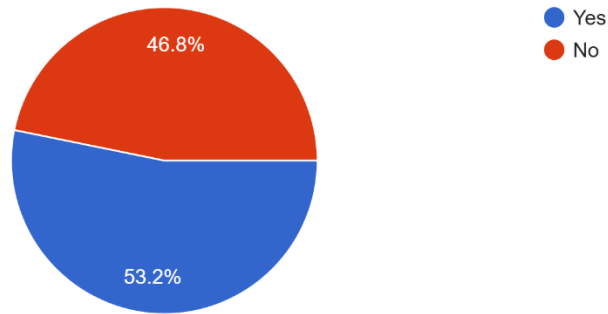
What housing issues do you think Medford should address? (Please select all that apply)

44 responses



Do you think that it is challenging for low- and moderate-income people to find affordable housing in Medford?

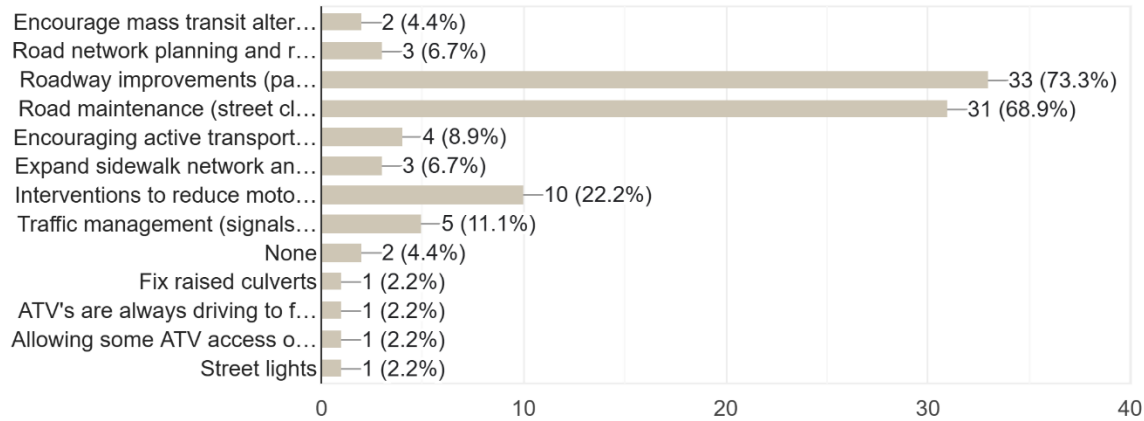
47 responses



Transportation

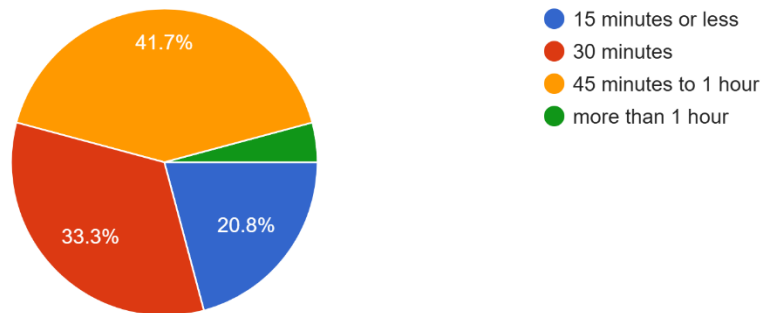
What transportation initiatives do you think Medford should support? (Please select all that apply)

45 responses



If you commute to work or school, how many minutes on average is your commute?

24 responses



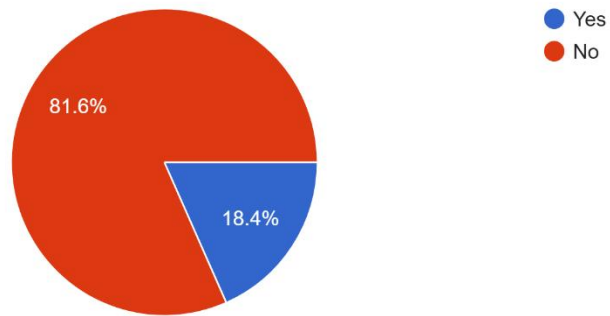
In what community do you work or go to school? (27 respondents)	
Town Name	# of Commuters
Medford	4
Bangor	6
Brownville	1
Dover-Foxcroft	4
Milo	2

Cont.	
Town Name	# of Commuters
Howland	2
Lincoln	3
Other Nearby Town	3
Out of State	2

Economy

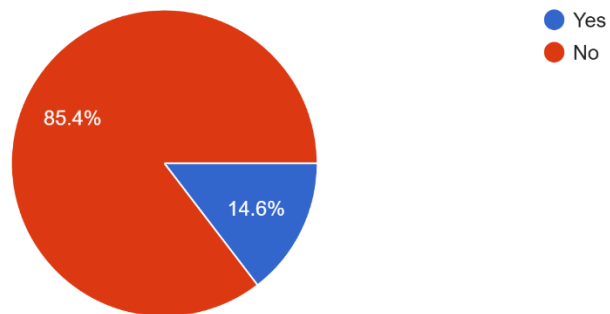
Is tourism important to Medford?

49 responses



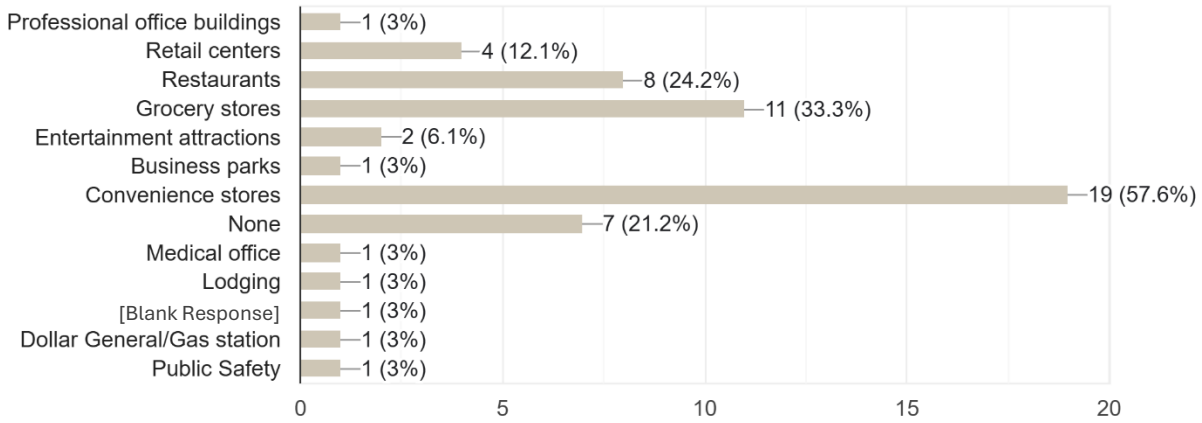
Do you think tourism in Medford should be promoted more?

48 responses



Which of the following types of commercial development would you like to see more of in Medford?
(Please select all that apply)

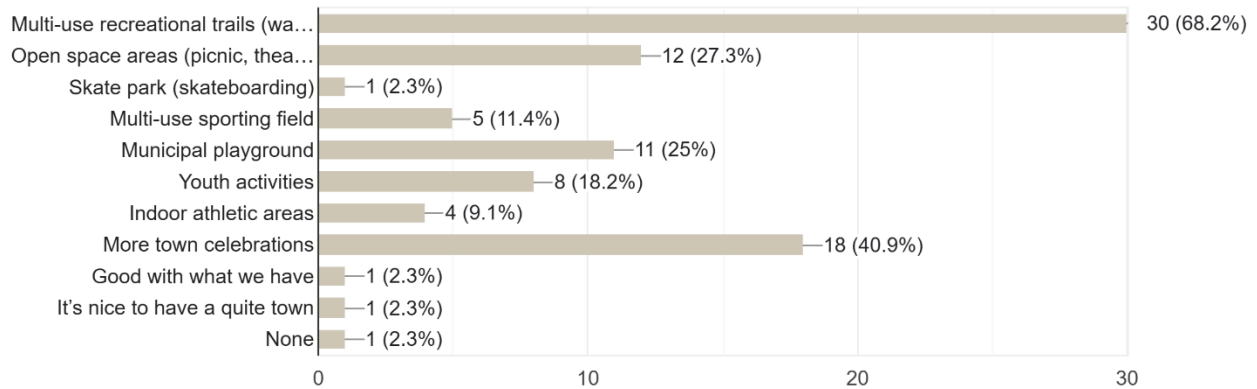
33 responses



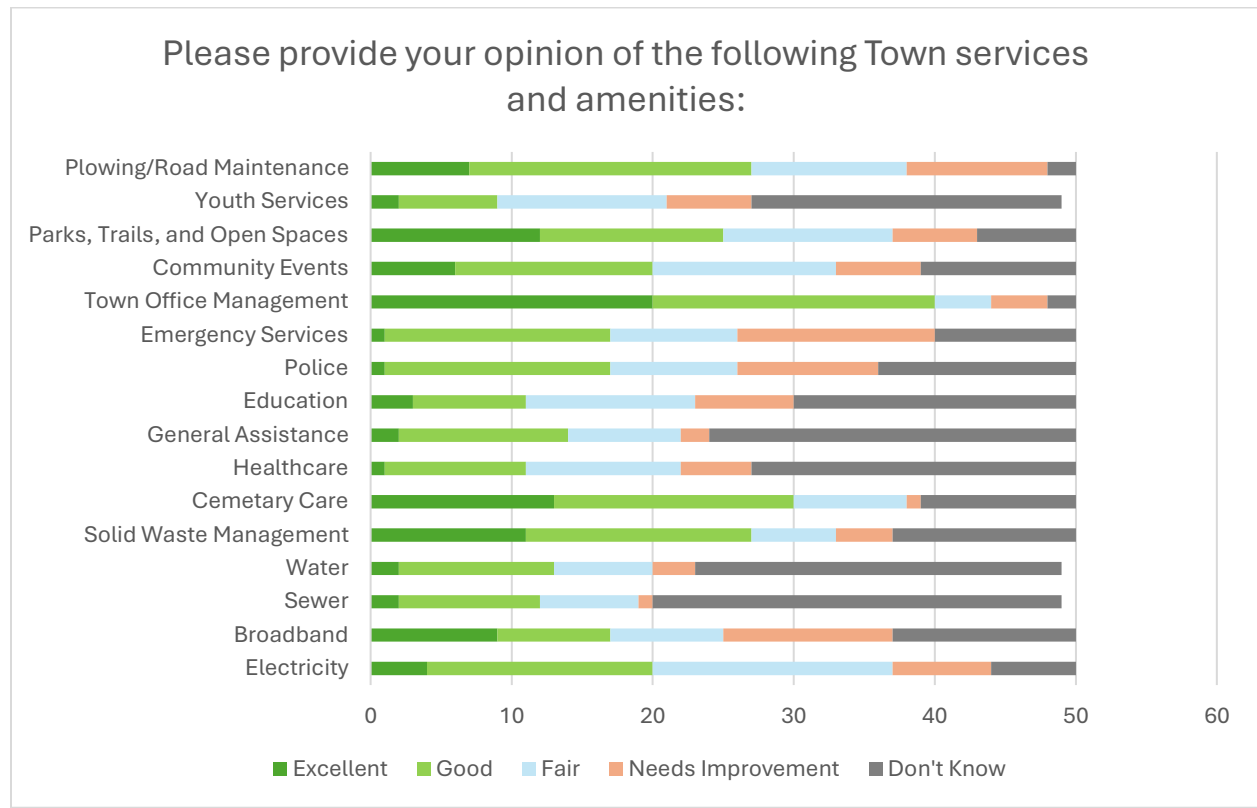
Recreation

What types of recreation activities would you like to have available or more available to you in Medford? (Please select all that apply)

44 responses

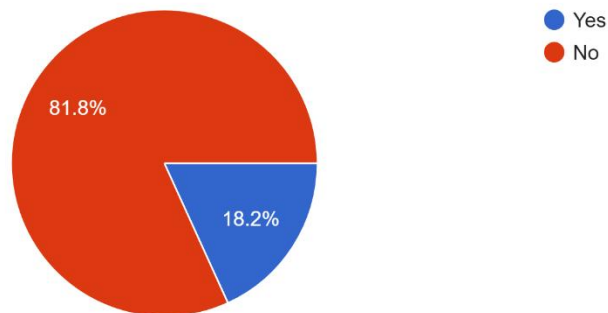


Public Facilities and Services



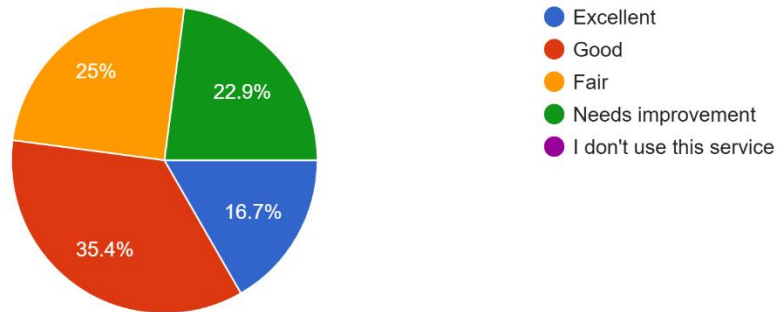
Are there any additional services you would like to see provided?

44 responses



What would best describe the reliability of your cell phone coverage?

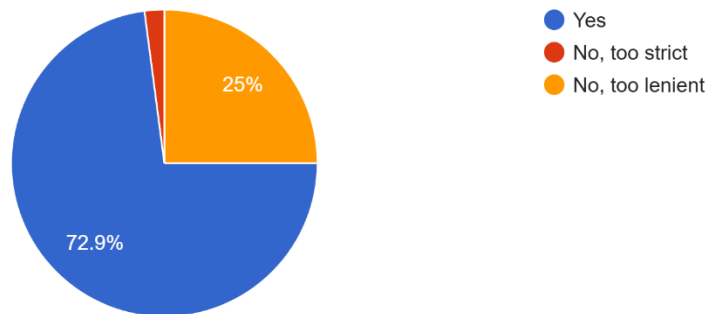
48 responses



Land Use

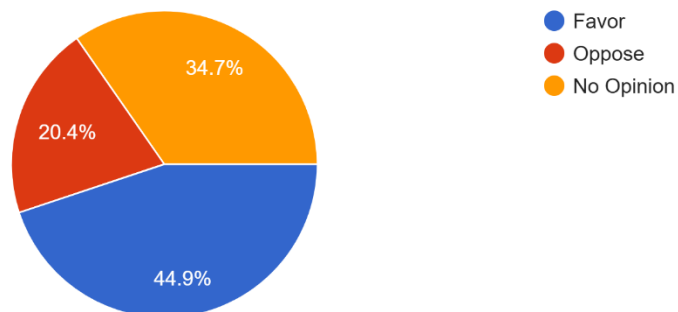
Are you satisfied with Medford's current land use policies?

48 responses



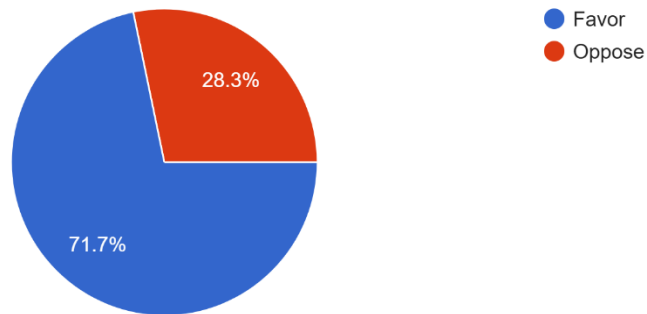
Do you favor/oppose the construction of a gravel pit in the town of Medford?

49 responses



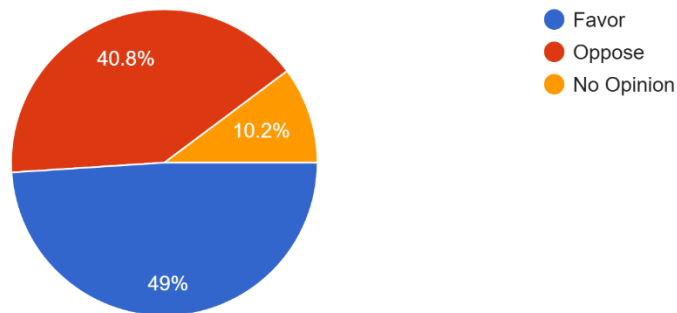
Do you favor/opposed to a permitting process for gravel pits?

46 responses



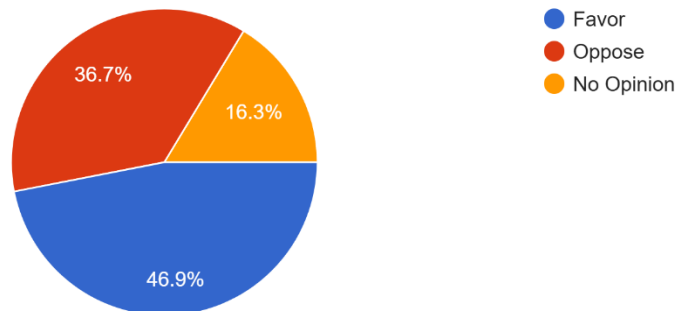
Do you favor/oppose the construction of a recycling center in the town of Medford?

49 responses



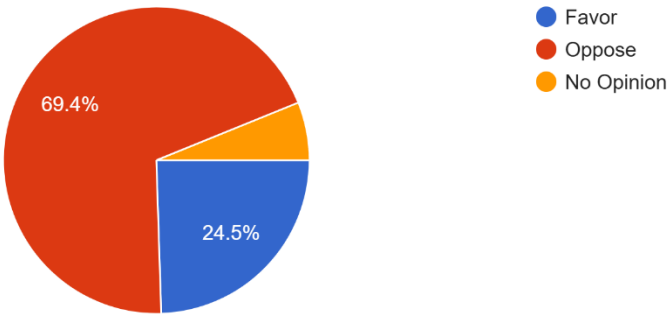
Do you favor/oppose a permitting process for a recycling center by the town of Medford?

49 responses



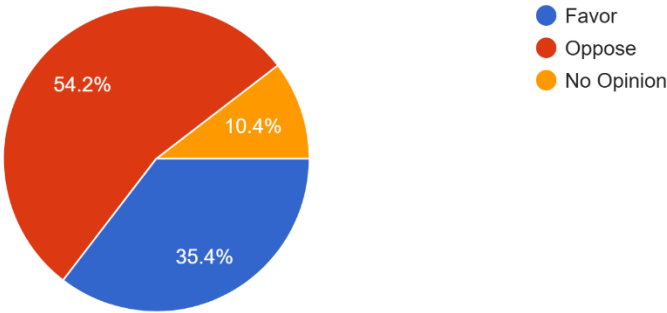
Do you favor the construction of passive solar generators in the Town of Medford?

49 responses



Do you favor a permitting process in the town of Medford for passive solar generators?

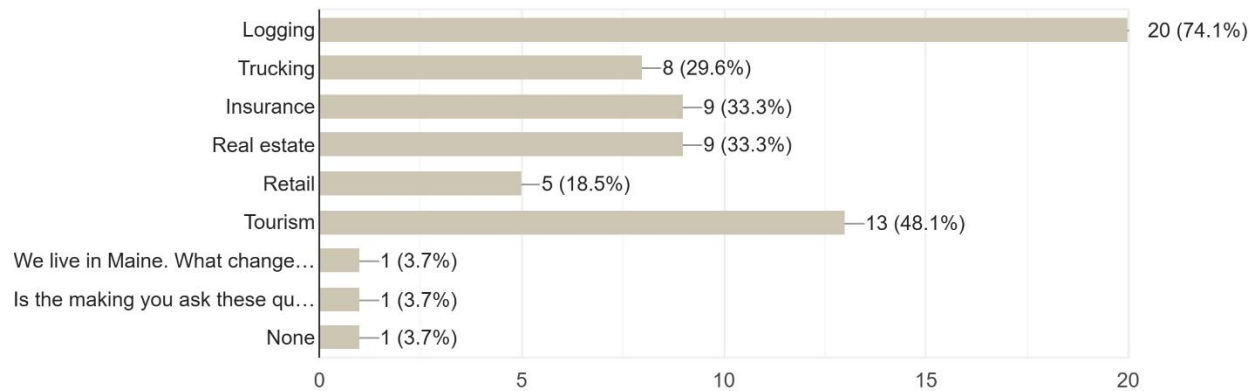
48 responses



Resiliency

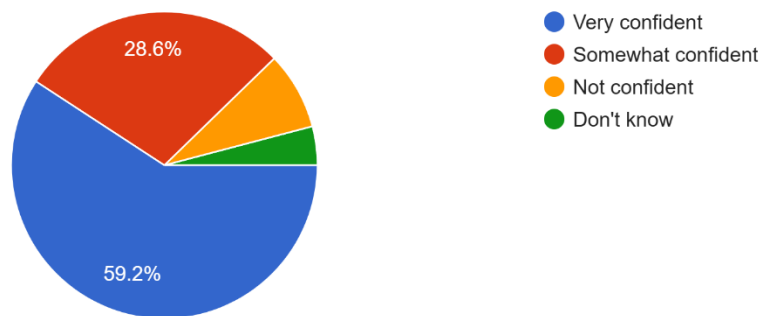
Are there any major industries, jobs, or markets that could be or are being affected by changes in weather? (i.e. lumbering, trucking, etc.)

27 responses



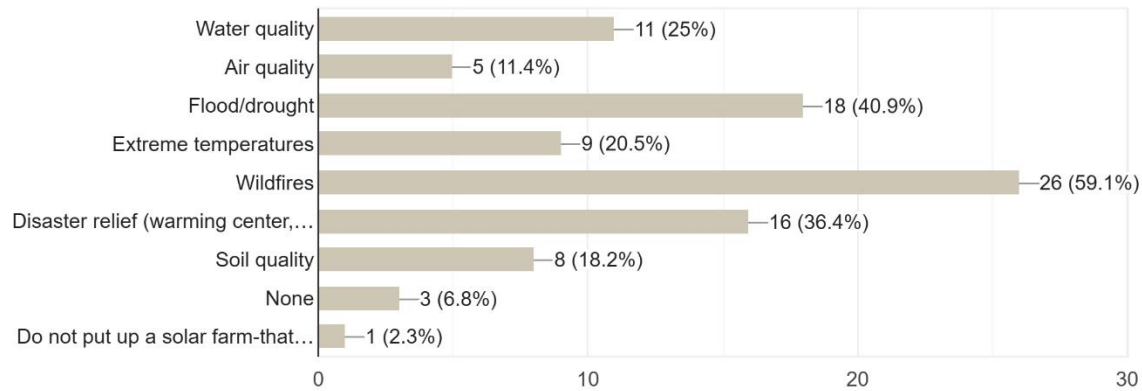
During extreme weather or utility outages, how confident are you that your household could access enough safe, nutritious food?

49 responses



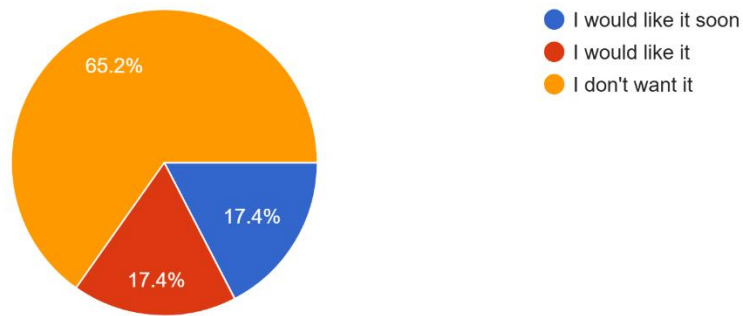
Which of the following environmental concerns do you have for Medford? (Please select all that apply)

44 responses



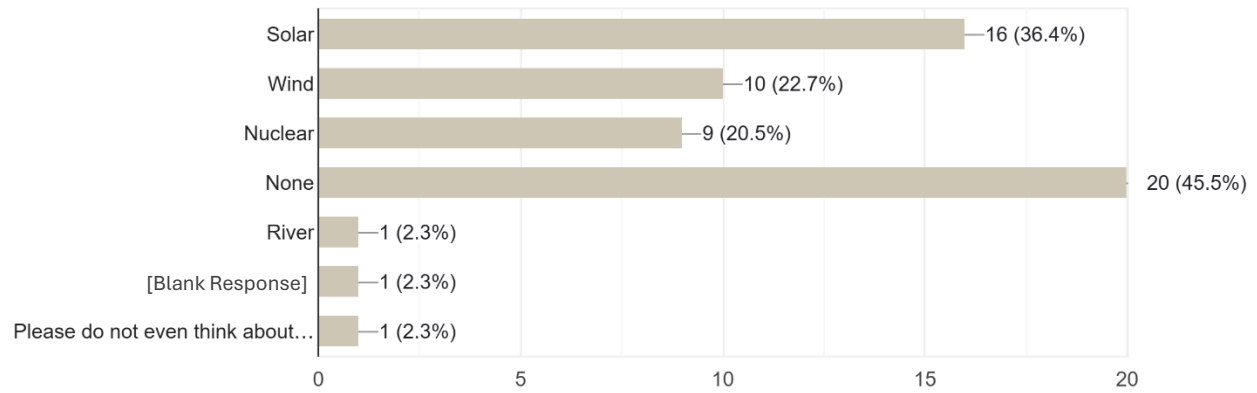
What do you think about renewable energy in Medford in the future?

46 responses



What kind of renewable energy would be best for the town? (Please select all that apply)

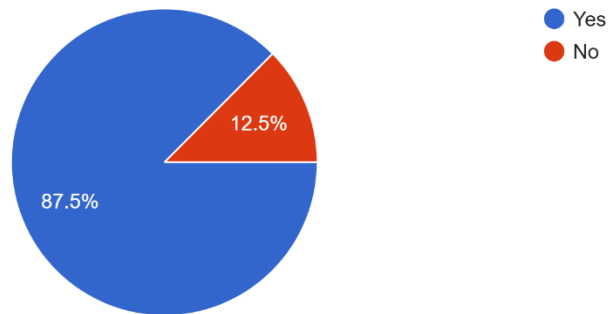
44 responses



Regional Coordination

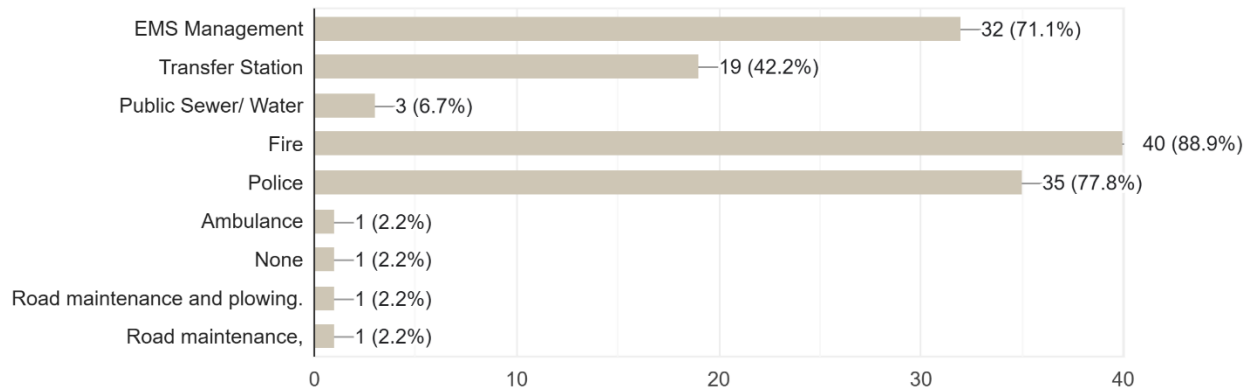
Would you be willing to work with neighboring towns to share resources?

48 responses



What kind of projects do you think Medford could share or expand with other towns/ the region
(Please check all that apply)

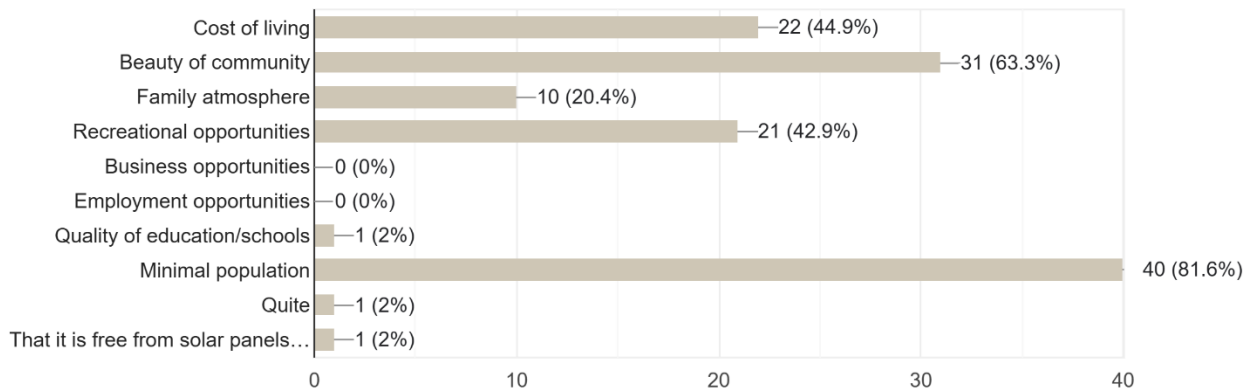
45 responses



Visioning

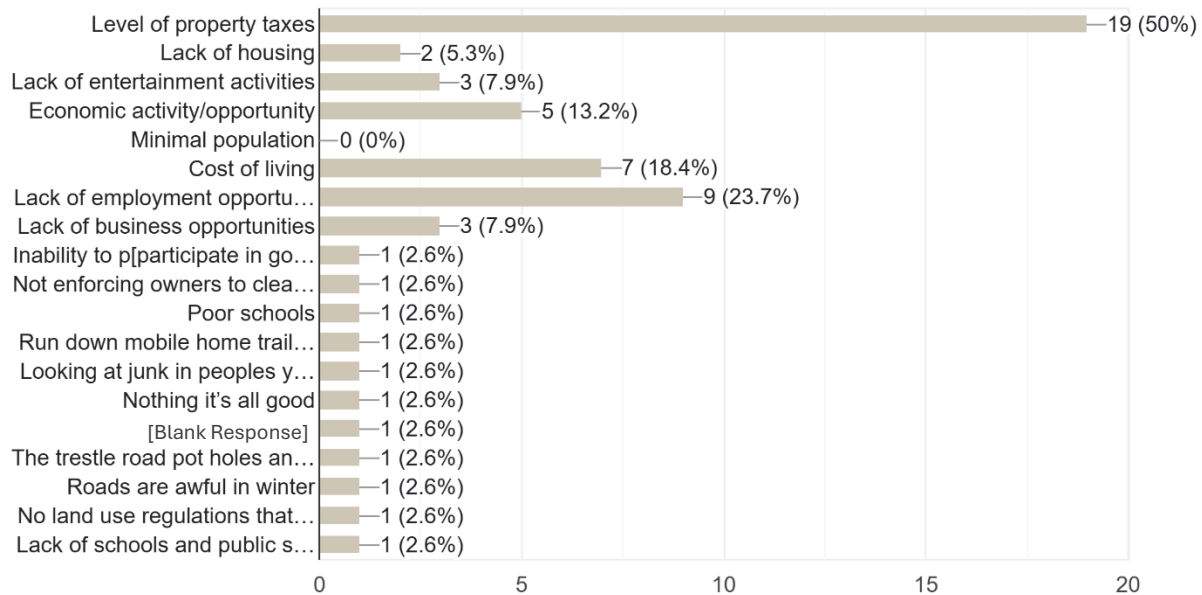
What do you like most about living in Medford? (Please select all that apply)

49 responses



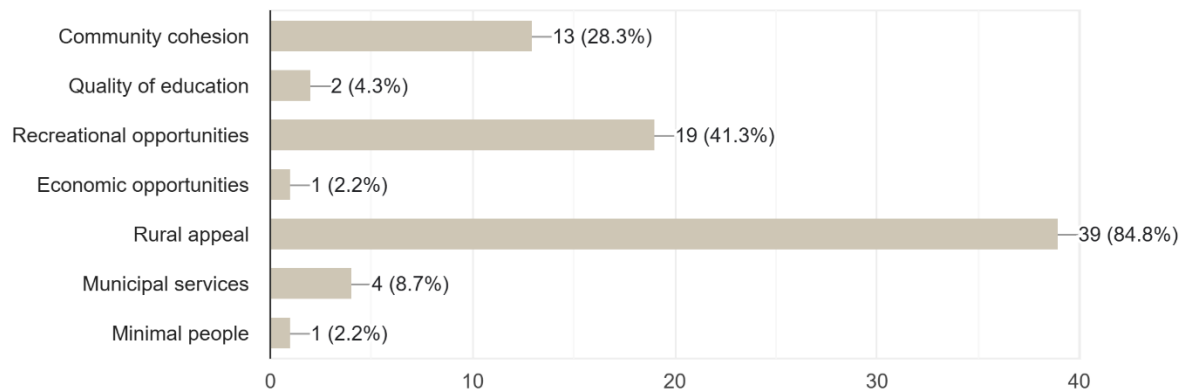
What do you like least about living in Medford? (Please select all that apply)

38 responses



What strengths do you believe Medford to have? (Please check all that apply)

46 responses



What areas would you would like to see improved in Medford? (Please check all that apply)

35 responses

