

Kingfield Comprehensive Plan



**Town Meeting Version
March 3, 2007**

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Introduction

The citizens of Kingfield adopted our current Comprehensive Plan in 1988 and made minor amendments in 2002. But for the most part the Comprehensive Plan reflects the community values of 1988. In 2002, a group of citizens began the process of developing a new Comprehensive Plan. This Plan presents information on community trends and characteristics over the past 10 years and what is expected to occur over the next 10 years. One of the most important trends has been the significant increase in home costs over the past 10 years.

The most important elements of the Comprehensive Plan are the policies and strategies which the community adopts. They present the directions Kingfield will take to address issues identified in the Inventory and Analysis section of the Plan. Policies are statements of direction the community desires to take, and strategies define actions the Town should undertake in order to carry out the policies. Strategies ***are not meant to be mandatory*** actions but steps that the Town can take to achieve the broad goals and policies of this Plan.

The Comprehensive Plan, presented in two sections--Goals, Policies, & Strategies and the Inventory and Analysis--serves as a guide for the community and town officials as they make decisions about the future of Kingfield. The goals, policies and strategies are presented in a number of planning topics that correspond to the State of Maine planning goals. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Kingfield changes over time.

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

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

The Kingfield Comprehensive Plan Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications during Plan development. In addition, it relied heavily on what the citizens of Kingfield told the committee at visioning sessions held in the fall of 2005. Although, in not all instances did the committee unanimously agree; it is the position of the committee that the following presents a realistic direction for Kingfield over the next 10 years.

Kingfield Comprehensive Plan Section I

**A Vision for Kingfield
Goals, Policies, Strategies
Future Land Use Plan
Capital Investment Plan
Regional Coordination Program**

Vision for Kingfield-

Character and Special Places

Small town qualities and natural features are some of the important characteristics important to those who live in Kingfield. There are caring people, families and a strong community spirit. People feel safe in Kingfield. There are local neighborhoods with sidewalks where residents can walk and interact with their neighbors. Kingfield is still a small Maine town. People work hard, support their neighbors, maintain their modest homes and businesses and take pride in their share of Maine's natural beauty.

Special physical places are important to those who reside in or visit Kingfield. These include the Carrabassett River, hills, valleys and fields. Mountain views and vistas help define Kingfield's special character. Skies are dark at night, highlighting the stars, and air is clean as are the waters. Many acres of private land are open to outdoor recreation activities.

People like Kingfield because of the convenience and accessibility of services, schools and community events.

Kingfield people, like most rural folk, value their independence and their right to responsible use of their land as their individual interests dictate. They accept the need for government land use regulation as necessary to secure their rights and those of others but believe such regulations must serve a compelling public interest.

Current Trends

It may be said that Kingfield is in the midst of an economic transition. Long dependent upon its thousands of acres of woodland, the town is becoming more commercialized and thus reflective of its service center nature. Kingfielders and many residents of surrounding lands and towns are coming to view the area as Greater Kingfield. Citizens of Salem and Freeman Townships, and to a lesser degree the towns of Carrabassett Valley and New Portland, enjoy typical day-to-day services found in Kingfield. Central to the growth of recreation as a regional phenomenon has been the economic benefits derived from the influx of visitors "from away."

The vast majority of the housing units within the "town center" are circa 1850-1915. New homes have sprung up along West Kingfield Road and other sites somewhat further removed from the town center. Should the recent trends of the dispersed residential development continue, important community characteristics and values may be diminished or lost.

Commercial businesses including Jordan Lumber Co., Tranten's General Store and Webber Fuel plus a number of smaller operations are located on the northern end of town along Route 27. United Kingfield Bank anchors Depot Street's commercial stretch.

Affordable housing is obviously closely associated with economic change. Many, if not most, jobs in Kingfield offer wages at or only slightly above minimum wage. The escalation of real estate values and the rising costs of living have made home ownership or rental property housing

beyond the reach of many current and future residents of all ages. Unfortunately those increases have not been matched by similar increases in family income, either through employment or retirement.

Regionalism is not a new phenomenon in Northern Franklin County. For example, Kingfield, New Portland and Franklin County (on behalf of unorganized lands) share management of the local transfer station. Kingfield's Fire Department has mutual aid agreements with some nearby towns and, with Avon, Phillips, Strong and Eustis, comprise School Administrative District 58. Additionally, Kingfield is one of several northern Franklin County towns contributing to ambulance services under the auspices of Franklin Memorial Hospital. Other arrangements include the joint purchase of operational goods and materials.

Future Growth

Kingfield's role in the region will be that of a small service center providing services and cultural activities to its residents and residents of surrounding towns, both organized and unorganized.

Kingfield Village will be a place that residents and tourists alike want to frequent for goods, services, lodging and food. Large trucks will not own Main Street and pedestrians will be able to walk safely. There will be adequate off street parking for those who must drive rather than walk and store fronts will take advantage of the "River" side. New and redeveloped buildings will have a traditional Kingfield Village flavor and scale. Signs will be pleasing, not obtrusive neon.

Residential neighborhoods will continue to be desirable places to live, raise a family and where the average family can afford to live. Sidewalks will be safe and only local traffic will use the side streets. Services will be convenient and accessible. Recreation opportunities will exist for all ages and schools will be an important part of the community.

A mixture of employment opportunities will exist in Kingfield and the surrounding region. These opportunities will attract a diversified citizenry who can afford to reside in Kingfield. The elder population will have the services needed to make their later years safe and comfortable.

Public facilities and services will be provided to meet the needs of all age groups without extravagant tax rates. These may include sewer capacity for new development, recreation areas and walking trails.

There will be undeveloped areas consisting of large tracts of land that have woods and fields that can produce timber and provide wildlife habitat and space to engage in outdoor recreation. Ground and surface water will be pure and quantities will be sufficient to meet all uses. The scenery will be maintained with mountain and valley views and the stars will be visible at night. Gateways into town will be an indication that Kingfield is a special place.

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

PLANNING TOPIC Archaeological, Historic and Cultural Resources

State of Maine Goal that needs to be addressed:

To preserve the State's historic and archaeological resources.

Town Goal:

To maintain and enhance the values of important archaeological, historic and cultural resources.

Introduction

Archeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began.

Historic buildings provide insight into a community's past as well as help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings, can conserve resources, time, energy and money while they sustain a sense of community character.

Kingfield is rich in cultural resources enjoyed by both residents and visitors. These include the Kingfield Historical Society and the Stanley Museums and the Webster Library. There is an art gallery and art is offered for sale at many businesses. Cultural events include the Kingfield Pops, Festival Days and the Tree Lighting.

Based on the results of the Inventory and Analysis and local information, these are the concerns that the plan needs to address.

Prehistoric and historic archaeological sites can be indicators of our past. These resources need to be documented and protected.

Historic structures and sites are reminders of the town's past. Three structures are on the National Register of Historic Places, but such designation offers no protection except when federal or state money is involved.

In addition to the structures on the National Register of Historic Places there are other structures that reflect the Town's past. Their loss can change the character of the town.

Cultural resources help make a good place to live and visit. These resources and events need to be maintained.

Policies of the Plan are to:

Maintain the values of archaeological sites.

Maintain the values of historic sites and structures.

Maintain and increase cultural resources.

Strategies of the Plan are to:

Develop ordinance standards for subdivisions and non-residential development projects that require the identification and protection of known and potential archaeological resource locations as determined by the Maine Historic Preservation Commission.

Responsibility/Time Frame

Ordinance Committee/Short

Seek resources to evaluate the 1987 architectural survey of historic buildings.

Responsibility/Time Frame

Historic Society /Mid

Seek listing on the National Register of Historic Places worthy historic sites and structures.

Responsibility/Time Frame

Historic Society /Ongoing

Develop and deliver an education program for owners of historically significant properties in techniques to maintain their historic value.

Responsibility/Time Frame

Historic Society /Mid

Amend ordinances to include provisions that considered impacts on historic properties when non-residential development is proposed.

Responsibility/Time Frame

Ordinance Committee/Short

Support both public and private cultural activities.

Responsibility/Time Frame

Selectmen/Ongoing

PLANNING TOPIC

Housing/Affordable Housing

State of Maine goals Plan needs to address:

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

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.

Town Goal:

Promote housing opportunities that meet the needs of various age groups, household types and income levels that are consistent with the character of Kingfield.

Introduction

Housing characteristics within a community are an important consideration of the Comprehensive Plan. In 2000, the Census reported 659 total housing units, 495 year-round and 164 seasonal or second. Between 1990 and 2000, some 63 new housing units were added to the Town's housing supply. Based on U.S. Census information, 40 of the added housing units were seasonal. From 2000 through 2004 there have been building permits issued for nine year-round homes and 35 permits issued for seasonal/second homes.

In 2000, 72% of all housing units were owner-occupied and 18% were renter occupied.

The cost of purchasing or renting a home has increased in recent years. Numerous factors have led to these increased costs including land costs, construction cost and market demand. Affordable housing under the Comprehensive Planning and Land Use Regulation Act has been defined as decent, safe and sanitary dwellings, apartments or other living accommodations for a household whose income does not exceed 80% of the median income for the area. Year-round home sale prices have been on the increase in Kingfield. The median sale price has increased from \$61,000 in 1999 to \$104,500 in 2005, a 71% increase.

Based on the forecast that year-round population will be in the 1,100 to 1,200 range there will be a demand for 40 additional housing units over the planning period. Should the local or regional economies change significantly, the demand for additional housing units will also change. Seasonal or second homes comprised 25% of Kingfield's total housing stock in 2000. Since 2000 this type of housing has grown almost four times more than new year-round housing. Several factors can be attributed to these trends. They include historically low mortgage interest rates, changes in investment strategies by those with higher disposable incomes and reasonable development costs. Since 1999 there have been 50 plus seasonal/second homes sold and building permits issued for 35.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan should address.

Escalating land and construction costs, coupled with a strong real estate market, have created an affordable housing problem in Kingfield and the surrounding area.

Currently, the town lacks standards governing minimum construction standards.

The aging population may create a demand for assisted living/elderly housing.

Over ½ of the homes in Kingfield were constructed earlier than 1960. These older homes may be in need of energy efficiency and/or electrical upgrading.

Limited availability and the cost of rental housing make it difficult for lower income households to reside in Kingfield.

The demand for temporary housing during the winter months inflates rental housing costs.

The construction of second and seasonal homes has been four times greater than the construction of year-round homes. This trend is expected to continue.

It is expected that there will be a demand for 40 new year-round homes between 2007 and 2017.

The siting of a Poland Springs Bottling Plant in Kingfield may create an additional demand for housing and/or increase sale prices of existing homes.

Policies of the Plan are to:

Encourage the construction of housing which is affordable.

Provide for a variety of housing and tenure types to meet the changing needs of housing consumers.



Assure that residential development is constructed safely and soundly.

Provide for the placement of mobile/manufactured homes and the construction of mobile home parks in suitable locations.

Seek to achieve 10% of new year-round residential development to meet affordable housing guidelines as required in the Growth Management Law.

Allow the conversion of single-family homes to ones with accessory apartments.

Investigate options to assist elderly and low income households to upgrade homes to meet modern electrical and energy efficiency standards.

Monitor impacts on housing demand, availability and affordability resulting from new business developing in Kingfield and the region.

Allow for the development of multi-unit housing at greater densities than for single-family homes.

Seek regional solutions to affordable and worker housing needs.

Strategies of the Plan are to:

Amend ordinances to direct mobile home parks to locations designated as Growth Areas in the Future Land Use Plan.

Responsibility/Time Frame

Ordinance Committee/Short

Amend Ordinances to allow the creation of accessory apartments in existing residential structures provided residential structural characteristics, are maintained, adequate off-street parking is provided and health and safety codes are met.

Responsibility/Time Frame

Ordinance Committee/Short

Amend ordinances to allow for the construction of multi-family housing, in locations designated as Growth Areas in the Future Land Use Plan, at densities greater than current ordinances permit while protecting environmental and social values.

Responsibility/Time Frame

Ordinance Committee/Short

On a biennial schedule assess the availability of affordable housing. If that assessment indicates that there is an inadequate supply of affordable housing develop strategies to address the need.

Responsibility/Time Frame

Selectmen/Ongoing

Determine the availability of and Kingfield's eligibility for grants from the Department of Economic and Community Development and Maine State Housing Authority for low income and elderly housing assistance.

Responsibility/Time Frame

Selectmen/Short

Engage Western Maine Community Action to address affordable housing needs.

Responsibility/Time Frame

Selectmen/Ongoing

Obtain and make available at the town office information on programs for home repair for the elderly and low income.

Responsibility/Time Frame

Selectmen/Ongoing

Review the State of Maine Model Building Code (2003 Version-International Residential Code) and propose for adoption.

Responsibility/Time Frame

Selectmen, Code Officer & Fire Chief/Mid

PLANNING TOPIC

Economic Development

State of Maine Goal that needs to be addressed:

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

Town Goal:

To promote economic development that provides good employment opportunities and respects valued town characteristics.

Introduction

The regional economy of the Greater Kingfield Region has been traditionally based upon the wood and related industries. Secondary businesses supported that industry. Mechanization, technology and foreign competition have now decreased the work force needed for this industry and in many mills, although a few still operate. Recreation has been a long-standing part of the regional economy but today it plays a much greater role in the regional economy. This is true of various service businesses as well.

It may be said that Kingfield is in the midst of an economic transition. Long dependent upon its thousands of acres of woodland, the town is becoming more commercialized and thus reflective of its service center nature. Kingfielders and many residents of surrounding lands and towns are coming to view the area as Greater Kingfield. Citizens of Salem and Freeman Townships, and to a lesser degree the towns of Carrabassett Valley and New Portland utilize typical day-to-day services such as banking, grocery shopping, beauty salons, public library, U.S. mail, gasoline service stations, schools, sports equipment (especially for winter time) and real estate services. To assess current economic activity, a questionnaire was developed and distributed to business owners. The complete results of this questionnaire can be read in the inventory section of the Plan.

Despite its small size of fewer than 1,200 residents, numerous businesses operate in Kingfield. Although the exact number of these is difficult to determine, 80 businesses is probably an accurate estimate. Among these not all are locally-owned businesses.

In 2000 the greatest percent of workers (18%) were employed in the arts, entertainment, recreation and food service industries, which should be expected considering the recreation-based economy of the region. Employment in education, health and social services followed closely.

Since 1999, Kingfield's labor force has increased by 9%. The annual average unemployment rate in Kingfield is above both that of Franklin County and the State. This is due in part to the seasonal nature of many jobs available in the region. It is likely that salaries are lower as well.

Based on the results of the Inventory and Analysis, the Business Questionnaire and local information, these are the concerns the Plan needs to address.

Kingfield needs to maintain and expand its role as a small service center for surrounding Western Mountains communities.

National and regional economic conditions can impact the local economy greatly, due to its recreation-dependent nature.

Kingfield has limited areas suitable for new commercial business development.

The lack of capacity for increased flows from the Kingfield Village area to the sewage treatment system may hinder new or expanded commercial growth.

To capture business related to recreation based economy the Town needs to be part of that product.

An orderly land use plan with significant regional conservation land enhances the tourism and second home markets.

Service providing jobs outnumber goods producing jobs.

The seasonal nature of many service related jobs results in lower wages and higher unemployment rates.

Job growth in Kingfield has been slow over the past 20 years.

Year-round jobs with reasonable pay are needed to encourage the young to stay here.

The visual appeal of the Village is a factor in economic success.

Truck traffic through the Village may have a negative impact on some businesses.

Current zoning standards may be hindering some types of business development.

More lodging space is needed.

Economic development is executed by individual entrepreneurs, not collective planning decisions. Such development generally occurs on property owned by the entrepreneur, not necessarily that indicated on land use plans prepared by others.

Kingfield, as a rural community and unlike more urban areas, lacks the developed infrastructure for significant economic development. Most economic development will require conversion of land to a higher value use.

Most desirable development involves innovative land use concepts which are not and can not be foreseen in a collective planning process.

Policies of the Plan are to:

Enhance Kingfield's role as a small service center.

Enhance the appeal of the Village.

Diversify the local and regional economies.

Reserve areas for future commercial/business type land uses.

Provide sewage treatment capacity for Kingfield Village businesses.

Maintain and expand those values and features that attract seasonal home owners, sports people and tourists.

Facilitate development of appropriate home occupations and cottage industries.

Seek business expansion and development that provides year-round employment opportunities.

Encourage tourism and other economic development efforts for which the benefit to the community exceeds the direct and indirect cost to the community.

Ensure that Kingfield's land use regulatory regime is sufficiently flexible and user friendly that it not impede innovative economic development efforts.

Strategies of the Plan are to:

Form and fund an Economic Development Committee that would include business people, municipal officials and county and regional economic development professionals to develop an economic development strategy and carryout its implementation.

Responsibility/Time Frame

Selectmen/Short

Develop a Kingfield Business Development Prospectus and designate a Kingfield Business Development Point of Contact to assist businesses interested in Kingfield.

Responsibility/Time Frame

Economic Development
Committee/Short

Implement the recommendations contained in the Kingfield Village Traffic Calming Study.

Responsibility/Time Frame

Selectmen/Ongoing

Develop a Village enhancement plan.

Responsibility/Time Frame

Economic Development Committee/Mid

Examine the future needs, options and cost to increase the capacity for sewage treatment for Kingfield Village.

Responsibility/Time Frame

Selectmen/Short

Review and amend as necessary existing land use regulations to ensure they provided for the desired types of residential and business development.

Responsibility/Time Frame

Ordinance Committee/Short

Review and amend as necessary standards for businesses conducted in homes.

Responsibility/Time Frame

Ordinance Committee/Short

Amend the zoning ordinance to designate commercial use areas.

Responsibility/Time Frame

Ordinance Committee/Short

PLANNING TOPIC

Public Facilities and Services

State of Maine Goals that Plan needs to address:

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

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.

Town Goal:

Provide necessary municipal services that are responsive to local needs in such a manner that will not overburden the community's fiscal resources.

Introduction

Adequate public facilities and services are necessary to serve local residents and those that visit Kingfield. They are also important to the future growth of the town. The Town of Kingfield, Kingfield Water District, and School Administrative District # 58 provide various public services.

Kingfield's water supply is not the direct responsibility of the town, but rather the Kingfield Water District which serves some 400 customers. Kingfield's water source is a sand and gravel aquifer. No water treatment is used other than sodium hydroxide to adjust pH and chlorine when flushing the system. There are no known threats to the water quality.

Using a combination of grants and loans, the town developed a "decentralized" sewage treatment system. It consists of new collection piping for the immediate downtown area along Main Street and a series of subsurface disposal systems; some of the subsurface disposal systems serve a number of homes and businesses and some serve only one house or business. The collection piping serving the immediate downtown area discharges to several large tanks. After settling in the large tanks, the sewage flows into an extensive system of subsurface disposal or leach fields, thereby eliminating any discharge to the Carrabassett River. Kingfield was the first town in Maine to use this type of treatment system

Kingfield is a member of SAD #58, which serves grades K-12, with the communities of Avon, Eustis, Phillips and Strong. Students from Carrabassett Valley, Coplin Plantation, Coburn Gore, Wyman, Jim Pond, Freeman, Madrid and Salem also attend District schools. All high school students attend Mt. Abram High School in Salem. Elementary and middle schools are located in Kingfield, Phillips, Strong and Stratton. Kingfield's elementary school is 25 years old, with renovations completed in 2005. The school is sited on 17 acres of land, and had an enrollment of 155 in the fall of 2006.

Kingfield is served by a local volunteer fire department and a mutual aid network. In April of 2005, the town purchased a new fire station facility. Northstar Ambulance Service located at the Carrabassett town office provides rescue service.

The Public Works Department is housed at the town garage, located at 60 Tufts Pond Road. Two full-time highway maintenance workers are employed, with an additional 2-3 part-timers for snow removal and street sweeping.

The Kingfield/New Portland Transfer Station located on Lexington Road, is a regional collection point for waste and recyclables; Recycling was first offered in 1993. There are independent contractors that collect curbside household waste, demolition and recyclables; otherwise, it is the residents' responsibility to transport their waste to the facility.

Webster Hall on School Street houses the administrative town office and is the main location for local functions, activities, meetings, and organizations to gather. The space is inadequate for Kingfield's needs. There is a definite need for more space and an area that citizens can access computers for voting.

Kingfield's town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. There are three selectmen elected on a rotating basis who serve three-year terms. The Selectmen appoint members of the various appointed boards and committees. There is a town clerk/treasurer, assessor and road commissioner.

Based on the Inventory and Analysis and local information, these are the concerns the Plan needs to address.

The lack of capacity to treat additional sewage flows in Kingfield Village may hinder business expansion.

Webster Hall needs improvements.

Additional law enforcement services are needed.

The Town does not formally plan for major capital expenditures.

Future development/growth in more remote locations could result in the need for more municipal services and equipment.

Additional regional and/or joint municipal or county public service delivery programs may be beneficial.

With greater demands of local governmental officials the traditional way of running the Town may need to be changed.

Policies of the Plan are to:

Maintain an adequate level and quality of municipal services.

Assure that new development activities do not exceed the capacity of Kingfield's public facilities and services.

Provide convenient and efficient town office and administrative space.

Provide increased sewage treatment capacity for Kingfield Village businesses.

Anticipate major needed capital needs through capital improvement planning.

Provide a sufficient level of law enforcement services.

Assess the current and future needs and costs for management of town government.

Explore options and cost associated with expanded shared municipal services and facilities.

Strategies of the Plan are to:

Develop ordinance provisions that require major development proposals to include a municipal service impact analysis. Should that analysis indicate that the proposed development would require additional public expenditures above that it would support taxation, off-site improvements, in-kind contributions and/or an impact type fee would be required.

Responsibility/Time Frame

Ordinance Committee/Short

Undertake improvements to Webster Hall.

Responsibility/Time Frame

Selectmen/Mid

Examine the future needs, options and cost to increase the capacity for sewage treatment for Kingfield Village.

Responsibility/Time Frame

Selectmen/Short

Update annually the Capital Investment Plan

Responsibility/Time Frame

Selectmen/Ongoing

Assess the need and cost associated for greater law enforcement services during peak demand periods.

Responsibility/Time Frame

Selectmen/Short

Appoint a Town Administration Review Committee to assess needed changes and cost associated with any recommended changes to the overall administration of the town.

Responsibility/Time Frame

Selectmen/Mid

On an annual basis, meet with surrounding communities and Counties to explore the need and feasibility of shared services.

Responsibility/Time Frame

Selectmen/Ongoing

PLANNING TOPIC

Transportation

State of Maine Goals Plan needs to address:

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.

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

Town Goal:

To provide and maintain an efficient and safe transportation system.

Introduction

A town's transportation system typically consists of its roadway, bridge and sidewalk network and transit systems. This system is extremely important to existing and future development characteristics. Kingfield contains approximately 25 miles of public roads. The Maine Department of Transportation (MDOT) has classified highways based on functions within Kingfield as arterial, major collector or local. Kingfield has 8.9 miles of arterial highway, 2.5 miles of major collector highway and 13.9 miles of local highways. There are 45 private roads in Kingfield. Owners of property fronting private roads are responsible for the road's maintenance.

MDOT has identified Route 142 and segments of Routes 16/27 as backlog highways. This means that these highways are substandard and in need of reconstruction or rehabilitation. The Route 16/27 segments are identified in MDOT's 2004-2009 Six-Year Transportation Improvement Plan, however Route 142 is not.

Industry standards estimate that 3-4 percent of truck traffic is acceptable and to be expected in a rural area. Data collected in 2005 by Gorrill-Palmer Consulting, Inc. show a heavy volume of truck traffic, ranging from 13% to 36%

The sidewalk network in Kingfield is limited to the village area, generally along Main Street and Depot Street. The condition of the sidewalks varies greatly and some sections are not handicapped accessible (e.g. presence of concrete steps in the sidewalk).

In 1969, MDOT designated a portion of Route 27 as one of eight statewide scenic byways, in recognition of its scenic features. In the late 1990's, MDOT hired a team of consultants to work with local citizens to prepare a Corridor Management Plan for the management and enhancement of the highway corridor. The Route 27 Scenic Byway Corridor Management Plan (CMP) was completed in April 2000, and includes a vision statement as well as an action plan for preserving and improving the scenic byway's assets. In 2004, MDOT funded the Route 27 Scenic Byway Corridor Traffic Calming Study in Kingfield Village. The study examined existing traffic conditions of Route 27 through Kingfield and outlined transportation improvement strategies for key locations throughout Kingfield Village.

In 2004, MDOT contracted with WMTS and Androscoggin Valley Council of Governments to do a feasibility study on three public transit services in the greater Farmington area. One of those services is a

seasonal fixed-route public transit service between Lewiston/Auburn and Carrabassett Valley. It was determined that this service would be feasible through the winter season, that the service schedule should be integrated with the existing transit services in Carrabassett Valley, and it should connect riders to passenger rail service when that is re-established in Auburn.

Based on the results of the Inventory and Analysis and local information, these are the concerns the Plan needs to address.

The volume, noise and speed of large truck traffic through Kingfield Village have created safety and livability concerns.

The volume of motor vehicle traffic through Kingfield Village during peak ski season creates safety and livability concerns.

There are safety concerns for pedestrians in the Village area.

Most sidewalks are in fair or poor condition.

More sidewalks are needed.

Off street parking is needed in the Village.

A “Park and Ride” lot is needed.

Alternatives to the private automobile travel are needed.

New development served by public or private roads not in suitable condition could impact fire fighting and other public service delivery.

Improperly constructed driveway entrances onto public roads may lead to erosion into ditches and water on roadways.

The proliferation of driveways along Routes 16, 27 and 142 will create traffic hazards.

More bicycling and walking trails are needed.

Road posting that restricts heavy trucks in the spring hinders the logging industry.

Policies of the Plan are to:

Reduce the speed and noise of large trucks through Kingfield Village.

Seek alternatives to reduce truck traffic through Kingfield Village.

Provide safe pedestrian movement in the Kingfield Village area.

Improve and extend sidewalks in the Kingfield Village area.

Create more off street parking in the Kingfield Village area.

Create a “Park and Ride” lot.

Seek alternatives to private automobile travel.

Expand bicycling and walking trails.

Maintain the traffic carrying capacity of Routes 16, 27 and 142.

Maintain a multi-year road improvement program.

Manage development to be served by below-standard roads to maintain public safety and minimize increases in road improvement and maintenance costs.

Assure that driveway entrances do not cause sedimentation and/or unsafe conditions to public roads.

Allow heavy truck traffic on priority roads during all times of the year.

Strategies of the Plan are to:

Implement Kingfield Village traffic-calming measures.

Responsibility/Time Frame: Selectmen/Ongoing

Work with the Federal Government (border crossing), Maine Department of Transportation and the trucking community to develop options for diverting truck traffic from Kingfield Village.

Responsibility/Time Frame: Selectmen/Mid

Seek enhanced speed limit enforcement from law enforcement agencies.

Responsibility/Time Frame: Selectmen/Ongoing

Develop a sidewalk improvement and expansion program to serve the Village and Kingfield Elementary School.

Responsibility/Time Frame: Selectmen/Short

Develop a parking plan for Kingfield Village.

Responsibility/Time Frame: Economic Development Committee/Mid

Support the development of a regional airport.

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

Support the development and operation of transit services associated with Sugarloaf USA.

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

Amend the subdivision and site plan review ordinance to include access management standards.

Responsibility/Time Frame: Ordinance Committee/Short

Review and revise road construction standards to reflect acceptable construction standards and allow for economical development.

Responsibility/Time Frame: Ordinance Committee & Road Commissioner/Short

Develop and maintain a multi-year road improvement program.

Responsibility/Time Frame: Selectmen & Road Commissioner/Ongoing

Develop subdivision and zoning ordinance provisions that assess the impact of new development on public roads and that require developer-supported upgrading when it is determined that such roads are not adequate for the proposed level of use.

Responsibility/Time Frame: Ordinance Committee/Short

Develop ordinance provisions that establish minimum standards (grade, sight distance and erosion control) for all driveway entrances on to public roads.

Responsibility/Time Frame: Ordinance Committee/Short

Seek alternatives to road posting that restricts heavy trucks in the spring.

Responsibility/Time Frame: Selectmen & Road Commissioner/Ongoing

PLANNING TOPIC

Natural Resources

State of Maine goals Plan needs to address:

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

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.

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

Town Goal:

Conserve our natural resources that residents and visitors value and are important to the town's economic well being.

Introduction

From the earliest days it has been the natural resources found in Kingfield and the surrounding area that have attracted people and businesses. Over time residents made their livelihoods from natural resources; either it was the soil to grow potatoes, corn and wheat, or trees to produce spools, bobbins, toys and other wood products. More recently, the use of the natural resources has diminished. While trees are still harvested and hay is cut from fields, the quality of our natural resources still attracts new residents and visitors. These include clean air and water, scenic views, wildlife, large open spaces, hills and mountains. New uses of natural resources may arise in the future as we are now seeing with ground water resources. Our natural resources are important and we must maintain them for the future.

Based on the Results of the Inventory and Analysis and local information, these are the concerns that the plan needs to address.

Slopes of greater than 15% cover a large portion of Kingfield's land area; activities on these slopes have an increased potential for environmental degradation.

Soils covering approximately 40 percent of the land area in Kingfield are best suited to low density residential development.

Prime farmland soils cover only small areas (8% of the land area) in Kingfield.

The Carrabassett River is one of the more visually predominant natural resources within the community; water quality, recreation and scenic values need to be maintained.

All rivers and streams in Kingfield have either the highest or second highest water quality classification; this level of water quality needs to be maintained.

All ponds in Kingfield are small in surface area and have small watersheds; activities in these small watersheds may significantly affect water quality and therefore need to be monitored. A large sand and gravel aquifer is associated with the West Branch of the Carrabassett River and a smaller one with the Carrabassett River. The West Branch aquifer holds large volumes of high-quality ground water. Water for the public water system is obtained from this aquifer and there is the potential for withdrawal to supply the bottled water industry. The quality and quantity of ground water need to be protected.

Floodplains mapped by the Federal Emergency Management Agency are found along both branches of the Carrabassett River. Development in floodplains requires regulation to limit the loss of property and possible increase in the levels of floods.

Wetlands are important natural resources and their resource value needs to be conserved.

Wildlife is dependent on various types of habitat and Kingfield contains these habitat types. To maintain wildlife these habitats need to be conserved.

The quality of the coldwater sport fishery can be reduced by siltation of water and increased water temperature.

Kingfield is located in a region of commercial timber lands. Such lands and the resources found on them are important to the region's wood and recreation economies, wildlife, maintenance of high water quality and aesthetics. The multiple benefits of timberland need to be maintained.

Scenic vistas or views are an important factor in Kingfield's character and to its recreational economy. These need to be conserved.

Changing land ownership patterns can change historic public use or access.

Dark night skies are appreciated in Kingfield: they need to be maintained.



Policies of the Plan are to:

Permit development or other land use activities upon or in soils that are suited for the proposed activity.

Encourage the retention of the limited but highly productive "prime" farmland soils.

Maintain the Carrabassett River as an outstanding local and regional resource.

Maintain the high water quality of all rivers, streams and ponds.

Minimize phosphorus export to ponds to protect their water quality.

Maintain the quality and quantity of groundwater resources for current and future use.

Assure that ground water withdrawal does not alter current surface water, wetland or vegetation characteristics.

Limit losses due to flooding.

Protect wetlands from filling or encroachment so that their benefits and values are maintained.

Maintain wildlife resources through habitat preservation and/or enhancement.

Maintain a cold water sport fishery.

Encourage the continued use of woodlands as commercial forest as well as recognizing their other values.

Maintain significant scenic qualities including the Route 27 Scenic Highway.

Maintain dark night skies.

Minimize excessive noise.

Strategies of the Plan are to:

Develop ordinance standards that require the use of Best Management Practices that will minimize erosion and other impacts from development on excessive slopes (greater than 25%).

Responsibility/Time Frame

Ordinance Committee/Short

Amend ordinances to include incentives to retain prime farmland soils when development is proposed in such areas.

Responsibility/Time Frame

Ordinance Committee/Short

Solicit interested people to form a “Maine Stream Team” for the Carrabassett River.

Responsibility/Time Frame

Selectmen/Mid

Amend ordinances to upgrade standards for erosion and sediment control and stormwater management.

Responsibility/Time Frame

Ordinance Committee/Short

Provide inspection of erosion and sediment control measures during development construction.

Responsibility/Time Frame

Code Officer/Ongoing

Administer and enforce the Shoreland Zoning Ordinance.

Responsibility/Time Frame

Planning Board & Code Officer/Ongoing

Amend the Shoreland Zoning Ordinance to comply with the Shoreland Zoning Guidelines.

Responsibility/Time Frame

Ordinance Committee/Short

Develop ordinance standards for subdivisions and non-residential development that will manage phosphorous export within the watersheds of Bulter, Gilman, Grindstone, Hid, Pinnacle, Shiloh and Tufts Ponds.

Responsibility/Time Frame

Ordinance Committee/Short

Amend ordinances to require the use of “Best Management Practices” for land uses over or in mapped sand and gravel aquifers.

Responsibility/Time Frame

Ordinance Committee/Short

Review and amend if needed the well head protection standards.

Responsibility/Time Frame

Ordinance Committee & Water District/Short

Monitor commercial/industrial ground water extraction for impacts on surface water, wetland or vegetation characteristics.

Responsibility/Time Frame

Selectmen & Code Officer/Ongoing

Administer and enforce the Floodplain Management Ordinance.

Responsibility/Time Frame

Code Enforcement Officer/Ongoing

Develop ordinance standards that conserve significant wildlife and fisheries habitats that include consultation with the Maine Department of Inland Fisheries and Wildlife to minimize negative impacts on those habitats.

Responsibility/Time Frame

Ordinance Committee/Short

Encourage forestland management practices that maximize value and maintain/enhance wildlife habitats.

Responsibility/Time Frame

Selectmen/Ongoing

Seek conservation easements or similar methods to maintain significant scenic areas.

Responsibility/Time Frame

Selectmen/Ongoing

Amend Ordinances to provide the Planning Board the authority to consider development impacts on scenic vistas.

Responsibility/Time Frame

Ordinance Committee/Short

Review the Zoning Ordinance standards for the Roadway Approach Overlay District to assess their effectiveness in maintaining scenic road corridors.

Responsibility/Time Frame

Ordinance Committee/Short

Amend ordinances to include outdoor lighting standards that will minimize night glare for non-residential development and land use activities.

Responsibility/Time Frame

Ordinance Committee/Short

Amend ordinance to include noise standards for commercial and industrial activities.

Responsibility/Time Frame

Ordinance Committee/Short

PLANNING TOPIC

Outdoor Recreation

State of Maine goal Plan needs to address:

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

Town Goal:

To promote the availability of a wide range of outdoor recreation activities.

Introduction

Nestled in a river valley, surrounded by the Longfellow Mountain Range, Kingfield has abundant natural beauty and resources that provide many recreational opportunities for both resident and non-resident outdoor enthusiasts. The rivers and ponds lure canoeists, kayakers and swimmers, while the mountains and surrounding topography is a playground for skiers, hikers, bikers, snowmobilers, and ATV riders. The town's natural environment and vast woodlands are conducive to these activities and private land owners have traditionally allowed public access.

Based on the Inventory and Analysis and local information, these are the concerns the Plan needs to address.

Outdoor recreation opportunities are important to residents and non-residents alike. The availability and quality of these opportunities need to be maintained and enhanced.

Quality outdoor recreation opportunities are major contributors to the local and regional economies. These need to be maintained for a healthy economy and population.

Private land owners have traditionally allowed public access. Changes in ownership and/or attitudes may reduce public access including snowmobile and ATV trails.

Changing population characteristics can create a demand for new outdoor recreation opportunities including walking areas.

Existing public outdoor recreation facilities and areas need to be maintained in good condition, the need for additional facilities determined and access to them by trail or human powered means encouraged.

Access to surface water from public land is limited.

Sight seeing is an important outdoor recreation activity. Scenic qualities need to be maintained to provide for this activity.

Policies of the Plan are to:

Maintain the high quality of outdoor recreation opportunities.

Maintain, expand and promote trails for snowmobiling, ATVs, bicycling and walking.

Recognize traditional outdoor recreation activities such as fishing, hunting, swimming and hiking and encourage education, safety and respect for private property.

Provide public access to surface waters.

Encourage large landowners to continue to allow the public to use their land for hunting, hiking and other passive recreation activities.

Maintain scenic qualities.

Maintain and expand public outdoor recreation facilities.

Provide outdoor recreation opportunities for changing population characteristic and ages.

Improve access to public lands.

Strategies of the Plan are to:

Support efforts of the Snowmobile and ATV clubs to maintain and expand trail systems and to carryout landowner relations.

Responsibility/Time Frame

Selectmen/Ongoing

Assess the need and feasibility of developing a parking area for snowmobile trailers near the town leach field.

Responsibility/Time Frame

Selectmen & Snowmobile Club/Short

Develop an outdoor recreation needs plan including expanded walking and bicycling trails.

Responsibility/Time Frame

Trail Committee/Mid

Seek easements or purchase important access sites to surface waters and other important recreation areas.

Responsibility/Time Frame

Selectmen /Ongoing

Publicize the Maine Department of Inland Fisheries and Wildlife's Land Owner Relation Program.

Responsibility/Time Frame

Selectmen/Ongoing

Seek easements for important scenic locations.

Responsibility/Time Frame

Selectmen /Ongoing

Include in the capital investment plan needed public outdoor recreation facilities including a baseball field.

Responsibility/Time Frame

Selectmen /Ongoing

Work with State agencies to improve access to state owned lands.

Responsibility/Time Frame

Selectmen /Ongoing

PLANNING TOPIC

Land Use and Development Patterns

State of Maine Goals Plan needs to address:

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.

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

Town Goal:

To manage land use and development to maintain valued community character.

Introduction

A major element of a comprehensive plan is the analysis of the use of land and existing development patterns. Current land use patterns and expected future development trends are cornerstones in the development of recommendations and actions that will shape future land utilization characteristics.

Kingfield has a total land area of approximately 38 square miles or about 24,500 acres. As with many Maine towns, Kingfield first developed as farming and lumbering center. The early wood products industries played a major role shaping the Village area of Kingfield. That influence is still evident today.

Forest or woodlands cover the majority of land area in Kingfield. It is likely that more than 20,000 acres are covered with forests. Large commercial forest blocks are located west of the Carrabassett River and in the area of Hid Pond and Vose Mountain.

In 1977 it was estimated that there were approximately 950 acres in crop and hay land. Since 1977 there has been a decline in the amount of land uses for agriculture. This decline has been the result of one active agricultural land reverting to wood vegetation and conversion to residential and other uses.

Kingfield Village, located at the confluence of the West Branch and Carrabassett Rivers and the intersection of Route 16, 27 and 142, is the heart of Kingfield. Over time village-type land use characteristics have moved north of the traditional village to the Tufts Pond Road. Village-type land uses cover some 300 acres today.

Kingfield's traditional commercial area is located along Main and Depot Streets. Over the past 20 years commercial uses have expanded north along Main Street and along Commercial Road. There are limited locations in the traditional commercial area for new development; however, redevelopment of residential properties could occur.

In recent years second home development has been much greater than that of homes lived in on a year-round basis. Locational choices for this type of development can alter traditional land use patterns.

The year-round population of Kingfield has been essentially stagnant since the 1988 Comprehensive Plan and is projected to remain so. The creation of new lots by subdivision since the 1988 Plan is roughly equal to the lots abandoned during the same period.

Based on the results of the Inventory and Analysis and local information, these are the concerns that the Plan needs to address.

A commercial strip is developing adjacent to Route 27 from the West Kingfield Road to the Tufts Pond Road.

New development adjacent to Routes 16, 27 and 142 needs to be undertaken in a manner that does not hinder traffic movement and safety and visual qualities.

The lack of capacity for sewage treatment/disposal may be prohibiting expansion/new development in the Kingfield Village.

Because of floodplains, topography and other development limitations, Kingfield has limited areas for new commercial/manufacturing type development. Suitable locations for these types of uses need to be set aside.

New development, in conjunction with changing land ownership patterns, is contributing to the loss of traditional recreational access opportunities.

The sale of large tracts of commercial forest land into smaller lots for recreational or residential use will change the character of Kingfield.

Changing development patterns may alter rural qualities and neighborhood values.

Development trends have been that of spreading out to once undeveloped areas of the community.

Kingfield Village presents a certain architectural and social character that is valued. New or redevelopment needs to be consistent that that character.

The Poland Springs Bottling Plant may attract new or expanded businesses. Their location and character should be consistent with what people value about the town.

New year-round and seasonal residential development in remote locations can result in increased cost of providing public services.

Second or seasonal home development will occur at a rate greater than that of year-round residential development.

Subdivision and/or individual lot development accessed by public roads in poor condition will increase the cost of municipal service delivery.

Under current zoning standards many lots in the so called Growth District are nonconforming, possibly making expansion difficult.

Under current zoning standards there is little difference between the type of land uses that can locate in the so called Growth and Rural Districts. This may result in long term incompatibility with the purposes of the Districts.

Kingfield is a community of small stores and businesses. Large chain stores would not be compatible.

Policies of the Plan are to:

Maintain Kingfield Village as the primary location and focal point of commercial activity.

Manage commercial land use adjacent to Route 16, 27 and 142 to minimize traffic congestion and visual qualities.

Direct commercial development so that it does not conflict with predominantly residential neighborhoods.

Assure that the location, design, scale (size) and advertising features of commercial land use complements town character.

Assure that new industry is complementary and not detrimental to Kingfield's character and environment.

Provide opportunities for businesses to increase flows to the waste water disposal system.

Maintain large tracts of undeveloped land.

Direct new development to those portions of Kingfield that is best provided with public services.

Maintain the visual and social character of Kingfield Village.

Ensure that major changes in land use and major new development is consistent with Kingfield character.

Assure that all types of new development are sited in areas that minimize the need for improved and/or new public services.

Require that new residential development is accesses by roads suited to the level of use.

Require that residential development not served by centralized water or sewer is of such densities that natural resources are protected.

Minimize nonconformities in zoning standards.

Make true differences in the types of uses and densities between Growth and Rural Districts.

Strategies of the Plan are to:

Review the Zoning Ordinance and amend, if necessary, to allow for current patterns of development to occur in "Kingfield Village.

Responsibility/Time Frame:

Ordinance Committee/Short

Amend the Roadway Approach Overlay Zoning District in included access management standards.

Responsibility/Time Frame:

Ordinance Committee/Short

Amend zoning standards to provide for a single level of review (site plan review) for all non-residential development projects.

Responsibility/Time Frame: Ordinance Committee/Short

Amend zoning standards to include a Kingfield Village district to manage development and redevelopment.

Responsibility/Time Frame: Ordinance Committee/Short

Review and amend zoning standards, if needed, to assure that the location, design, and scale for commercial uses and buildings and their advertising features are compatible with Kingfield.

Responsibility/Time Frame: Ordinance Committee/Short

Amend zoning standards to provide protection of residential neighborhoods when commercial type uses are proposed.

Responsibility/Time Frame: Ordinance Committee/Short

Amend zoning standards to include siting requirements for industrial/manufacturing uses.

Responsibility/Time Frame: Ordinance Committee/Short

Examine future needs, options and cost to increase the capacity for sewage treatment of Kingfield Village.

Responsibility/Time Frame: Selectmen/Short

Amend ordinances to allow the assessment of development impacts on municipal services.

Responsibility/Time Frame: Ordinance Committee/Short

Develop amendments to the Subdivision Regulations that require an applicant to provide at the sketch plan phase of subdivision review a sketch plan of both a traditional subdivision and open space/creative design subdivision with supportive information of the advantages and disadvantages of both designs. Based on the land characteristics and the policies contained in the comprehensive plan, the planning board should recommend the most appropriate type for the site.

Responsibility/Time Frame: Ordinance Committee/Short

Develop amendments to the Subdivision Regulations to require subdivisions that propose lot access from off-site public roads to minimize driveways or access points through the use of frontage roads and/or common driveways.

Responsibility/Time Frame: Ordinance Committee/Short

Amend zoning standards to encourage new development to locate in areas best provided with municipal services.

Responsibility/Time Frame: Ordinance Committee/Short

Amend ordinances to require an assessment of the suitability of road access to building sites.

Responsibility/Time Frame: Ordinance Committee/Short

Amend the Zoning Ordinance to direct mobile home park development to locations that are served by public roads with the capacity for the traffic to be generated and where soils are suited for the density.

Responsibility/Time Frame: Ordinance Committee/Short

FUTURE LAND USE PLAN

Purpose

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

The purpose of the Future Land Use Plan and Map is to identify the future land use characteristics of Kingfield. The narrative of the Future Land Use Plan identifies areas where various land uses should occur. The location of these areas has been based upon a desire to direct future development to environmentally appropriate areas, to areas where adequate municipal services are available, and to maintain the Town's valued characteristics.

The Future Land Use Map shows the land use areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. The map was developed based on policies contained in the Plan and utilizing various information obtained during the development of the comprehensive plan including environmentally sensitive areas, soil characteristics, current development patterns, public facilities, and accessibility by adequate public roads. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the Comprehensive Plan recommends the Town develop in the years ahead.

It must be realized that as demands dictate, the Future Land Use Plan and Map will require revision. Principles which guided the development of the Future Land Use Plan included the following:

- The need to maintain Kingfield's outstanding natural resources that are important to the local and regional economies.

- To maintain Kingfield Village as the focal point of the community.

- To provide for a healthy economy.

- The desire to provide locations for business expansion and development.

- That the type and density of development are compatible with the natural/environmental constraints of the land to absorb future development. Maintenance and protection of surface and ground water, the soil's capacity for subsurface sewage disposal, the slope of land, scenic locations and views were key factors in plan development.

- That the type and location of development is compatible with the availability of municipal services including water, sewer and transportation.

- The need to maintain the traffic carry functions and visual qualities of major highway.

- The desire to manage development so that Kingfield's valued characteristics including its ruralness, forest land, waters resources, wildlife, scenic views, natural resources and open spaces are maintained.

- The desire to maintain the values that attract seasonal homeowners and visitors.

The desire to continue the building of remote wilderness-type camps.

The desire to maintain the high quality of Kingfield's own natural resources and those it shares.

Implementation

The Future Land Use Plan and Future Land Use Map would be implemented through amendments to the Zoning Ordinance and Zoning Map. The Future Land Use Plan will provide basic direction to the drafters of ordinance amendments in relation to the purposes and dimensional requirements of the various zoning districts. The Future Land Use Map will also serve as a basis for the drafting of any changes to zoning districts. During the development of the ordinance and map amendments, the public would be given ample opportunity, through public meetings and hearings, for input.

Land Use Areas

Special Protection Areas

Certain areas within Kingfield warrant special consideration due to their likelihood of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas or, in some circumstances, prohibition. Development regulation in most instances can be through standards in current ordinances or amendments to them. These areas include:

Shoreland Area

The purpose of the Shoreland Area is to protect the resource values and water quality of the ponds, rivers, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources. This area includes the land area within 250 feet of great ponds, rivers and freshwater wetlands greater than 10 acres in size as required by the State of Maine Shoreland Zoning Law.

Land use activities in these areas require strict oversight to protect water quality and the other values of these resources. Year-round and seasonal residential development that complies with the standards of the Mandatory Shoreland Zoning Act would be permitted as well as recreational-type uses.

Floodplains

The land area within 250 feet of the normal high water mark of the Carrabassett River and West Branch Carrabassett that are also in the 100-year floodplain would be placed in districts that comply with the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances.

The land area in all other 100-year floodplains would be regulated as required by the Town of Kingfield Floodplain Management Ordinance.

Wetlands

Open freshwater wetlands of 10 acres and more as mapped by the United States Department of the Interior and the areas within 250 feet of their upland edge would be placed in districts that comply with the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances. Other wetlands, through standards contained in the Zoning and Subdivision Ordinances, would be conserved to maintain their resource values and functions.

Steep Slopes

Development including new roads that would serve structures should avoid areas of two or more contiguous acres with sustained slopes of 25 percent or greater. Standards in the Zoning and Subdivision Ordinances would be added that require such development to undertake engineering to minimize negative results from development on these slopes.

Significant ground water supply areas/sand and gravel aquifers

The Kingfield Water District draws water for the public water supply from a sand and gravel aquifer. Research conducted by the Poland Spring Bottling Company found that sand and gravel aquifers in Kingfield have the capacity to produce huge volumes of high quality water. These areas, because of the potential for degradation and/or contamination, require development or redevelopment to take safeguards to minimize the potential of degradation. The Well Protection Ordinance needs to be strictly administered and enforced. In addition the Zoning and Subdivision Ordinances would be amended to contain generally accepted practices known to protect these ground water resources.

Watersheds

Surface waters are important to community character. Activities in watersheds can have a significant impact on water quality. This is particularly true in pond watersheds. Activities within the watersheds of all great ponds require management to minimize water quality degradation. Development and redevelopment will be required to meet phosphorous export standards.

Significant Wildlife Habitats

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

Scenic View Locations & Road Corridors

Scenic views and view locations help define the character of Kingfield and the region. Their permanent loss would alter community character. Development standards in the Zoning and Subdivision Ordinances will seek to minimize the impact of development on these locations.

Scenic Road corridors including the Route 27 Scenic Byway deserve protection to maintain their important qualities. Current standards will be reviewed and amended if necessary to maintain these corridors' qualities.

For the purposes of the Growth Management Law Special Protection areas maybe located in both Growth and Rural Areas.

Village Area

The purpose of the Village Area is to maintain the historic values of traditional and expanded village, to provide for a mixture of land uses suited to the traditional village and expanded village locations that will maintain and enhance village and town character. Development activities that take place away from the Village should not detract from the Village or reduce its economic vitality.

Kingfield Village is the primary location of public, commercial, service and manufacturing land use. In addition, it is an area of more compact residential development. To provide for future areas for expanded village-type development, Kingfield Village and areas adjacent to it have been designated as Village Area. Appropriate development types in the Village Area include commercial and services compatible with village character, public uses, single-family residential, multi-family, elderly housing, mobile home parks and recreation. Manufacturing can also be compatible with Village type uses.

Development standards included in the zoning and subdivision ordinances would be flexible to provide for a continuation and expansion of traditional village type activities while maintaining the economic and social values of residential uses. Site Plan Review standards for non-residential development would be used to determine compatibility of new development with existing uses. Such standards will include consideration of traffic, noise, odor, lighting, parking, landscaping, signage and structure design compatible with Village character. A pedestrian environment and scale will be promoted by land use standards.

The Zoning Ordinance would be amended to provide for greater flexibility in relation to the setbacks and enlargement of existing structures that do not comply with current dimensional standards. Minimum lot sizes would also be flexible depending on the availability of public water and or sewer. Lot sizes would have to comply with the Minimum Lot Size Law for non-sewered lots (20,000 square feet) and provide for the required separation between private wells and septic systems. Setbacks would reflect traditional village character with up to 70 percent of the lot covered by structures and other non-vegetated surfaces.

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

Growth Area

The purpose of the Growth Area is to provide locations for residential development including single-family residential, multi-family and mobile home parks and non-residential land use such as commercial and manufacturing under specified conditions. It is the intended that the majority of new development that takes place over the next 10 years be located in the Growth Area.

The Growth Area includes those portions of Kingfield that are served by state and local public roads that are generally in a condition to accept new growth and areas where new growth can be served by existing municipal services. A wide range of development types should be allowed in this area including single-family residential, multi-family and mobile home parks. Public and governmental uses are also appropriate in this area. Commercial and manufacturing uses may also occur in this area under defined conditions.

To manage development in this area so that desired community character and values are maintained, the ordinances will require modification.

New residential subdivisions that will have lots accessed by the major public roads, Routes 16, 27, 142, would be designed to limit the number of individual drives entering the highways. This can be accomplished by common driveways and/or access roads. Individual lot residential development, or development that does not require subdivision approval, should design their driveway entrances to maximize site distances.

Non-residential development and expansion will be managed under zoning standards and site plan review. Because the Future Land Use Plan does not identify specific areas limited to commercial and manufacturing, compatibility criteria will be used to determine the appropriateness of the location of such development. These criteria should include highway suitability, entrance locations to minimize potential traffic hazards, noise, lighting, odor, smoke, signage, surface and ground water impacts, other environmental impacts, buffering and adverse impacts on residential locations.

The minimum lot requirement should be between one and two acres depending on soil conditions. Lot area standards for multi-family development would follow the requirements in the Minimum Lot Size Law. Lot coverage or the area covered with structures and other non-vegetated surfaces for non-residential uses would not exceed 50 percent of the lot.

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

Rural Area I

The purpose of the Rural Area I area is to provide locations of year-round and second home development in more rural locations of the town while maintaining the rural/wood land character.

Many second home owners may wish to build outside the Growth Area and the Comprehensive Plan finds the designated Rural I Area is suited to this type of development. This area has roads that can serve the proposed level of development.

Appropriate uses for this area are agriculture, forestry and other land uses requiring rural locations and low density residential. Land uses compatible with rural woodland locations including natural resource-based extraction and processing and recreation are appropriate uses. When residential development takes place in this Area it should be undertaken in a manner to limit encroachment upon forest land. Development standards should encourage open space type development that allows for reduced lot sizes and frontages for the set aside of open space. Densities should be that open space is maintained, around two acres.

Subdivisions for residential purposes proposed to be accessed by roads closed to winter maintenance and/ or roads deemed to be inadequate to carry the traffic associated with subdivisions should be prohibited unless road improvements are undertaken by the subdivider.

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

Rural Area II

The purpose of the Rural Area II is to maintain large blocks of forest and undeveloped lands and minimize public expenditures to provide municipal services to those areas served by below-standard roads.

This Area includes locations that are not accessible by public roads and/or by below-standard public and private roads. Development in these locations could result in significant expenditures of public funds to provide services.

Appropriate uses for this area are agriculture, forestry and other land uses requiring rural locations, remote wilderness type camps and low density residential. Land uses compatible with rural woodland locations including natural resource-based extraction and processing and recreation are appropriate uses. When new residential development, such as subdivisions, takes place in this Area it should be undertaken in a manner to limit encroachment upon forest land. Development standards should encourage open space type development and conservation land set asides. Densities should be one dwelling per five acres with possible exceptions for cluster zoning, developments with conservation set asides and small subdivisions with equity concerns.

Subdivisions for residential purposes proposed to be accessed by roads closed to winter maintenance and/or roads deemed to be inadequate to carry the traffic associated with subdivisions should be prohibited unless road improvements are undertaken by the subdivider.

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

February 2007



AVCOG
WESTERN MAINE
Androscoggin Valley Council of Governments



CAPITAL INVESTMENT PLAN

Introduction

Over the 10-year planning period public facilities and equipment will require replacement and upgrading. Capital investments as contained in the Capital Investment Plan are expenditures that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment which are expensive and have a relatively long period of usefulness. Capital investments or improvements usually require the expenditure of public funds; town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period.

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

CAPITAL INVESTMENT NEEDS 2007-2017

| ITEM | YEAR | PRIORITY | ESTIMATED COST | PROBABLE FUNDING SOURCE |
|--|---------|----------|----------------|-------------------------|
| Sidewalk to Elementary School | 2008 | High | \$20,000 | G/RF |
| Upgrade/Replace/Extend Village Sidewalks | 2009-12 | Medium | \$40,000 | G/RF |
| Kingfield Village Traffic Calming Measures | 2008-10 | High | TBD | G/RF/D |
| Sewer System Upgrade Study | 2008 | High | \$12,000 | RF/G |
| Village Enhancement Plan | 2008 | High | \$12,000 | RF/G |
| Kingfield Village Off Street Parking | 2010 | Medium | TBD | RF/UF/D |
| Sewer System Upgrade | ? | Medium | TBD | G/UF/RF |
| Public Work Trucks | 2010 | Medium | \$130,000 | RF |
| Transfer Station/Compactor | 2008 | Medium | \$22,000 | RF/LL |
| Transfer Station/Loader | 2009 | Medium | \$30,000 | RF |
| Webster Hall Improvements | 2007 | High | \$30,000 | CR |
| Bicycling/Walking Trails | ? | Low | TBD | G/RF/D |
| Recreation Facilities | ? | Medium | TBD | G/RF/D |
| Conservation Easements | ? | Medium | TBD | G/D |

NOTES:

| | | | |
|------|--------------------|-----|-------------|
| CR: | Current Revenues | UF: | User Fees |
| B: | Bonding | G: | Grants |
| RF: | Reserve Funds | TP: | Time Phased |
| LL: | Low Interest Loans | D: | Donations |
| TBD: | To Be Determined | | |

Capital Improvements Financing

Capital improvements, as they are prioritized and scheduled for implementation through Kingfield's multi-year Capital Improvement Program, require a funding source or means of financing. A variety of techniques for financing capital improvements exist and are outlined below. State laws usually govern which techniques are authorized and how they are to be carried out.

CURRENT REVENUES (Pay-As-You-Go)- The most fundamental and simplest means of paying for capital improvements is on a pay-as-you-go basis: funding capital improvements from current revenues. This has the advantage of avoiding bonding and its interest costs. Its disadvantage is that large scale capital improvements may require a similarly large amount of money to finance them. That would create an inordinate tax burden for the implementation period and extreme fluctuations in the tax rate. Spreading these costs over a longer period reduces such sudden impacts and rate swings.

BONDING- Borrowing against future taxes (general obligation bonds) or future service charges or fees (revenue bonds) to finance long-term public improvements is widely practiced and makes good sense from the standpoint of "paying-as-you-use." Bonding evens out the tax impact over time and allows the municipality to obtain vital improvements earlier in time than current revenue or reserve fund arrangements would permit. As a general rule, no improvement or equipment should be bonded beyond its service life and, thus, violate the pay-as-you-use rule. The chief disadvantage of bonding is the payment of interest on the borrowed money. The fact that purchasers of municipal bonds are usually exempt from payment of taxes on interest received causes the interest rate on such bonds to fall below market rates.

RESERVE FUND- A reserve fund is analogous to a family savings account for a future big ticket purchase (car, appliance, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are fairly accurately known and can be planned for. The full replacement cost thus becomes available at the time when replacement is necessary without the necessity of bonding or suffering a sudden impact on the tax rate. Other advantages are that reserve funds may be invested to collect interest on their principal, thus reducing the tax revenue contribution required. Reserve funds, like bonding, even out the flow of revenues required for capital improvements.

TIME-PHASED PROJECTS- Some very large scale projects can be broken up into time-phased increments, and thus, paid for over a period of several years through annual bonding or pay-as-you-go arrangements. This, again, avoids sudden tax increases.

GRANTS AND COST SHARING- A number of state and federal grant-in-aid programs exist to share the cost of certain categorical public improvements. Full advantage should be taken of these cost-sharing programs to maximize the benefits to the community, recapture an equitable share of locally generated taxes and secure vitally needed public improvements. Cost sharing grant programs exist in a wide variety

of areas such as highways and streets, water quality, sewers, energy co-generation, parks, community development, conservation, school construction and bike paths.

LOW-INTEREST LOANS- In some cases, the federal and state governments have developed special low-interest loan programs to support certain categories of public improvements. These should be investigated as possible funding mechanisms for capital improvements falling within those categories.

Capital Investment Plan Implementation

To implement the Capital Investment Plan, the Town of Kingfield should develop a formal Capital Improvement Program.

The Capital Improvement Program provides a mechanism for estimating capital requirements; scheduling all projects over a fixed period with appropriate planning and implementation; budgeting high-priority projects and developing a project revenue policy for proposed improvements; coordinating the activities of various departments in meeting project schedules; monitoring and evaluating the progress of capital projects; and informing the public of projected capital improvements.

In its most basic form, the Capital Improvement Program is no more than a schedule listing capital improvements, in order of priority, together with cost estimates and the proposed method of financing. Each year, the Capital Improvement Program should be reviewed and updated to reflect changing community priorities, unexpected emergencies or events, unique opportunities, cost changes or alternate financing strategies. The Capital Improvement Program consists of three elements:

- a) inventory and facility maintenance plan;
- b) capital improvements budget (first year); and
- c) long-term CIP (5 years).

PLANNING TOPIC

Regional Coordination

Town Goal: To develop and participate in regional programs to achieve common desires.

Introduction

The Town of Kingfield realizes that coordination and/or joint action is necessary to address a number of interlocal planning issues. Based upon the results of the inventory and analysis, a meeting with the representatives of surrounding communities and the various policies contained in the plan, the following interlocal issues have been included in the Regional Coordination Program.

Interlocal Issues

Scenic Qualities

The greater Kingfield Region is known for its scenic qualities. These include outstanding views of mountains, valleys and rivers. The Route 27 Scenic Byway bisects Kingfield, Carrabassett Valley and Eustis. These are important to both social values and economic activity in the Region.

In planning for the Region these scenic qualities need to be recognized and conserved.

Transportation Systems

The highway system is critical to the economic well being of the Region. It brings tourist and skiers from all directions, carries raw materials and finished products from the Region and Canada to points east, west and south and allows residents to reach places of employment. Most of this traffic must pass through downtown Kingfield. To maintain and improve the economic vitality of the region and to assure the safety of the highway system, improvements are necessary.

The Region is almost exclusively dependent on the private automobile. This may be a hindrance to expanding the tourist and ski based economies of the Region. There is an airport in Carrabassett Valley which, however, is not suitable for larger aircraft and has significant operational and safety constraints. While the concept of a regional airport that could accommodate larger commercial aircraft is not new, progress on determining such an airport's feasibility has been slow. The concept of a regional airport needs to continue to be a priority.

During the winter months many people travel from surrounding communities to Sugarloaf/USA creating much traffic and parking demand. A regional transit service could be a convenience, reduce traffic and parking demand.

A Regional bicycle trail network can be used by residents and tourist alike. Efforts need to be directed to expand and connect this trail network.

Affordable/Employee Housing

The costs of year-round homes and rental rates in Kingfield and the Region have increased dramatically in recent years. Medium incomes of local residents and many that may want to live in the Region have not kept pace with the increased housing costs.

In part this has been the result of the demand for these homes by non-residents that appear to have the ability to pay higher prices. This has resulted in a need for affordable housing for those working in the Region or wanting to reside in the Region.

Many of the homes in the Region are older and owned by families with lower or fixed incomes. Some of these homes need upgrading or rehabilitation. Regional programs are needed to assist these homeowners.

Much of the recreation industry is dependent on seasonal employees. The availability of affordable housing including rental property makes it difficult for these seasonal employees to live locally. Regional efforts are needed to address affordable employee housing opportunities.

Municipal/Public Services

Within the Region there are ongoing joint efforts to provide necessary public facilities and services. Examples included emergency medical services, solid waste disposal and recycling, education and fire protection. As population increases and the cost of providing the necessary public services rise, there will be benefits to additional regional services.

Recreation Opportunities

Recreation opportunities are important to local residents and those who visit the Region. They are part of the way of life and the economic engine of the Region. Maintaining, enhancing and expanding recreational opportunities that fit with the character of the Region is important. These include both public and privately owned areas and facilities. Such issues as public access to privately owned land, regional trail networks, access to surface waters and recreation facilities and programs for people who live in the Region need to be considered.

Regional Service Center

Kingfield provides its residents and citizens of Salem and Freeman Townships, and to a lesser degree the towns of Carrabassett Valley and New Portland with typical day-to-day services such as banking, grocery shopping, beauty salons, public library, U.S. mail, gasoline service stations, schools, sports equipment (especially for winter time) and, real estate services. While Kingfield does not meet the State definition of a regional service center, it does provide the region with many services. This role needs to be maintained and expanded.

Economic Development

The region's economy is based largely on recreation/tourism and the wood products industry. Employment in services accounts for most of the total employment. Often service jobs are lower paid than other types of employment and may be seasonal in nature. While Kingfield may undertake local actions to encourage economic growth, regional economic planning and development are needed to improve the overall area's economic conditions. Joint efforts are needed to improve economic conditions and opportunities.

Carrabassett River

The Carrabassett rises in the mountain-ringed Caribou Valley. From Caribou Pond in Carrabassett Valley it flows for some 40 miles dropping some 2,400 feet in elevation before reaching the Kennebec in North Anson. It is an important regional natural resource.

Flows in the river are totally dependent on natural runoff as there are not storage reservoirs or flow controls. Regional actions are needed to maintain the values of the River.

Policies of the Plan are to:

Maintain the scenic qualities of the Region.

Maintain the scenic qualities of the Route 27 Scenic Byway.

Seek to extend the Route 27 Scenic Byway south.

Improve the major highways to provide for safe and efficient traffic movement.

Manage traffic in or around Kingfield Village so that the Village character is maintained and conflicts between vehicles and pedestrians are minimized.

Seek alternates to the private passenger vehicle including public and/or private transit and air service.

Participate in Regional approaches to provide affordable housing, employee housing and housing rehabilitation.

Support regional efforts to maintain, enhance and expand recreational opportunities that fit the character of the Region.

Explore options and cost associated with expanded, shared municipal facilities and services.

Support regional programs to improve and expand the local and regional economy.

Recognize the Carrabassett River as an important regional resource.

Strategies of the Plan are to:

Develop with surrounding communities and the Land Use Regulation Commission a regional scenic quality assessment and plan to conserve scenic qualities.

Responsibility/Time Frame

Planning Board/Long

Meet with Route 27 Scenic Byway communities, the Land Use Regulation Commission and communities to the south of Kingfield to develop common Byway land use standards to maintain scenic roadside qualities.

Responsibility/Time Frame

Planning Board/Mid

Participate in regional groups and/or committees to advocate improvements to the regional highway system.

Responsibility/Time Frame

Selectmen/Ongoing

Work with the Maine Department of Transportation and trucking firms to seek alternative trucking routes to alleviate truck traffic through Kingfield Village.

Responsibility/Time Frame

Selectmen/Ongoing

Continue to support the development of a regional airport.

Responsibility/Time Frame

Selectmen/Ongoing

Support public and private transit programs.

Responsibility/Time Frame

Selectmen/Ongoing

Seek grants to prepare a regional affordable/employee plan.

Responsibility/Time Frame

Selectmen/Short

Participate in regional discussions and actions that result in enhanced and expanded outdoor recreation.

Responsibility/Time Frame

Selectmen/Ongoing

On an annual basis, meet with surrounding communities and Counties to explore the need and feasibility of shared services.

Responsibility/Time Frame

Selectmen/Ongoing



Kingfield
Comprehensive Plan
Section II
Inventory & Analysis

I

NTRODUCTION

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

The information to prepare the inventory and analysis came from a number of sources. Individual committee members collected information only available in Kingfield. Such information included economic activity, scenic locations, outdoor recreation facilities and recent development trends. Other information came from state and federal sources. State agencies provided information on the location of wildlife habitat, traffic volumes, traffic accidents and lake and pond phosphorous loads. Most of the population data came from the 1990 and 2000 Censuses.

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

The inventory and analysis is intended to be a snapshot of Kingfield based on the best information available in 2005-06. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at the time of adoption of the plan or five years from adoption. However, it presented a reliable picture of Kingfield and provided the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.

HISTORIC, ARCHAEOLOGICAL & CULTURAL RESOURCES

Findings and Conclusions

There are three structures listed on the National Register of Historic Places in Kingfield.

There are many other structures found in Kingfield that reflect its early history.

Kingfield is rich in cultural resources enjoyed by both residents and visitors.

History

The history of Kingfield is filled with rich farm land, forests, wood products, railroads, inventors, innovators and citizens with generosity, leadership and foresight.

Before recorded history, it is thought that the lands in and around Kingfield were rich hunting and fishing grounds for Maine's Native American tribes. The Carrabassett River provided a means of transportation to and from the area as well as food along the journey. Wildlife, and hunting have long been a way of life and source of food since millennia, and the forests around Kingfield teem with deer, moose and birds.

According to recorded history, the first white men to visit the area which was to become Kingfield were John W. Dutton and Nathaniel Kimball in 1805. Apparently well satisfied with the fall hunting expedition and beauty of the area, the men returned the very next year, with families in tow, and settled at the foot of Vose Mountain.

In 1807, William King, Maine's first governor, entered into a partnership with three other men to purchase Townships 1, 2, and 3 of Bingham's West Kennebec Purchase. Today, those townships are known as Concord, Lexington and Kingfield. Much of Governor King's original homestead still stands at the corner of High Street and the Salem Road. It has been occupied by members of the Sumner Winter family for many years.

The first Stanley family members arrived in town at this time, namely Salomon Stanley, as an envoy of William King. He and his descendents took an active roll in many aspects of the town as business, political, social and religious leaders. They worked as farmers and in business as well as serving the town as town clerk, school teachers and superintendents and selectmen. Twin sons Francis Edgar (F.E.) and Freelan Oscar (F.O.) Stanley and sister Chansonetta became world renown for their numerous accomplishments and creativity. The brothers developed and manufactured the Stanley Dry Plate, an

innovative design for early photography that was later bought by the Eastman Kodak Company. F.E. and F.O. are perhaps most famous for their Stanley Steamer automobile manufactured from the turn of the 20th century until 1924. Many still-operational Stanley Steamers survive around the world to this day. Chansonetta was a photographer of historic note for her day, beautifully capturing portraits of local area rural life. All three siblings' accomplishments are today on display and celebrated through the Stanley Museum here in Kingfield as well as in several traveling exhibits.



In 1816 Kingfield was incorporated as the 210th town in the Maine District of the Commonwealth of Massachusetts. By this time, much of the land was being cleared along the river, in the Tufts Pond area and at the foot of Vose Mountain. Early crops consisted of potatoes, corn and wheat. Many of the local farms also grew apples and pears. The very first industry in town was a sawmill along the bank of the Carrabassett River which supplied the building needs of the new community.

The early settlers led busy lives living off the land. They raised their own food and meat, bees for honey, they farmed the land, lumbered the forests, milled products, hunted and fished, made candles, loomed cloth and made their own soap.

As the new town's population grew, so did the industries and services available to the people. By the mid-19th century, there were several stores, a shoemaker, a resident physician, several sawmills, a clover mill, a carding mill and flour mill, a tannery and a rake factory.

Early concerns for the citizens of Kingfield in the town's first half-century included the separation of Maine from Massachusetts (strongly in favor), Kingfield's separation from Somerset County (opposed), accepting new streets, roads and bridges and how to deal with paupers. A constant concern in those early days was the running at large of horses, cattle and hogs, and the bridge span across the mill pond between Main and Maple Streets was always in debate. The town suffered numerous setbacks from fires, floods and collapsed bridges throughout its history. In 1867 a major fire destroyed seven mills along the Carrabassett and six homes with stables. Another major fire in 1882 destroyed much of the center of town, including the local drug store.

In the fall of 1869 a major flood hit Kingfield. Dubbed the "Pumpkin Freshet" because it swept large quantities of pumpkins from the fields along its way, as well as anything else, the flooding also destroyed the many mills that had been rebuilt after the 1867 fire. High waters and chunks of ice did extensive damage to the Chain and Lord bridges in the spring of 1877.

The two main bridges in Kingfield have a definite trial and error history. In early years the mill pond was crossed by boat, then a float bridge was installed in 1842. It lasted but three years, succumbing to high waters in 1845. A second float bridge went in for four years, then was replaced by a covered bridge in 1849. That collapsed under high winds in December of 1851 and a chain bridge was placed across the span in 1852. The chain bridge suffered several break downs, in 1859 and 1909, before being replaced by

the current, cement Centennial Bridge in 1916. That bridge was widened in 1961 and is still in use today. The Lord Bridge was replaced in 2005 with a wider span reminiscent of the original design.

Kingfield flourished in the years surrounding the turn of the 20th century. There was steady employment for the town's many citizens and four major wood turning mills adding to the economy. The mills were begun by J.B. Mayo in 1880; Jenkins, Savage and Bartlett, later known as H.G. Winter and Sons; The Huse Spool and Bobbin Co. begun in 1890, now Kingfield Wood Products, and the Bull Spool Mill started in 1912, located at the corner of Main Street and West Kingfield Road, later known as Joneco. The wood products produced by these mills included spools, bobbins, toys, handles and spinning bosses, and later rolling pins, home décor items and many novelties.

In 1895 the Kingfield Savings Bank was founded, in large part due to one Herbert S. Wing. Wing was a local lawyer, businessman, educator and politician. He was also instrumental in organizing the Kingfield Water District (1897), a founding director of the Huse Spool and Bobbin Co. (1890) and a staunch supporter of the Webster Library. Wing also served as the first president of the Franklin County Memorial Hospital, a position he held for 16 years.

Other important local activities during this time included the Narrow Gauge Railroad (1883), the arrival of the first street lamp in 1889, the construction of a sewer system begun in 1893, the prohibition of dumping rubbish of any kind into the Carrabassett River (1900), organization of the Webster Library in 1902 and the building of the Stanley School in 1903.

By 1930, the town's population reached 1,024. During the following years of the Great Depression, industrial activity on the local level went into decline. The Narrow Gauge Railroad stopped operations in the summer of 1932, was quiet until April of 1933 and ran again for another three years. Competition from increased highway vehicles and the decline of freight to be hauled via rail was blamed for its stopping all services. In January of 1933 a fire destroyed B.M. Lander's sawmill on the bank of the mill pond as well as W.S. Safford's small shop and the Spinning Boss Mill, then owned by Charles E. Chamberlain. None of them were rebuilt.

By the early 1950's a pursuit for outdoor recreation opportunities led a number of local visionaries to turn toward nearby Sugarloaf Mountain in Carrabassett Valley and the sport of skiing. Instrumental in the early development of that now-famous ski destination were Amos Winter, Jr., Stub Taylor, Fred Morrison, Mickey Durrell and Austin and Odlin Thompson, as well as many others. What began as a one-trail, tow rope-serviced ski mountain has grown to become a large corporation providing job opportunities, economic base for the area and an influx of seasonal residents.

During the 1970's and 1980's several housing developments were built, one at Narrow Gauge Park and another off the West Kingfield Road. Other outlying areas also saw a number of new homes built including the Tufts Pond Road and surrounding area, the Blanchard Hill Road and upper Cedar Street. A 16-unit elderly housing development, plus an additional 6 apartment unit complex on the West Kingfield Road were also built.

A new elementary school was built in the late 1970's and the first classes were held in 1980, with 221 students attending. The former Stanley School now houses The Stanley Museum, Webster Hall was converted to town office space in 1982 and the former superintendent's office is now vacant and owned by the town.

Also in the 1980's Kingfield undertook a \$2.5 million public sewerage project with the help of federal, state and local money. Much of the village area and the entire downtown were placed onto this system. The installation caused the classification of the Carrabassett River to be improved from B to A. This is still true to this day. The capacity of the current system, however, has reached its peak and may need expansion to encourage and support future growth.

Currently, Kingfield has two banks; Camden National and Franklin Somerset Federal Credit Union. There are four church groups in town: Baptist, United Methodist, King's Valley Chapel and the Western Mountain Baptist Church. There are three hair salons, two convenience stores/gas stations, a coffee roasting operation, a screen printing shop and six restaurants. Spaces in the downtown business district are nearly full and contain a seasonal clothing and outdoor gear store, a second-hand clothing store, two lawyer's offices, a snowboard/outdoor shop open year-round, a gift shop, a flooring business, video rental, insurance office and the local newspaper office.

Both the Stanley Museum and Kingfield Historical Society are enjoyed by locals and visitors alike. The Stanley Museum is open year-round and is always a busy place. In addition to the displays of Stanley family memorabilia and working Stanley Steamers, the museum puts out regular newsletters and has had numerous books published. A collection of Chansonetta photographs is on loan in the Portland area, exposing even more people to her special skills with a turn-of-the-20th century camera. The Kingfield Historical House is on the National Register of Historic Places. A small group of trustees keeps regular summer hours with a grand open house during the annual Kingfield Festival Days celebration. The entire outside of the house has recently been repaired, preserved and painted, a blacksmith shop has been added and work continues to the house on the inside. There are 13 separate room displays full of local lore and artifacts.

Enrollment in the local elementary school and the entire SAD 58 district has declined over the last ten years. The current number of students attending Kingfield Elementary School stands at 155. A restoration project is in the works for the 160-foot long Dahlov Ipcar mural, painted by the artist when the school was built. It is now considered priceless and is in need of some repair. Fundraising is currently in progress.

Several businesses have closed in town over recent years. The Joneco mill on the West Kingfield Road sits empty, the Hinkley mill is closed and H.G. Winter and Sons closed also. The latter was sold and is now partially occupied by a wire company. Kingfield Wood Products was sold but the mill is still in operation under new ownership. The closing of Knapp Brothers garage and car dealership, which operated in town for nearly 100 years, was a sad day for area residents.

The Tranten family, owners and operators of the local grocery store for more than 50 years, built a large new store on North Main Street, replacing the original store on Depot Street. The family also built a convenience store and gas station on the same large lot and added a natural foods store, as well. The former Depot Street location was refurbished and now houses the Kingfield Area Health Center, providing an expanded space for the clinic and its services to the town and surrounding area. Webster Library is going strong and offers children's programs on a regular basis. It is also equipped with computers and internet service.

Jordan Lumber Company has grown considerably over the years, adding an excavation arm to the company. A large metal building to house all of the lumber was built several years ago on the North Main Street site and additional growth continues.

The Ira Mountain area is under development, with many new homes having been constructed there and room for more. The town has seen other new home growth, as well and supports two real estate agencies. Kingfield collaborates with the town of New Portland and several unorganized townships to operate a transfer station/recycling center on Route 16. Users are asked to recycle 100-percent, separating newspaper, brown bags, #2 plastic, mixed paper goods, tin, glass and aluminum from garbage. This greatly reduces the cost of hauling garbage to the town. The Kingfield Water District has also made vast improvements over recent years. A new well was drilled on the West Kingfield Road and well head protection was put in place. Much of the original piping has been replaced and numerous leaks in the system have been detected and repaired.

Townpeople voted in favor of purchasing a large metal building located on Commercial Street for use as a new fire station. The large building accommodates all the town's fire trucks and equipment easily; there is a locker room, kitchen area and meeting space. The former fire station, located on School Street, was sold. A \$60 million water bottling plant will be built on Route 27 south of the village area. It is expected to be operational by 2008, and is expected to provide numerous jobs. It will be operated by Poland Spring, owned by the Nestle Waters Corp.

The townspeople celebrate three major events each year and attract crowds from the surrounding areas. The annual Kingfield Festival Days in July has been going strong since 1976, with a few years missing in between, and has seen greater numbers in more recent years. The Kingfield POPS began in 2003 and will celebrate its fifth year in 2007. Collaboration between townspeople and the Bangor Symphony Orchestra, Kingfield POPS brings the symphony to town with an early evening concert held outdoors in Kennedy Field on Route 142. There are also several trips to local schools each year to teach students about the instruments.

In December, lights are strung, wreaths are hung, garland is everywhere and small trees line the streets as the town dresses up for the holidays. The first Saturday in December marks the town-wide celebration of lighting the town, with caroling, ceremonies, refreshment and even a visit from Santa himself.

Historic Structures

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

The National Register of Historic Places is an official list of those historic resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register includes those districts, sites, buildings, structures and objects that are significant to American history, architecture, archaeology, engineering and culture. In addition to the recognition that listing provides, registered properties are afforded a measure of protection from development projects that are funded, licensed or executed by the federal government. Registered properties are provided no protection by such registration from activities undertaken by their owners with private financing. There are three structures listed on the National Register of Historic Places in Kingfield.

Structures on National Register of Historic Places

| Name | Address | Year Listed |
|-------------------------|----------------|-------------|
| Frank Hutchins House | High Street | 1986 |
| William F. Norton House | Stanley Avenue | 1982 |
| Amos G. Winter House | Winter's Hill | 1976 |

Kingfield was surveyed in 1987 as part of a Maine Historic Preservation Commissions supported Franklin County Architectural Survey. In a follow up in 1989 intensive level research was conducted on select buildings in Kingfield Village. Since that time there has been no evaluation to determine if those properties merit nomination to the Historic Register of Historic Places.

In addition to the three structures listed on the National Register there are many other structures found in Kingfield that reflect its early history. Some of these may be eligible for listing on the National Register as well.

Archeological Resources

Archeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and early roads.

The Maine Historic Preservation Commission reports one known prehistoric archaeological site and no non-historic archaeological sites. The Commission has identified areas adjacent to the Carrabassett River, West Branch of the Carrabassett River, Indian and Rapid Streams and Shiloh and Tufts Ponds as areas sensitive for prehistoric archaeology resources.

Cultural Resources

Kingfield is rich in cultural resources enjoyed by both residents and visitors. These include the Kingfield Historical Society and the Stanley Museums and the Webster Library. There is an art gallery and art is offered for sale at many businesses. Cultural events include the Kingfield Pops, Festival Days and the Tree Lighting. Businesses in Kingfield support the town cultural resources and events.

P EOPLE OF KINGFIELD

Findings and Conclusions

Growth in year-round population has slowed since 1980. Population increased by about 3 percent between 1980 and 1990 and declined by 1% from 1990 to 2000.

The greatest number of workers in Kingfield was in management, professional and related occupations in 2000.

It is estimated that today peak seasonal population in Kingfield could exceed 1,000 should all seasonal residences, lodging rooms and camp sites be occupied.

The 2016 year-round population for Kingfield is expected to be in the range of 1,100 to 1,200.

Introduction

Population trends and characteristics are a product of several factors. These include local and regional employment opportunities, the availability of housing in varying price ranges, the community's natural and social attributes and family ties. By looking at population characteristics, trends and forecasts, Kingfield can anticipate future demands on community services and land use changes. The population of Kingfield includes a "year-round population" that has not changed much in numbers over the last 20 years and a part time or seasonal population that has been growing.

When looking at the impacts of population change on the town, considering two population types, year-round and part time/seasonal is useful. Year-round population will pay local taxes, require town services and send children to local schools. Part-time or seasonal population may own vacation or second homes, paying local taxes and requiring town services and/or spend money at local businesses.

Year-Round Population Trends

Kingfield's year-round population grew significantly between 1970 and 1980 (24%). This was the result of expansion at "Sugarloaf" that provided employment opportunities in the recreation fields and expansions of wood product mills in Kingfield. The 1988 Comprehensive Plan contained a statement that in the period from 1973 to 1988 there had been more development in that short period than at any time in Kingfield's history.

Growth in year-round population has slowed since 1980. Population increased by about 3 percent between 1980 and 1990 and declined by 1% from 1990 to 2000. While this trend was similar to that of

Franklin County, it was different from that of New Portland and Eustis that both showed double digit percent increases in population. Explanations for the slowdown in population growth include loss of jobs in traditional wood products industries and a slowing of growth at the Sugarloaf USA ski resort.

| Year-Round Population Change 1980-2000 | | | | | |
|---|--------------|--------------|--------------|---------------------------------|---------------------------------|
| | 1980 | 1990 | 2000 | 1980-1990 Percent Change | 1990-2000 Percent Change |
| Kingfield | 1,083 | 1,114 | 1,103 | 2.9% | -1.0% |
| Carrabassett Valley | 107 | 325 | 399 | 203.7.6% | 22.8% |
| Eustis | 582 | 616 | 685 | 5.5% | 11.2% |
| New Portland | 651 | 789 | 785 | 21.2% | 10.5% |
| Franklin County | 27,447 | 29,008 | 29,467 | 5.7% | 1.6% |
| Source: U.S. Census 1980, 1990 & 2000 | | | | | |

Population estimates prepared by the US Census suggest a small increase of 2% in year-round population from 2000 to 2004.

| Estimated Population Change 2000-2004 | | | | |
|--|--------------|--------------------|-------------------------|-----------------------|
| | 2000 | 2004 (Est.) | Numerical Change | Percent Change |
| Kingfield | 1,103 | 1,127 | 24 | 2.2% |
| Carrabassett Valley | 399 | 428 | 29 | 7.3% |
| Eustis | 685 | 727 | 42 | 6.1% |
| New Portland | 785 | 801 | 16 | 2.0% |
| Franklin County | 29,467 | 29,736 | 269 | 1.0% |

Source: US Census

The natural increase in population (the number of births minus deaths) totaled five from 2000 to 2004. This information suggests that people moving into Kingfield, rather than the natural increase, has been the deciding factor in the estimated small increase in population.

Age Distribution

Kingfield's population in 2000 was younger than that of Franklin County. The age groups of under five and 20-34 were higher than the county wide percentages. The median age was almost two years younger than that of the county. This is an indication of the types of employment opportunities available for residents and the availability of housing at reasonable cost.

| Population Distribution by Age 2000 | | | | |
|--|-----------|---------|-----------------|---------|
| | Kingfield | | Franklin County | |
| | Number | Percent | Number | Percent |
| Less than 5 | 80 | 7.3% | 1,514 | 5.1% |
| 5 to 19 | 238 | 21.5% | 6,591 | 22.4% |
| 20 to 34 | 204 | 18.5% | 5,250 | 17.8% |
| 35 to 44 | 173 | 15.7% | 4,627 | 15.5% |
| 45 to 64 | 256 | 23.2% | 7,301 | 24.8% |
| 65+ | 152 | 13.8% | 4,184 | 14.2% |
| Total | 1103 | | 29,467 | |
| Median Age | 36.5 | | 38.2 | |

Source: 2000 U.S. Census

Educational Attainment

According to the 2000 U.S. Census, Kingfield had a greater percentage than Franklin County of its population 25 years of age and older with more than a high school education. Forty-nine percent had some college education or a degree. This compared to 44% for Franklin County. Residents with Bachelor's Degrees are significantly greater in number than that of Franklin County and the State. This is likely reflective of residents who are living in Kingfield and are employed in professional positions in other communities.

| Educational Attainment 2000 (persons 25 years and older) | | | | |
|--|-----------|---------|-----------------|---------|
| | Kingfield | | Franklin County | |
| | Number | Percent | Number | Percent |
| Less than 9th grade | 31 | 4% | 1046 | 5% |
| 9th to 12 grades no diploma | 49 | 7% | 1799 | 9% |
| High School Graduate or Equivalency | 305 | 41% | 7901 | 41% |
| Some college, no degree | 111 | 15% | 3388 | 18% |
| Associate Degree | 42 | 6% | 1105 | 6% |
| Bachelor's Degree | 159 | 21% | 2759 | 14% |
| Graduate or Professional Degree | 51 | 7% | 1262 | 7% |
| Total | 748 | | 19260 | |

Occupation of Residents

The greatest number of workers in Kingfield was in management, professional and related occupations in 2000. This was followed closely by sales and office occupations. It is expected that since 2000 the number employed in these occupations have declined due to the losses in traditional lumber and wood products industries. This trend in the occupation of residents did not change significantly between 1990 and 2000.

| Employment by Occupation 2000 | | | | |
|--|--------------|------------|-----------------|------------|
| Occupation | Kingfield | | Franklin County | |
| | # of Workers | % of Total | # of Workers | % of Total |
| Management, professional and related occupations: | 164 | 30% | 3,798 | 28% |
| Service occupations | 94 | 17% | 2,353 | 17% |
| Sales and office occupations | 156 | 28% | 3,324 | 24% |
| Farming, fishing and forestry occupations | 8 | 1% | 272 | 2% |
| Construction, extraction and maintenance occupations | 38 | 7% | 1,513 | 11% |
| Production, transportation and material moving occupations | 94 | 17% | 2,477 | 18% |
| Employed persons 16 years and over | 554 | | 13,737 | |

Source: 2000 U.S. Census

Income

Kingfield's 1999 median household income was below that of the State and County and of surrounding communities except Eustis. In 1999 the largest number of households (100 or 22%) was in the \$15,000 to \$25,000 income bracket. This likely reflects the seasonality of work and the number of retirees who live in Kingfield. It has been estimated that the median household income had increased to \$32,500 in 2003.

| Median Household Income 1999 | |
|---------------------------------|----------|
| Kingfield | \$29,250 |
| Carrabassett Valley | \$45,360 |
| Eustis | \$28,000 |
| New Portland | \$30,520 |
| Franklin County | \$31,460 |
| State of Maine | \$37,240 |

Source: US Census

Seasonal Population

Seasonal population is a measure of the number of people in a community who are not year-round residents. In Kingfield this includes individuals staying in second homes and camps, lodging facilities, the Deer Farm Campground and day trippers.

To estimate seasonal population the number of seasonal residences, number of lodging rooms and camp sites was considered. It is estimated that the peak seasonal population, or the people who are not full time residents in Kingfield, could exceed 1,000 should all seasonal residences, lodging rooms and camp sites be occupied. This number does not include people eating at restaurants. More likely, seasonal population probably grows to between 600 and 700 during the busiest winter periods.

Peak seasonal population in the greater Kingfield area is significant with as many as 9,000 in Carrabassett Valley alone.

Population Projections

Year-Round Population

Anticipating population change is an integral part of the Comprehensive Planning process. Depending on future population characteristics, various community needs and facilities can be identified as well as provide an indication of future housing demand. It should be understood, however, that predicting population with great accuracy at the single community level is difficult.

Year-round population change is the result of two primary factors, natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a specific period. Based upon the U.S. Census, Kingfield experienced a population decrease of 11 persons between 1990 and 2000. That decrease was the result of out-migration, based on the fact that there was a natural increase of 83 over that period. Since 2000 there has been a natural increase of five.

The 2016, year-round population projection prepared by the Maine State Planning Office for Kingfield is 1,120. This projection forecast indicates a stable population based on past trends and employment opportunities. Factors that could contribute to that projection being in error include changes in the local and regional economies that create or displace jobs, energy cost and housing costs. These factors cannot be determined with any reliability and require continued monitoring.

For the purposes of the Comprehensive Plan it is expected that the 2016 year-round population for Kingfield will be in the range of 1,100 to 1,200.

| Population Distribution by Age 2016 | | |
|--|-------------|---------|
| Age | | |
| | Number | Percent |
| Less than 5 | 77- 84 | 7% |
| 5-17 | 187-204 | 17% |
| 18-29 | 154-168 | 14% |
| 30-44 | 209-228 | 19% |
| 45-64 | 308-336 | 28% |
| 65+ | 176-192 | 16% |
| Total | 1,100-1,200 | |

Seasonal Population

Seasonal population will consist of both part time and transient. Growth in seasonal population will depend on growth in second/seasonal homes and new lodging rooms. Since 1990 the number of seasonal homes has increased by 60% reaching 200 in 2004. It is presumed that seasonal home development in Kingfield over the next ten years will be similar to that of the past 10 years.

H

OUSING in Kingfield

Findings and Conclusions

Between 1990 and 2000, some 60 new housing units were added to the Town's housing supply.

From 2000 through 2004, there were building permits issued for nine year-round homes and 35 permits issued for seasonal/second homes.

Year-round home sale prices have been on the increase in Kingfield. The median sale price has increased from \$61,000 in 1999 to \$104,500 in 2005, a 71% increase.

Introduction

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

Housing Trends

In 2000, the Census reported 659 total housing units, 495 year-round and 164 seasonal or second homes. Between 1990 and 2000, some 63 new housing units were added to the Town's housing supply. Based on U.S. Census information, 40 of the added housing units were seasonal.

| Number of Total Housing Units 1990-2000 | | | | |
|--|------------|------------|-----------------------|-----------------------|
| | 1990 | 2000 | 1990-2000 # Change | 1990-2000 % Change |
| Kingfield | 594 | 659 | 63 | 11% |
| Carrabassett Valley | 1,519 | 1,675 | 156 | 10% |
| Eustis | 630 | 747 | 117 | 19% |
| New Portland | 496 | 564 | 68 | 14% |
| Franklin County | 17, 280 | 19,159 | 1879 | 11% |

From 2000 through 2004 there have been building permits issued for nine year-round homes and 35 permits issued for seasonal/second homes.

Type of Housing Unit

Kingfield's housing supply is comprised primarily of the traditional single-family home. In 1990, 79% of all housing was single-family. The percentage of the traditional single-family home declined to 77% by 2000, as a result of an increase in the number of multi-family housing units. Seasonal or second homes comprised 25% of the total housing supply in 2000.

| Distribution of Housing Units by Type 1990-2000 | | | | |
|--|-------------|-------------------|-------------|-------------------|
| | 1990 | | 2000 | |
| | # | % of Total | # | % of Total |
| Single-family | 462 | 79% | 504 | 77% |
| Mobile home | 58 | 10% | 61 | 9% |
| Multi-family | 74 | 11% | 94 | 14% |
| Seasonal | 123 | 25% | 164 | 25% |
| TOTALS | 594 | | 659 | |

Source: 1990-2000 Census

Owner/Renter Patterns

Rural communities typically have a much larger percentage of owner-occupied dwelling units than renter occupied dwelling units. This is due to the large percentage of the overall housing supply consisting of the single-family home. In 2000, 72% of all housing units were owner-occupied and 18% were renter occupied.

Housing Conditions

The Comprehensive Planning Committee did not undertake a detailed housing conditions survey, the reason being that although scattered substandard housing exists in Kingfield, it was not deemed a significant planning issue. However, several indicators of housing conditions from the 2000 Census were examined for this update.

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

The older dwelling units may, however, be in need of energy efficiency enhancement and/or electrical upgrading. In 2000, 55% of the total housing supply was constructed earlier than 1960.

Housing Costs

The cost of purchasing or renting a home has increased in recent years. Numerous factors have led to these increased costs including land costs, construction cost and market demand. Based on Census information, the cost of housing in Kingfield was a bit less than in Franklin County and the State. The 2000 Census reported that the median value of owner-occupied homes was \$80,800 compared to \$82,800 in Franklin County. Monthly rents were slightly higher than overall in Franklin County.

| 2000 Housing Costs | | | | | |
|--------------------|-----------------------------|-------------------------|-----------------------|---------------------|-----------------------|
| | Median Value Owner Occupied | Median Monthly Mortgage | 30% or more of Income | Median Monthly Rent | 30% or more of Income |
| Kingfield | \$80,800 | \$660 | 38.0% | \$444 | 31.4% |
| Franklin County | \$82,800 | \$759 | 20.8% | \$430 | 38.0% |
| State of Maine | \$98,700 | \$932 | 20.3% | \$497 | 34.0% |

Source: U.S. Census

Rental Rates

The 2000 census reported the median rent in Kingfield was \$440. In 2003 the Maine State Housing Authority reported the average rent for a two-bedroom unit was \$610. The Comprehensive Plan Committee conducted a rental survey to assess current rental rates and if rental units were single-family homes, buildings with one or two or buildings with three or more apartments.

The survey found that for unsubsidized rental units monthly rental rates of between \$501 and \$750 were most common followed by \$250 to \$500. About half of the rental rates included heat. Except for the Kingfield Elderly Housing Complex, most rental units are in buildings with one or two rental units or single-family homes. The results of the survey indicate rising rental cost in Kingfield.

Subsidized/Affordable Rental Units

There are 18 subsidized or affordable rental units in Kingfield. Of these, 17 are units for the elderly and one a family unit.

Vacancy Rates

The vacancy rate for year-round dwelling units reported by the 2000 Census was 3% for homeowners and 8% for rental units. The 8% rental vacancy is likely attributable to the time of the Census in April when rental demand had decreased.

Affordable Housing

Increase in land costs and construction costs, coupled with market conditions, have created a significant affordable housing problem in some areas of Maine. The general "rule of thumb" states that housing should be able to be rented or purchased for a reasonable percentage of a household's income. These generally accepted percentages are 28% of gross monthly income for mortgage payments and 30% of gross income for rental payments (including utilities).

Affordable housing under the Comprehensive Planning and Land Use Regulation Act has been defined as decent, safe and sanitary dwellings, apartments or other living accommodations for a household whose income does not exceed 80% of the medium income for the area.

The common definitions define "very low income households" as those households with an income no greater than 50% of the median income for a four-person household; "low income households" as those households with an income no greater than 80% of the median income for a four-person household; and "moderate income households" as those households with an income no greater than 120% of the median income for a four-person household.

The affordable housing needs in Kingfield can be qualified but to quantify the specific number of any needed affordable units for the current and future years is difficult. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Kingfield. To determine affordable housing needs, the estimated median income of \$36,000 for the Farmington housing market was utilized. Based upon that figure, the following table has been developed to represent affordable housing costs for very low, low and moderate income households.

| Affordable Sales Price of Homes and Rental Units For Very Low, Low and Moderate Income Households 2005 | | | |
|---|----------------------|-----------------------------------|--------------------------------|
| | Family Income | Affordable Gross Rent (mo) | Affordable. Sales Price |
| Very Low | up to \$18,000 | \$450 | \$28,800 |
| Low | \$18,000-\$28,800 | \$450-\$720 | \$69,100 |
| Moderate | \$28,800-\$43,200 | \$720-\$1,080 | Up to \$125,300 |

Year-round home sale prices have been on the increase in Kingfield. The median sale price has increased from \$61,000 in 1999 to 104,500 in 2005, a 71% increase.

| Median Sale Price Year-Round Homes 1999-2005 | | | | |
|---|-------------------|--------------------|--------------------|--|
| Year | # of Sales | Median \$'s | High/Low | Annual % Change Median \$'s |
| 1999 | 16 | \$61,000 | \$156,000/\$25,000 | |
| 2000 | 9 | \$66,000 | \$245,300/\$33,000 | 8% |
| 2001 | 17 | \$70,000 | \$135,000/\$33,000 | 6% |
| 2002 | 13 | \$67,750 | \$245,000/\$32,500 | -4% |
| 2003 | 12 | \$93,750 | \$370,000/\$42,000 | 38% |
| 2004 | 9 | \$101,500 | \$202,000/\$30,000 | 8% |
| 2005 | 34 | \$104,500 | \$357,000/\$26,000 | 3% |

Source: Town of Kingfield

This trend in higher sale prices is limiting housing opportunities for very low and low income households that seek homes in Kingfield. Very low income households will likely not find a home in Kingfield that is affordable and low income household opportunities are becoming limited. Even the moderate income households are seeing reduced housing opportunities. In 1999, moderate income households could afford 94% of the homes sold in Kingfield but by 2005 that had dropped to 61% of the homes sold. While low and moderate income households may still find affordable housing in Kingfield, should current trends continue that may not be the case.

| Affordability Year-Round Homes 1999-2005 | | | |
|---|--|---|--|
| Year | #/% sold at Very Low Income Affordability | #/% sold at Low Income Affordability | #/% sold at Moderate Income Affordability |
| 1999 | 1/6% | 10/63% | 15/94% |
| 2000 | 0/0% | 5/56% | 8/89% |
| 2001 | 0/0% | 8/47% | 16/94% |
| 2002 | 0/0% | 7/54% | 11/85% |
| 2003 | 0/0% | 5/42% | 8/67% |
| 2004 | 0/0% | 3/34% | 6/50% |
| 2005 | 0/0% | 8/24% | 21/61% |

Future Housing Demand

Based on the forecast that year-round population will be in the 1,100 to 1,200 range there will be a demand for 40 additional housing units over the planning period. Should the local or regional economies change significantly, the demand for additional housing units will also change.

Seasonal or second homes comprised 25% of Kingfield's total housing inventory in 2000. Since 2000 this type of housing has grown almost four times more than new year-round housing. This trend can be attributed to several factors. These include historically low mortgage interest rates, changes in investment strategies by those with higher disposable incomes and reasonable development costs. Since 1999 there have been 50 plus seasonal/second homes sold and building permits issued for 35 new homes. It is important to consider future demand for seasonal or second homes when planning for the town. Several factors are important when considering future second home development. These include changes in traditional forest land ownership, the stability of Sugarloaf USA and expansion of the snowmobile and ATV activities as well as other tourist based activities. These factors point to Kingfield continuing to be attractive for more seasonal or second home development over the planning period.

Future Housing Mix

Not only is an estimate of total new housing desirable in the Comprehensive Plan but also, so is the type of year-round housing, owner and rental. Over the next ten years, demand for single-family housing will be greater than for multi-family rental type housing.

ECONOMY

Findings and Conclusions

The regional economy has changed from a goods-producing to a service providing one.

Kingfield serves as a small service center for residents of Kingfield and surrounding Western Mountains communities.

Expansions in service businesses are likely as recreation and tourism expand in the region.

As Kingfield moves to a recreation based economy the town must become part of the product.

Regional Economy

The economy of the Greater Kingfield Region was traditionally based upon the wood and related industries. Vast commercial forest lands provided wood for industry in and around Kingfield. People worked in the woods and at mills that processed it. Secondary businesses supported that industry. As in Kingfield, wood mills were found also in Bigelow Station, Crockertown, Eustis, New Portland, Strong, North Anson and other towns. Mechanization, technology and foreign competition have now decreased the work force needed for this industry and in many mills while some still operate.

Recreation has been a long-standing part of the regional economy, but not to the degree that it plays today. Over 100 years ago “sports” were traveling to and through the region to fish and hunt. They supported the regional economy by buying goods, lodging and paying guides. Today recreation plays a much greater role in the regional economy as do other service type businesses.

Kingfield's Economy

It may be said that Kingfield is in the midst of an economic transition. Long dependent upon its thousands of acres of woodland, the town is becoming more commercialized and thus reflective of its service center nature. Kingfielders and many residents of surrounding lands and towns are coming to view the area as Greater Kingfield. Citizens of Salem and Freeman Townships, and to a lesser degree the towns of Carrabassett Valley and New Portland utilize typical day-to-day services such as banking, grocery

shopping, beauty salons, public library, U.S. mail, gasoline service stations, schools, sports equipment (especially for winter time), real estate services, churches and employment found in Kingfield.

Many non-Kingfield citizens also enjoy participation in local organizations such as Senior Citizens, the American Legion and the Sno Wanderer's snowmobile club. Additionally, many residents of the unorganized territories of Salem and Freeman vote in Kingfield. While Kingfield may not satisfy the service center criteria as defined by the State, there is no question this little piece of Maine is, by definition, based on logic, practicality and in the minds of the people, in truth, a very real service center.

It is obvious, upon review of the services identified previously, that Kingfield is gradually becoming commercialized. Wood, having been long the staple of the town's economic base, remains today a contributor to that base. It is, however, contributing to a lesser degree. Logging has diminished and with it have gone local woodturning mills. The loss of approximately 100 jobs as a result of closed mills has led a number of residents who would otherwise be unemployed to seek new careers. Construction, property maintenance, the trades, health care and educational positions are among the more popular routes to stability.

A number of Kingfield residents are employed in other towns. Among those businesses attracting local people are Franklin Memorial Hospital, University of Maine at Farmington, Sugarloaf Mountain, School Administrative Districts 9 (headquartered in Farmington), 58 (headquartered in Phillips), and 74 (headquartered in North Anson).

As part of the development of the Comprehensive Plan the Committee distributed questionnaires to local businesses. The following presents the results of the business questionnaire.

Despite its small size of fewer than 1,200 residents, numerous businesses operate in Kingfield. Although the exact number of these is difficult to determine, 80 businesses is probably an accurate estimate. Among these not all are locally-owned businesses. However, "outsider-owned" businesses, some of these comparatively large, completed no questionnaires despite a statement to the local managers that only the local economic figures were of interest and any information provided would be helpful.

Business owners find the local business climate satisfactory but not excellent. They are, however, quite satisfied with the skill level of the employee pool. These facts are significant in that the businesses operating here range widely in nature (from large retail to one-person consulting, for example) as well as size. Moreover, the majority of businesses have generated sufficient income for their owners over the years that the average age of all responding Kingfield businesses is 13.6 years. However, the median age is much less (only 7.5 years) indicating that some businesses are quite old and many are comparatively new: eight businesses were two years old or younger.

The typical number of full-time employees is 3.7; however, 24 businesses, or nearly half, had only one employee. The range was 47, down to one, with only four Kingfield businesses employing ten or more people. So, most Kingfield businesses are small, may be supplementary sources of income, but at least provide enough income that they have continued for some years.

Part-time employees average 3.24 per Kingfield business. However, this is another misleading statistic in that 22 businesses (39%) have no part-time employees at all and another 13 have only one; only six businesses have seven or more part-time employees.

The data indicate that many, if not most, employees do live in Kingfield but, again, the situation is not clear-cut. The average number of Kingfield resident employees is 3.0; the median number, however, is only two and the modal number only one. This indicates a bi-modal distribution of employee home location, rather than the more usual normal distribution in which the average, the median and the modal numbers are more similar to one another. In any event, local employees live within driving distance of Kingfield and are able to satisfactorily negotiate storm-affected roads.

The great majority of businesses (71%) are operated from owned business premises. The remaining 29% appear to be uniformly satisfied with their rent and consider it to be reasonable. This positive evaluation contributes somewhat to the business climate rating here (which is near “average”) but applies to relatively few businesses.

Interestingly, although traffic volume through Kingfield is thought by business people to enhance their business to some degree, most of the businesses consider themselves relatively independent of tourist trade. Business owners also think that the heavy tractor-trailer traffic through Kingfield exerts a slightly negative impact on their business. About half the business owners (27, 48%) say they have a “most active” season; b) 29% state that their business is somewhat to highly seasonal; c) negative comments regarding tractor-trailer traffic are in evidence throughout the write-in questions and, d) (20%) identify the tractor-trailer traffic as highly negative.

The businesses operating in Kingfield vary widely, as one would expect of an area that functions as a *de facto* service center. Ironically, although the region developed around wood and its products, not one of the 54 respondents to question 8 selected “logging” as a business identifier. Otherwise, the six additional categories are well represented, with “other” being the most common, as would be expected. Virtually everything that a small community requires in terms of goods and services is available to residents and visitors, including basic to more esoteric services.



In spite of the care to retain anonymity and a selection of amount ranges that would (it was thought) group some larger businesses together (obscuring the identification of a specific business), ten respondents (of the 56 total) did not select a yearly gross income range. The 46 who did selected every range available from below \$12,000 to greater than \$2,501,000. Three Kingfield businesses gross over \$2,501,000 and seven gross below \$12,000. The mean gross income range was \$51,000-\$100,000. The distribution of gross incomes, while not a statistically normal one, is not so skewed that it fails to represent the actual situation with some accuracy. Summing the middle amount of each range for the 46 respondents to this question yields \$18,230,500. This figure represents an extreme least estimate of the dollar value of the economic activity occurring in Kingfield; including the non-respondents, some of which are among the larger businesses here, and unidentified businesses operating here, the figure might easily rise another 20%, approaching \$22,000,000.

The results of this portion of the questionnaire indicate some individuals are doing well financially in Kingfield. The town is economically active and clearly performs an important function to the region. This activity, perhaps prosperity, has not extended to the town itself, which appears to be no better off than any other small and typical rural Maine town.

The data of questions one through 15 provide a picture, although incomplete, of an economically viable but small center. Kingfield does indeed perform important services to the surrounding areas as well as maintain itself. It is quite possible that the profits from its businesses, quite a few of which are very small, are rather more concentrated than ideal circumstances might produce. Nevertheless, as mentioned previously, virtually everything that an individual really requires in goods and services can be gotten here and that in itself is quite remarkable.

The question concerning the impact of a beautified Kingfield on business produced the largest number and greatest unanimity of responses: thirty-one (72%) advocated a more beautiful Kingfield. Various improvements were suggested, including buried power lines, new trees, painted rears of buildings, improved lighting, even a commons/picnic area.

The next most common subject raised was the slowing of traffic through Kingfield and lowered speed limits: 15 respondents (35%) said this action would benefit their business. No specific question directed attention to traffic speed, thus this spontaneously generated viewpoint represents a very high proportion of respondents (who were free to identify whatever they chose).

Nine respondents suggested better marketing of Kingfield; add to them those wanting an improved town website (3), and this percentage rises to 28%, also a high proportion for a spontaneously identified action.

Although nine respondents (21%) mentioned good paying industrial jobs, none mentioned the skilled labor force necessary to attract businesses with those jobs.

Another subject raised by many respondents was that of sidewalks: seven (16%) thought sidewalks would benefit the town, as both an aesthetic and safety improvement.

Although many expressed a willingness to participate in upgrading Kingfield (30%), nearly as many expected town employees and elected officials to do the work (11, 26%) or at least to be actively involved with it in some capacity.

Numerous additional suggestions and recommendations were made. These included: an anti-noise ordinance, improving the recreational situation here for young people (teenagers), increase public parking, lower taxes, enhance the town kiosk and improve town septic services, to list only six. Clearly, some of these are inexpensive and readily accomplished; others may be costly and require planning.

In summary, responses to the write-in questions firmly establish two facts: firstly, nearly $\frac{3}{4}$ of business owners think a more visually appealing Kingfield would attract and retain more business; secondly, truck traffic through the town is too fast and adversely impacts business. It is clear also that Kingfield business owners think improved marketing of the town and its attributes would benefit business here.

The business questionnaire (which was returned by 56 of perhaps 80 local businesses, a high percentage) has provided useful data that should enter into decisions concerning the future of Kingfield. It also

clarifies areas of action that business owners think need to be undertaken and that, if done, would, they think, benefit themselves as well as the town.

Foremost among these, and garnering greater support and unanimity than any other subject broached by the entire questionnaire is the matter of making Kingfield more aesthetically appealing. It should be obvious that if Kingfield intends to become more of a recreation and tourist destination—and less of a logging, lumber town (which is its history)—then a more beautiful Kingfield is in keeping with, if not essential, to that goal.

The second issue producing greatest agreement among respondents is the issue of traffic speed, especially that of big trucks, through Kingfield. Certainly, this issue and the one above are intimately related.

It will be up to town leadership to facilitate movement toward beauty and slower traffic: this could be a true opportunity for Kingfield if its leaders examine problems impartially, then produce and implement meaningful, effective solutions to them. Everyone, not just business owners will benefit.

Labor Force

Since 1999, Kingfield's labor force has increased by 9%. The annual average unemployment rates in Kingfield are above both that of Franklin County and the State. This is due in part to the seasonal nature of many jobs available in the region.

| Average Annual Labor Force 1999-2004 | | | | |
|---|-------------------|----------------------|----------------------|----------------------|
| | Town of Kingfield | | Franklin Co. | Maine |
| | Labor Force | Unemployment Rate | Unemployment Rate | Unemployment Rate |
| 1999 | 547 | 8.6 | 7.0 | 4.1 |
| 2000 | 594 | 6.9 | 6.6 | 3.5 |
| 2001 | 585 | 7.4 | 6.4 | 4.0 |
| 2002 | 593 | 6.7 | 5.4 | 4.4 |
| 2004 | 598 | 6.0 | 5.6 | 4.6 |

Source: Maine Department of Labor

In 2000 the greatest percent of workers, 18%, were employed in the arts, entertainment, recreation and food service industries, which should be expected considering the recreation-based economy of the region. Employment in education, health and social services followed closely.

| Distribution of Labor Force by Industry 2000 | | | | |
|---|---------------------|--|------------------------|--|
| Industry | Kingfield | | Franklin County | |
| | # of workers | % of Total Employed Labor Force | # of Workers | % of Total Employed Labor Force |
| Agriculture, Forestry | 34 | 3.4% | 444 | 3.2% |
| Construction | 23 | 4.2% | 896 | 6.5% |
| Manufacturing | 82 | 14.8% | 2,478 | 18.0% |
| Wholesale Trade | 13 | 2.3% | 262 | 1.9% |
| Retail Trade | 82 | 14.8% | 1,779 | 13.0% |
| Transportation and warehousing and utilities | 2 | 0.4% | 454 | 3.3% |
| Information | 2 | 0.4% | 141 | 1.0% |
| Finance, insurance and real estate | 28 | 5.1% | 724 | 5.3% |
| Professional, scientific, management and administrative | 47 | 8.5% | 539 | 3.9% |
| Education, health and social services | 96 | 17.3% | 3,519 | 25.6% |
| Arts, entertainment, recreation and food services. | 101 | 18.2% | 1,379 | 10.0% |
| Other services | 15 | 2.7% | 666 | 4.8% |
| Public administration | 18 | 3.2% | 456 | 3.3% |
| Total | 554 | | 13,737 | |

Source: 2000 U.S. Census

Work Location: Kingfield's Residents

In 2000, half of the workers living in Kingfield worked in Kingfield, about the same percentage that did in 1980. As would be expected, Carrabassett Valley was the location of employment for the second largest group of workers. Over the past 20 years workers have been traveling greater distances to reach their work location. These include places such as Farmington, Mexico and Madison.

Kingfield Resident Work Locations 1980-2000

| Where Kingfield Residents Worked | # of Kingfield Residents Working at the Location-1980 | Percentage of Total Resident Workers-1980 | # of Kingfield Residents Working at the Location-2000 | Percentage of Total Resident Workers-2000 |
|----------------------------------|---|---|---|---|
| Kingfield | 206 | 49.3% | 281 | 50.1% |
| Carrabassett Valley | 63 | 15.1% | 100 | 18.1% |
| Farmington | 20 | 4.9% | 55 | 9.9% |
| Eustis | 4 | 1.0% | 23 | 4.2% |
| Strong | 12 | | 10 | 1.8% |
| Mexico | - | | 8 | 1.4% |
| Madison | - | | 7 | 1.3% |
| Rangeley | - | - | 6 | 1.1% |
| Other | 113 | | 64 | |
| Total | 418 | | 554 | |

Source: 1980 & 2000 U.S. Census

Commuting Patterns: Entire Kingfield Workforce

According to the 2000 Census, 752 persons worked in Kingfield (a combination of residents and non-residents). This was an increase of approximately 400 when compared to 1980. Approximately 40 percent of the people working in Kingfield lived in Kingfield. Of those who commuted to Kingfield, most came from the neighboring communities of New Portland, Carrabassett Valley and Strong.

Kingfield Workforce 1980-2000

| Location Where Kingfield Work force Lived | # of Kingfield Workers Residing at the Location-1980 | Percentage of Total # Working in Kingfield 1980 | # of Kingfield Workers Residing at the Location-2000 | Percentage of Total # Working in Kingfield 2000 |
|---|--|---|--|---|
| Kingfield | 206 | 58.9% | 281 | 37.4% |
| Eustis | 24 | 6.9% | 20 | 2.7% |
| New Portland | 39 | 11.1% | 44 | 5.9% |
| Carrabassett Valley | 10 | 2.6% | 29 | 3.9% |
| Strong | 13 | 3.7% | 24 | 3.2% |
| Rangeley | 11 | 3.1% | 3 | 0.4% |
| Phillips | 11 | 3.1% | 15 | 2.0% |
| Wilton | - | | 30 | 4.0% |
| Other | 36 | | 306 | |
| Total | 350 | | 752 | |

Source: 1980 & 2000 Census

Retail Sales

The Maine State Planning Office tracks data on taxable retail sales derived from sales tax collections. Consumer retail sales do not include business operating purchases and thus provides a more accurate picture of what is commonly thought of as retail store sales. In 2005 there were retail sales in excess of \$32,500,000 in Kingfield. Between 2000 and 2005 consumer retail sales increased by 17% compared to the overall State increase of 4%.

| Kingfield Consumer Retail Sales 2000-2005 | | |
|---|----------------|----------------|
| Year | Consumer Sales | Percent Change |
| 2000 | \$27,756,600 | |
| 2001 | \$29,364,600 | 5.8% |
| 2002 | \$29,314,300 | -0.2% |
| 2003 | \$30,102,000 | 2.7% |
| 2004 | \$31,226,600 | 3.7% |
| 2005 | \$32,522,800 | 4.2% |

Source: Maine Revenue Services

The first quarter of the calendar year is the period of the greatest quantity of sales followed by the fourth quarter. This corresponds to the winter recreation seasons. Until 2004, sales at restaurants

and for lodging accounted for greatest sales amount, \$10,023,200 in 2003. In 2004 and 2005 building material sales overtook the lead with \$10,045,700 in 2005. This is an indication of increased building activity. It is expected that consumer retail sales will show a decrease after 2005 because of a closing of the Knapp Bros automobile dealership.

The Comprehensive Plan Committee has questioned these data and recommends further research.

PUBLIC FACILITIES AND SERVICES

Findings and Conclusions

Kingfield's water source is a sand and gravel aquifer. No water treatment is used other than sodium hydroxide to adjust pH and chlorine when flushing the system.

There are no expansion plans to the sewer system at this time, and it is unknown how much expansion would be possible.

Kingfield has had a slow and steady decline of 4% in their total student enrollment between 1996-2005.

Introduction

An examination of public facilities and services and their capacities is an important part of the Comprehensive Plan. This section presents an analysis of existing town facilities and services and determines if public facility or service system additions and improvements will be needed over the 10-year planning period.

Water System

Kingfield's water supply is not the direct responsibility of the town, but rather the Kingfield Water District, which is a municipal corporation that was formed in 1951. It is governed by a board of trustees elected at town meeting. The Water District serves some 400 customers within the area from the Tufts Pond Road south to the New Portland boundary line, to 286 Lexington Road, west along the West Kingfield Road roughly 2.5 miles, and west to 156 Salem Road.

The District has expanded its service along the West Kingfield Road. The system was upgraded with a new well in 1993 and 1994 through a \$2.4 million dollar project to comply with the Safe Drinking Water Act. There are no plans by the Water District for expansion of the system at this time other than to serve the Poland Springs bottling plant.

Kingfield's water source is a sand and gravel aquifer. No water treatment is used other than sodium hydroxide to adjust pH and chlorine when flushing the system. There are no known threats to the water quality. The pump station is located at 405 West Kingfield Road.

There are wellhead protection areas situated in two zones along the West Kingfield Road. The Kingfield Water District has an easement to the 500-550 thousand gallon storage reservoir, located off Lexington Road near Thompson's Garage, that is supplied from the estimated 42 billion gallon aquifer. Future projections in volume of available water supply may be based on activity of the Poland Spring bottling plant considering locating in Kingfield.

The financing of the system was initially done through the Farmers Home Administration (FMHA). Kingfield Water District has 30 years left to pay on a 40-year note. The District pays \$70,000 per year; with payments of \$58,000 in January and \$12,000 in July, due to it having to pay on two different notes. In 2005, the operating costs were \$167,718.54, inclusive of interest.

The Department of Human Services has identified the well serving the Deer Field Camps & Campground as a non-community public water supply. State law requires notification when specific activities are to be located in designated source protection areas.

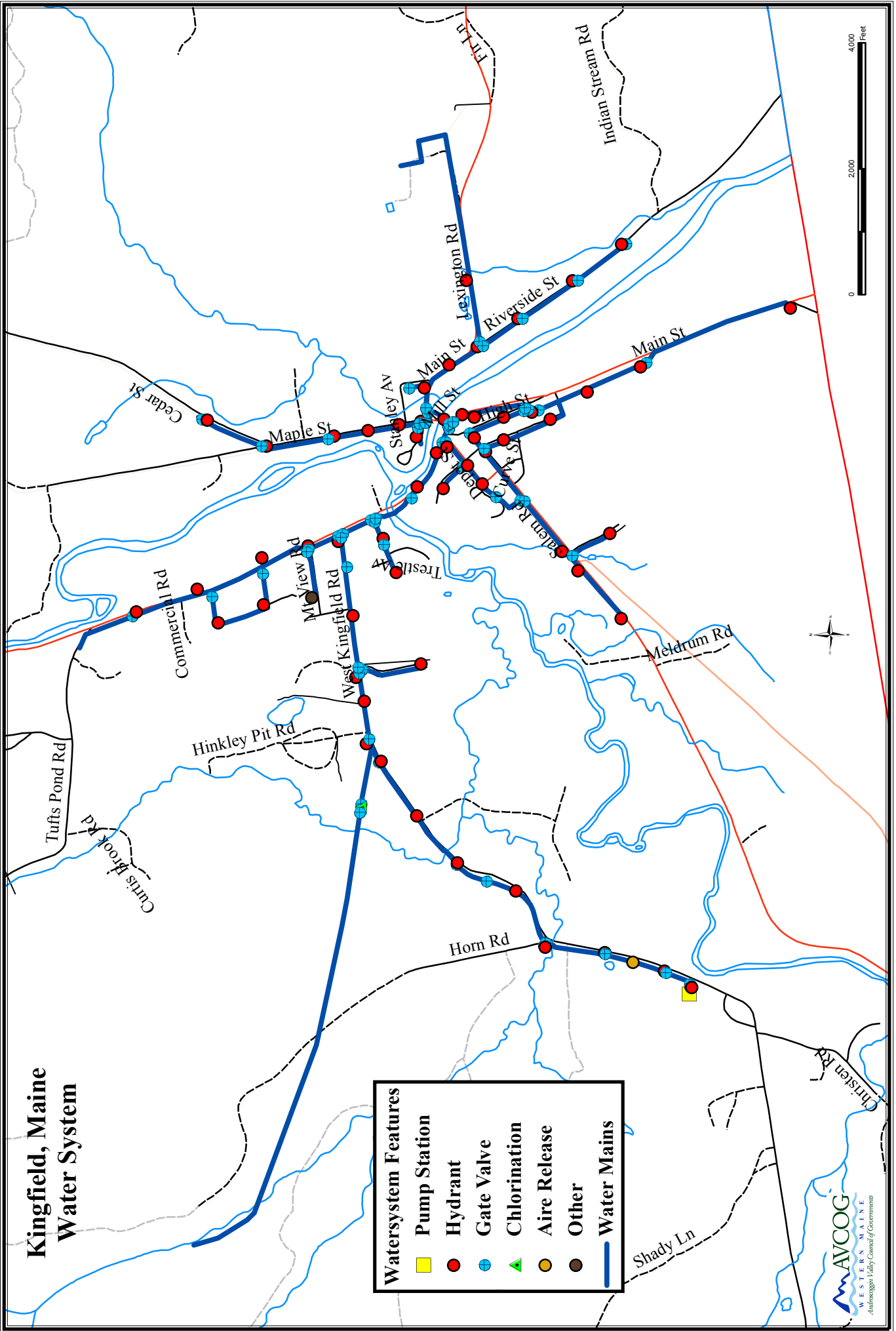
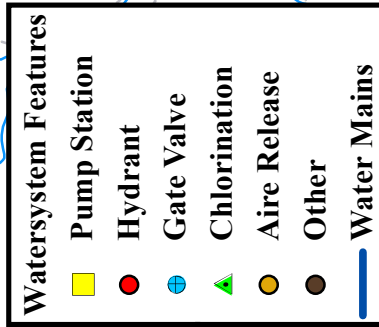
Sewer System

At one time, some homes and businesses in downtown Kingfield had their sewage disposal systems connected to a combined sewer and stormwater collection system that discharged directly into the Carrabassett River. Storm water still flows through this system of pipes and into the Carrabassett. After enactment of the federal Clean Water Act in the early 1970's, Kingfield was faced with eliminating the direct discharge of sewage to the Carrabassett River. Engineers hired by the town, working with municipal officials, designed a system to stop the discharge and to improve the subsurface disposal systems of many of the other homes in the village area. Studies indicated that many of these older on-site, subsurface sewage disposal systems were not functioning properly. Using a combination of grants and loans, the town developed a "decentralized" sewage treatment system. It consists of new collection piping for the immediate downtown area along Main Street and a series of subsurface disposal systems; some of the subsurface disposal systems serve a number of homes and businesses and some serve only one house or business. The collection piping serving the immediate downtown area discharges to several large tanks. After settling in the large tanks, the sewage flows into an extensive system of subsurface disposal or leachfields, thereby eliminating any discharge to the Carrabassett River. Kingfield was the first town in Maine to use this type of treatment system. Federal grants and loans helped pay the capital expense of installing the decentralized system.

Operation and maintenance of the system is the responsibility of the town. The payment of the sewer system note is split 50/50 between users and the town. Additionally, users pay for their maintenance through quarterly fees. The service area covers north to Tranten's Too, south to the corner of Route 27 and School Street, and ½ to ¾ of the way up Maple Street. A portion of the Lexington Road to Riverside Street and a portion of Riverside Street also are included. Also, there are neighborhood, or cluster systems serving Salem and Pleasant Streets, School Street, High Street, Curve Street and portions of Main Street. The Woodsman's Restaurant is served by this sewer system because they ran their own sewer line extension.

While the system works well and has a relatively low operational cost, the potential for expansion is limited and there are no expansion plans for the system at this time. Homes and businesses having lots large enough would use traditional on-site subsurface disposal systems.

Kingfield, Maine Water System



System construction, operation and maintenance would be the responsibility of the property owner, although they may be able to contract with the town for septic tank pumping. The only expansion needs would be from uses in the downtown area where lots are too small to accommodate on site subsurface waste water disposal. Any significant increases in sewage from this area could not be handled by the current series of tanks and leachfields; the system would need to be expanded, by adding both tank capacity and leachfield capacity. The costs and the availability of space to do this have not been evaluated.

The primary part of the town's maintenance program is pumping the tanks, both the large tanks that handle the downtown collection system and the small tanks that were installed as part of the "decentralized" system on a regular basis (every three years for the small tanks). Kingfield has purchased a pump to handle septic sewage; prior to the pump purchase the town had been paying a contractor for pumping. The town projects that in another year the pump will pay for itself, having invested \$10,000-\$12,000 at the time of purchase. They pump 120,000+/- gallons per year, having pumped 105,000 gallons for 2005. The septage (the sewage pumped from the tanks) is composted by the town: septage is dewatered in a specialized portable unit, and then mixed with a carbon source such as wood shavings, sawdust or leaves to make compost. The operation is licensed by the Maine Department of Environmental Protection. Compost can be used on town projects and is also sold to the public.



The town bills a total of 188 users. Sewer department equipment consists of:

| | |
|------|--------------------|
| 1990 | John Deere Tractor |
| 1989 | John Deere Backhoe |

Education

Kingfield is a member of SAD #58, which serves grades K-12, with the communities of Avon, Eustis, Phillips and Strong. Students from Carrabassett Valley, Coplin Plantation, Coburn Gore, Wyman, Jim Pond, Freeman, Madrid and Salem also attend District schools. All high school students attend Mt. Abram High School in Salem. Elementary and middle schools are located in Kingfield, Phillips, Strong and Stratton. Kingfield's elementary school is 25 years old, with renovations completed in 2005. The school is sited on 17 acres of land, and had an enrollment of 197 in 2005. Enrollment trends indicate a total student decline within SAD #58 of 142, which is a 17% decrease from 1995-2006.

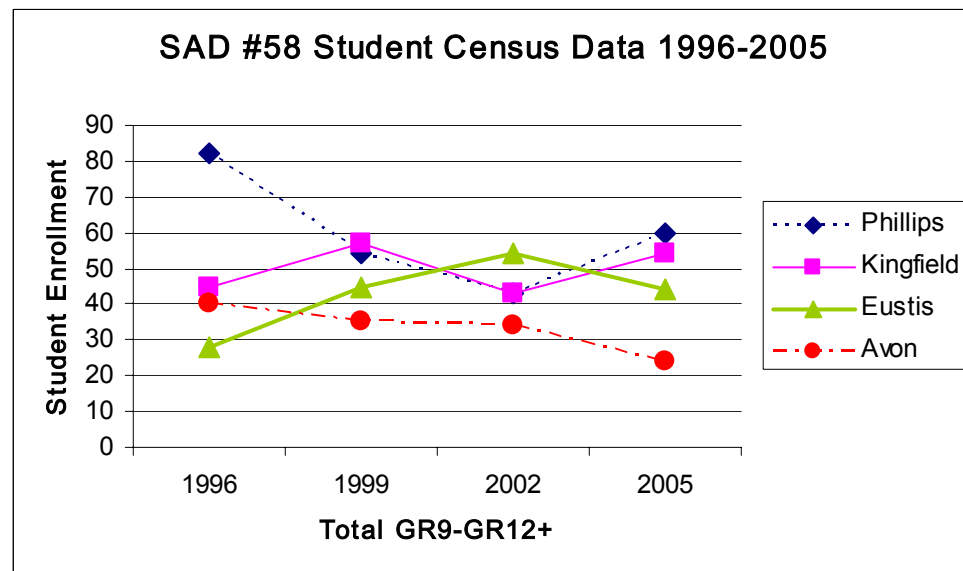
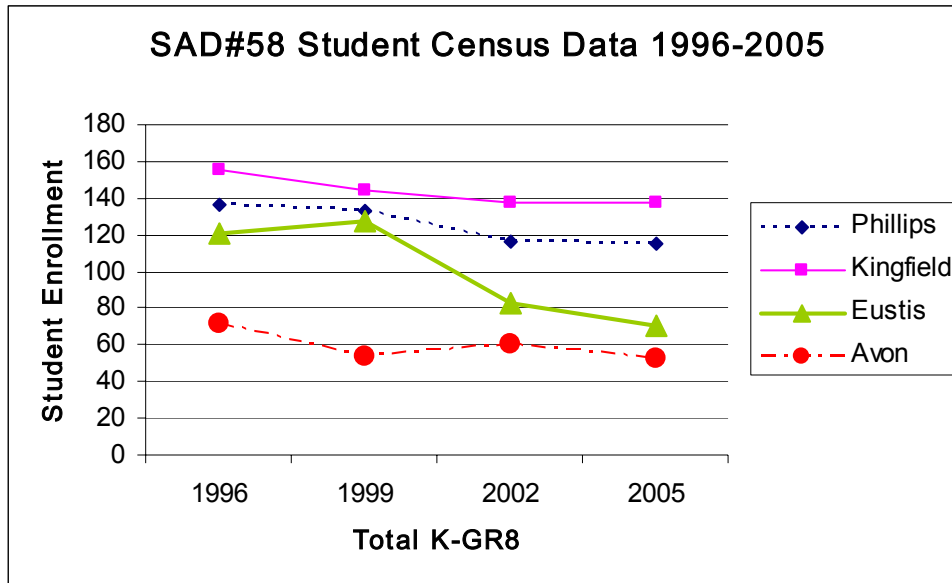
| Public School Resident Enrollment Trends SAD #58 1995-2006 | | | |
|--|------------|-----------|--------|
| Year | Elementary | Secondary | Totals |
| 1995 | 653 | 232 | 855 |
| 1996 | 618 | 268 | 886 |
| 1997 | 624 | 274 | 898 |
| 1998 | 610 | 275 | 885 |
| 1999 | 582 | 282 | 864 |
| 2000 | 568 | 254 | 822 |
| 2001 | 547 | 258 | 805 |
| 2002 | 542 | 250 | 792 |
| 2003 | 525 | 237 | 762 |
| 2004 | 493 | 225 | 718 |
| 2005 | 505 | 238 | 743 |
| 2006 | 468 | 245 | 713 |

| October 1 Public Resident Students 10-Year Historical Data | | | |
|---|--------------------|-------------------|----------------------------|
| SAD #58 | Elementary PK-8 | Secondary 9-12 | Total Resident Students |
| Student Change 1995-2006 | -185 | +13 | -172 |
| % Change 1995-2004 | -29.3% | +.06% | -19.4% |
| Student Change 2000-2006 | -100 | -9 | -109 |
| % Change 2000-2006 | -17.6% | -3.5% | -13.2% |
| Student Change 2003-2006 | -57 | +8 | -49 |
| % Change 2003-2006 | -10.8% | 3.4% | -6.43% |
| Source: EF—11 October Resident Enrollment Report | | | |

| SAD #58 Student Census Date 1996-2005 | | | | | |
|--|----------|-----------|--------|------|--------|
| 1996 | | | | | |
| Town: | Phillips | Kingfield | Eustis | Avon | Strong |
| Total Kind-GR-8 | 136 | 155 | 121 | 72 | 134 |
| Total GR-9-GR-12+ | 82 | 45 | 28 | 40 | 73 |
| 1999 | | | | | |
| Town: | Phillips | Kingfield | Eustis | Avon | Strong |
| Total Kind-GR-8 | 133 | 144 | 128 | 54 | 123 |
| Total GR-9-GR-12+ | 54 | 57 | 45 | 35 | 73 |
| 2002 | | | | | |
| Town: | Phillips | Kingfield | Eustis | Avon | Strong |
| Total Kind-GR-8 | 116 | 137 | 83 | 60 | 146 |
| Total GR-9-GR-12+ | 43 | 43 | 54 | 34 | 76 |
| 2005 | | | | | |
| Town: | Phillips | Kingfield | Eustis | Avon | Strong |
| Total Kind-GR-8 | 115 | 138 | 70 | 53 | 128 |
| Total GR-9-GR-12+ | 60 | 54 | 44 | 24 | 56 |

Student enrollment trends for Kingfield are not unique compared to other towns within SAD #58. Kingfield has had a slow and steady decline of 4% in their total student enrollment between 1996-2005. Avon has had the greatest overall decline in total enrollment with 31%, whereas Eustis has

had an increase of 29%, and Phillips a decline of 20%. There was a significant enrollment increase in grades 9-12 of 61% in Eustis between 1996-1999, and a significant decline of 34% in Phillips. The greatest decline in grades K-8 enrollment was in Eustis at 35% between 1999-2002.



Law Enforcement

Enforcement is handled on a rotating schedule by the Franklin County Sheriff's Office, and the Maine State Police. This arrangement has proven inadequate as evidenced by 1) continued complaints of speeding, especially by tractor trailer trucks, into and through town: 2) regularly

occurring accidents on Route 27; 3) a rise in vandalism and theft in and around town. A more effective agreement will benefit the town and improve its ambience.

Fire Department

Kingfield is served by a local volunteer fire department and a mutual aid network. In April of 2005, the town purchased a new fire station facility at the cost of \$285,000. The older 3,000 square foot facility located on the corner of School Street has been sold and replaced with the new 5,400 square foot facility. The new fire station location is seen as an improvement for



response time, being located on Commercial Street north of the immediate downtown. It houses meeting facilities and the department's equipment. The move was mainly due to the availability of a building rather than any stress on services. Future plans are to purchase a 2006 homeland security truck valued at \$160,000, as well as the purchase of a ladder truck for \$15,000 from the Carrabassett Valley Fire

Department. Out of the four trucks, they will sell the oldest.

There are mutual aid agreements between the neighboring communities of New Portland, Strong, Phillips, Carrabassett, Eustis, Avon, and the unorganized territories of Freeman and Salem. There are 13-14 volunteers, which number fluctuates based on variable support of employers and payment over missing work. The operating fire department expense in 2005 was \$48,531 and the budget for 2006, \$57,500. Most of the costs for fire service come from accidents rather than occurrence of fires. They have no fire/rescue truck. The fire response time for Kingfield is believed to be relatively quick within town and outside of town upwards of eight minutes.

Existing major fire-suppression apparatus consists of the following:

| | |
|------|--------------------------|
| 1997 | GMC Fire Truck |
| 1988 | Thibeault Ladder Truck |
| 1989 | GMC Fire Truck |
| 1980 | Chevy Pumper Fire Truck |
| 2006 | International Fire Truck |

Emergency Medical Services

Rescue service is provided by Sugarloaf Ambulance. Northstar Ambulance Service has three rescue units located at the Carrabassett town office. Staff consists of an EMT, paramedic and 1st responder who are full-time 24 hours a day, and upwards of five part-time staff. There is a 10-12 minute response time, with the average being 13 minutes due to variable road conditions. The operating budget on the Northstar Ambulance Service was \$661,676 in 2005. Each community pays a certain fee amount; Kingfield paid \$48,000 in 2005.

Health Services

The Mt. Abram Regional Health Center (MARHC) is a Maine HealthReach clinic located across from the Webster library at 25 Depot Street. They provide such services as: acute and chronic illness care, family checkups, school and sport physicals, mental health and substance abuse counseling, family planning, immunizations, laboratory services, and specialty services referrals. Emergency service is available 24 hours a day, seven days a week by an on-call provider.

Mt. Abram Regional Health Center, as a HealthReach Community Health Center, is a private, non-profit organization funded by patient fees, grants, and donations. The health center has been a service provider since 1986. In 2004, MARHC attended to 5,778 medical visits for 1,450 residents from Carrabassett Valley, Coplin and Dallas Plantations, Eustis, Kingfield, New Portland, Stratton, and other areas in and out of Maine. There are two service providers; one full-time doctor, Robert J. Jacobs, O.D., and a per diem nurse practitioner.

Highway Department

The Public Works Department is housed at the town garage, located at 60 Tufts Pond Road. Two full-time highway maintenance workers are employed, with an additional 2-3 part-timers for snow removal and street sweeping. The operating expense for 2005 was \$151,209 and the budget is \$155,800 for 2006. There are 18 miles of road in Kingfield. There has been no recent expansion to the town garage. In 2006 a new loader was purchased. There are no real fluctuations in the cost of operating, and there are no perceived future needs.

Existing major highway equipment includes the following:

| | |
|------|------------------------------------|
| 1987 | International Dump Truck with Plow |
| 2001 | International Dump Truck |
| 2001 | International Dump Truck |
| 2006 | John Deere Loader |
| 1952 | Mower |
| 1953 | Ford Tractor Sweeper/Grader |

Solid Waste Disposal

The Kingfield/New Portland Transfer Station located on Lexington Road, is a regional collection point for waste and recyclables; Recycling was first offered in 1993. There are independent contractors who collect curbside household waste, demolition and recyclables; otherwise, it is the residents' responsibility to transport their waste to the facility.

The facility handled a volume of 606 tons of municipal solid waste and 216 tons of demolition in 2005. This compares with a volume of 669 tons of municipal solid waste and 412 tons of demolition in 1999. The facility has added a roof over their demolition container which seems to have affected the demolition figures with lower volume results. Recyclables totaled 162 tons down from figures of 2004. The busiest months for total tons of municipal solid waste are October and December. The Kingfield/New Portland Transfer Station also serves Somerset's unorganized territories of Lexington, Carrying Place, Dead River, Pierce Pond, Bigelow, Flagstaff, and T3R4, as well as Sandy River Plantation.

The cost of solid waste management in 2005 was \$138,152 with 45% paid by Kingfield, 40% by New Portland, and 15% by Franklin County. Equipment for the transfer station consists of a 1990 John Deere Bucket Loader.

Kingfield has a collection program to coincide with Household Hazardous Waste day, with Sandy River Recycling managing the pickup and drop-off of household hazardous waste to Wilton. The community finds it is difficult to manage the program due to the distance necessary to drop off the household hazardous waste, and feels that this impedes greater success within the program. All Universal Waste is collected individually. Tire and white goods collection are a contracted-out service; also UW of bulbs, ballasts, etc., had been collected by Sandy River Recycling approximately 2-3 +/- years ago.

Municipal Administrative Offices

Webster Hall on School Street houses the administrative town office and is the main location for local functions, activities, meetings, and organizations to gather. Webster Hall was once the Kingfield High School gymnasium and is now used for such things as: quilting, senior and junior extension, AA, SAD #58 band practice, public suppers, and various civic groups. The space is inadequate for Kingfield's needs. Also, the town is looking to reduce the current angle of the entrance ramp. There is a definite need for more space and an area that citizens can access computers for voter registration.



There is a desire to sell the SAD 58 Superintendents office which is located in the former elementary school next to Webster Hall, but issues with nonconformance to laws, and renovation to the building would be costly. Larger meetings and town meetings are held at the Kingfield Elementary School.

Boards and Committees

Kingfield has a number of elected and appointed boards and committees. As needs arise, special committees are appointed to address specific subjects. Permanent elected and appointed boards and committees include the following:

- * Board of Selectmen (three)
- * Budget Committee (fifteen)
- * Planning Board (seven) (two alternates)
- * Kingfield Water District (five)
- * Board of Appeals (five)
- * School District Board (two)
- * Recreation Committee (eight)

AAdministration

Kingfield's town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. There are three selectmen elected on a rotating basis who serve three-year terms. The Selectmen appoint members of the various appointed boards and committees. There is a town clerk/treasurer, assessor and road commissioner.

Libraries

The public Webster Free Library is located on Depot Street in the downtown. The library is overseen by a board of trustees and supported by private funding and the town, which helps through donations for books and heating costs. There is one paid staff and one volunteer. The library is open Wednesdays from 10:00 AM to noon and 1:00 PM to 6:00 PM as well as on Saturdays from 9:00 AM to noon. The library has 11,000 volumes and has internet and computer services. They also offer large print books, audio books, video materials and inter-library loan through the Maine State Library. There are three children's programs; one four-week winter program, one six-week summer program, and activities during the Kingfield Days event at the end of July.

Expansion is needed, but there is concern over space to expand and costs associated with expansion. Interest has been expressed but nothing has been proposed to the town.

For the 2004 fiscal year, a total of 2,244 library visits occurred. Total operating revenue was \$7,330; total salaries, \$5,692; and total expenditures \$13,144.

Cemeteries

There are two town-owned cemeteries (Riverside and Sunnyside), one privately-owned cemetery maintained by the town, and two private one that are not maintained by the town.

Town Owned Property

The Town owns 10 property parcels ranging in size from 0.2 to 31 acres. The following are properties owned by the town in 2006.

| Property | Location | Area |
|-------------------------|----------------------|------------|
| Transfer Station | 304 Lexington Road | 31 acres |
| Town Garage | 48 Tufts Pond Road | 1 acre |
| SAD 58 Office | 40 School Street | 1.8 acres |
| Town Office | 38 School Street | 0.58 acres |
| Waste Water Spread Site | 110 Millay Hill Road | 8 acres |
| Waste Water Field | 171 Main Street | 25 acres |
| Town Lot | Stanley Avenue | 13.5 acres |
| Sewer Field | Lexington Road | 1 acre |
| Fire Station | 18 Commercial Field | 5.72 acres |
| Snow Dump | Mill Street | 0.02 acres |



T TRANSPORTATION

F Findings and Conclusions

Kingfield contains approximately 25 miles of public roads.

There are 45 private roads in Kingfield.

Data collected in 2005 show a heavy volume of truck traffic on the principal arterials and major collector highways in town.

The condition of sidewalks varies greatly and some sections are not handicapped accessible.

I Introduction

The location of transportation routes is important to a community's development pattern and its overall economic well-being. Expenditures for roads are generally the second highest expenditure in town budgets. These two issues demonstrate the importance of inventorying and analyzing transportation facilities for a community.

H Highway Classification

A town's transportation system typically consists of its roadway, bridge and sidewalk network, and transit systems. This system is extremely important to existing and future development characteristics.

Kingfield contains approximately 25 miles of public roads. The Maine Department of Transportation (MDOT) has classified highways based on functions within Kingfield as arterial, major collector or local. Kingfield has 8.9 miles of arterial highway, 2.5 miles of major collector highway and 13.9 miles of local highways. Brief definitions of the highway functional classifications, as used by MDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on arterial highways. They usually carry interstate or U.S. Route number designations. Routes 16, 16/27 and 27 are the arterial highways in Kingfield.

Major Collector Highways serve as important intracounty travel corridors which connect nearby larger towns or arterial highways. The state is responsible for road repair, resurfacing and winter maintenance on these roads. The major collector highways in Kingfield include Route 142.

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

Private Roads: There are 45 private roads in Kingfield. Owners of property fronting private roads are responsible for the road's maintenance. Typically, public services such as school bus pickup and mail delivery are not available to residents on private roads.

The following table identifies the ownership of all roads in Kingfield. Public roads are maintained by either the town or the state and private roads are maintained by the fee simple owner of the roadway.

Kingfield Road Inventory

| Road Name | Road Ownership | Road Location |
|----------------------|-----------------------|---|
| Alder Road | Private | Off Tuft's Pond Road |
| Amos Road | Private | Off Tuft's Pond Road |
| Bedrock Road | Private | Across bridge, up hill, off Ira Mountain Road |
| Beech Lane | Private | Off King's Ridge Road |
| Blanchard Hill Road | Town | Right at end of West Kingfield Road |
| Blueberry Field Road | Private | Left at end of West Kingfield Road |
| Bradbury Road | Private | Off West Kingfield Road |
| Caboose Lane | Town | Off Narrow Gauge Street |
| Cedar Street | Town | Northeast off Maple Street |
| Christen Road | Private | South from West Kingfield Road |
| Clay Brook Road | Private | Off Main Street north of town across river |
| Commercial Road | Private | East from Main Street |
| Cottage Road | Private | Off Tuft's Pond Road |
| Cove Lane | Private | Off Princess Road, off Tuft's Pond Road |
| Curtis Brook Road | Private | South off Tuft's Pond Road |
| Curve Street | Town | Off Salem Road |
| Dam Road | Private | Off Princess Road, off Tuft's Pond Road |
| Day Pond Road | Private | From Blanchard Hill Road to Carrabassett Valley line |
| Depot Street | State Aid | Route 142 from center of village area to Pleasant St. |
| Dyke Pond Road | Private | Off Tuft's Pond Road |
| Elvin Lane | Private | North off West Kingfield Road |
| Foxhill Road | Private | Off Tuft's Pond Road |
| Freeman Ridge Road | Town | West from Main Street north of New Portland line |
| Grindstone Road | Private | Off Tuft's Pond Road |
| High Street | Town | From Main Street to Depot Street |
| Hinkley Pit Road | Private | North off West Kingfield Road |
| Horn Road | Town | North off West Kingfield Road |
| Indian Stream Road | Private | East off Riverside Street |

Kingfield Road Inventory

| Road Name | Road Ownership | Road Location |
|---------------------|----------------|---|
| Ira Mountain Road | Private | Across river, off Clay Brook Road |
| Iron Bridge Road | Private | Off Clay Brook Road across river |
| Island Road | Private | North off Maple Street |
| King's Ridge Road | Private | West off Main Street north of town |
| Ledge Road | Private | East off Main Street north of town |
| Lexington Road | State Aid | South from Maple Street to Lexington line |
| Main Street | State Aid | Route 27 from New Portland line to Carrabassett Valley line |
| Maple Street | Town | North from center of town across bridge |
| Meldrum Road | Private | South off Salem Road |
| Milay Hill Road | Private | South off Lexington Road |
| Mill Road | Private | From Main Street to the Carrabassett by bottle recyclers |
| Minister Hill Road | Private | Off Tuft's Pond Road |
| Mt View Road | Town | West from Main Street across from Trantens' |
| Mystery Road | Private | Off Minister Hill Road, off Tuft's Pond Road |
| Narrow Gauge Street | Town | West off Main Street north of town |
| Norton Brook Road | Private | West off Rapid Stream Road |
| Olde Parkway Road | Town | South from West Kingfield Road |
| Outlet Road | Private | Off Grindstone Road, off Tuft's Pond Road |
| Pinnacle Pond Road | Private | North off West Kingfield Road |
| Pleasant Street | Town | Between Depot Street and Salem Road |
| Princess Road | Private | Off Tuft's Pond Road |
| Rapid Stream Road | Private | Extension at end of West Kingfield Road |
| Riverside Street | Town | From Lexington Road to New Portland line |
| Salem Road | State Aid | From High Street to the Freeman line |
| Sandhill Road | Private | Off Grindstone Road, off Tuft's Pond Road |
| Savage Road | Private | North from West Kingfield Road |
| School Street | Town | Between Main Street and Depot Street |
| Shady Lane | Private | North off West Kingfield Road |
| Shiloh Pond Road | Private | Extension from Tuft's Pond Road |
| Shore Lane | Private | Off Princess Road, off Tuft's Pond Road |
| Stanley Avenue | Town | Between Maple Street and Lexington Road |
| Sumner Street | Town | Between School Street and Curve Street |
| Timberdoodle Avenue | Private | North off West Kingfield Road |
| Tom Cross Road | Private | North off Tuft's Pond Road |
| Trestle Avenue | Private | Off West Branch St |
| Trotting Park Road | Private | South off West Kingfield Road |
| Tuft's Pond Road | Town | West from Main Street |
| Vose Mountain Road | Private | West off Cedar Street |

Kingfield Road Inventory

| Road Name | Road Ownership | Road Location |
|---------------------|----------------|--|
| West Branch Street | Town | West from Main Street north of Lord's Bridge |
| West Kingfield Road | Town | West from Main Street |
| Winter Hill Street | Town | North from Depot Street |

Road Conditions

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

MDOT has identified Route 142 and segments of Routes 16/27 as backlog highways. This means that these highways are substandard and in need of reconstruction or rehabilitation. The Route 16/27 segments are identified in MDOT's 2004-2009 Six-Year Transportation Improvement Plan, however Route 142 is not. Currently, it is MDOT policy to draw from the list of projects in the Six-Year Plan for development and preparation of each biennial Capital Work Program.

The Poland Spring Bottling Company has proposed construction of a new bottling facility on Route 27, south of Kingfield Village. It is anticipated that this facility will be constructed in 2007, will begin operation in 2008, and will generate approximately 200 vehicle trips through town. It is expected that the majority of this traffic will arrive from and to the south via Route 27.

Motor Vehicle Crash Data

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

Based upon information provided by MDOT for the period January 1, 2003 to December 31, 2005, there was only one location in Kingfield with a CRF greater than 1.00 and eight or more crashes.

| MOTOR VEHICLE CRASH SUMMARY DATA – 1/1/03 through 12/31/05 | | |
|--|--------------|------|
| HIGH CRASH LOCATION | | |
| Crash Location | # of Crashes | CRF |
| Route 16 at Lexington Plt/Kingfield town line | 10 | 1.15 |

Causes of Crashes at HCLs

The Maine Department of Transportation (MDOT) provides information on the nature of reported crashes. The nature of crashes at the high crash location listed above was examined to determine whether there are any trends which may affect the long-term safety and suitability of these roadways. The results of this analysis are as follows:

- Four of the ten crashes involved animals and no “improper action” on the part of the driver.
- All four crashes involving animals occurred in the westbound lane of Route 16.
 - The remaining six crashes were the result of driver inattention (2), unsafe speed (2), “human factor” (1), and improper passing (1).
- Eight of the ten crashes occurred on dry pavement during clear weather.
- Of the eight crashes that occurred on dry pavement in clear weather, three involved animals, two were the result of driver inattention, one was the result of “human factor,” one was the result of improper passing and one was caused by unsafe speed.
- There are no clear trends related to time of day.
- There are no clear trends related to month or season of the year.

Highway Capacities

MDOT maintains traffic volume data for several roadways in Kingfield. MDOT has conducted annual average daily traffic (AADT) counts for a select number of locations in Kingfield. Typically, these counts are done every three years; however, data may not be available at all locations every three years because data collection points can change over time. The following table presents this information for selected locations:

| Location | 1998 | 2001 | 2003 |
|--|------|------|------|
| Route 16/27 southeast of Tufts Pond Road | 3034 | 3020 | 3190 |
| Route 16/27 north of Tufts Pond Road | --- | 2810 | 3450 |
| Route 16/27 southeast of West Kingfield Road | --- | 5240 | --- |
| Route 16 at Lexington Twp. townline | 1050 | --- | 1480 |
| Route 16 east of Riverside Road | --- | 1700 | 1850 |
| Route 27 southeast of Route 16 | --- | --- | 3300 |
| Route 27 at New Portland townline | --- | 2320 | --- |
| West Kingfield Road west of Route 16/27 | 1230 | 1050 | 1020 |
| Route 142 southwest of Curve Street | 1370 | 1360 | 1500 |

Industry standards estimate that 3-4 percent of truck traffic is acceptable and to be expected in a rural area. Data collected in 2005 by Gorrill-Palmer Consulting, Inc. show a heavy volume of truck traffic on the principal arterials and major collector highways in town.

| Truck Percentages of Daily Traffic Volume | |
|---|-----------------------------|
| <i>Location</i> | <i>2005 Weekday Average</i> |
| Route 16, east of Maple Street - Eastbound | 20% |
| Route 16, east of Maple Street - Westbound | 17% |
| Route 16, north of West Kingfield Road - Northbound | 36% |
| Route 16, north of West Kingfield Road - Southbound | 19% |
| Route 27, south of School Street - Northbound | 16% |
| Route 27, south of School Street - Southbound | 16% |
| Route 142, southwest of Curve Street - Eastbound | 27% |
| Route 142, southwest of Curve Street - Westbound | 13% |

There are no known truck volume data for Kingfield prior to 2005; therefore, it is not possible to quantify changes in the volume of truck traffic through town.

Sidewalk System

The sidewalk network in Kingfield is limited to the village area, generally between Riverside Street, West Branch Street, Winter Hill Street and High Street. The condition of the sidewalks varies greatly and some sections are not handicapped accessible (e.g., presence of concrete steps in the sidewalk).

- The newest section of sidewalk runs along Main Street in the vicinity of Lord's Bridge and was reconstructed by MDOT in 2005, as part of the bridge reconstruction project.
- The sidewalk on Depot Street is in Fair condition and has no curbing. It appears that this segment of sidewalk was originally concrete but has been paved over to improve surface condition.
- The sidewalk on the Maple Street bridge is narrow and in fair condition. There are no sidewalks on Maple Street, in town from the bridge.
- At the intersection of Maple Street and Main Street, there is no sidewalk on the northwesterly side of the intersection and there are concrete steps in the sidewalk on the northerly side of Main Street. The multitude of wide curb openings at this intersection makes it difficult for pedestrians to walk safely and comfortably.
- The Main Street sidewalk opposite the Maple Street intersection is in good condition, however there are steps in the sidewalk that render it impassable to persons with disabilities or with baby strollers.
- There is a gap in the sidewalk network between the previously mentioned sidewalk segment and the next. At this location on Main Street, the road shoulder is wide and encroaches on the area which pedestrians would expect or need to use.
- The last segment of sidewalk on Main Street is narrow and in poor condition.

Additional walking opportunities exist for residents at the Kingfield school gym. The Healthy Communities Coalition, affiliated with Franklin Memorial Hospital, promotes the one-mile route as being available for walking and running before and after normal school hours.

The town should commit to improving the existing sidewalk segments to make them usable to all residents and visitors and to increase safety of pedestrians. New sidewalks should be constructed to connect existing sidewalk segments. These combinations of improvements would make the village more “walkable” and “pedestrian friendly,” which will make the village more appealing to potential shoppers.

Access Management

In 2000, the Maine legislature adopted LD 2550, An Act to Ensure Cost Effective & Safe Highways in Maine. The purpose of this act is to assure the safety of the traveling public, protect highways against negative impacts on highway drainage systems, preserve mobility and productivity, and avoid long-term costs associated with constructing new highway capacity. The act is intended to conserve state highway investment, enhance productivity, manage highway capacity, maintain rural arterial speed, promote safety and conserve air, water and land resources.

The rules established as a result of this Act, apply to new or modified curb openings (driveways and entrances) on rural state and state-aid highways which have 5,000 average annual daily traffic (AADT) for at least 50% of its length. The standards regulate corner clearances, drainage, driveway spacing, driveway widths, parking, shared driveways and sight distance. Because of the 5,000 AADT threshold, none of the roads in Kingfield are regulated by the Access Management rules.

Although the town is not experiencing significant development pressures at this time, the town should consider adopting access management standards to protect and preserve highway mobility, particularly on arterial highways.

Scenic Byway

In 1969, MDOT designated a portion of Route 27 as one of eight statewide scenic byways, in recognition of its scenic features. In the late 1990's, MDOT hired a team of consultants to work with local citizens to prepare a Corridor Management Plan for the management and enhancement of the highway corridor. The Route 27 Scenic Byway Corridor Management Plan (CMP) was completed in April 2000, and includes a vision statement as well as an action plan for preserving and improving the scenic byway's assets.

The CMP articulates a Vision for the scenic byway in which:

- Local traffic, vacation travelers, and commercial truckers enjoy a safe, efficient transportation network that includes well-maintained, high quality roads, effective signs, off-road trails, and roadside amenities.
- The communities along the corridor retain their distinct rural Maine lifestyle and heritage through sustained, prosperous relationships with the surrounding natural resources.
- Sustainable economic development respects the region's special characteristics and is in harmony with resource opportunities and limitations.
- An interpretive plan, developed around the theme of "the mountain landscape, people and lifestyle," helps people understand the culture and history of the corridor.
- The range of outdoor recreational opportunities, scenic areas, and cultural activities provides residents and visitors with diverse, enjoyable experiences that are maintained by sustainable resource management.
- The Route 27 Corridor Committee, working with area businesses, local governments, state agencies, and a comprehensive network of volunteers, will cooperatively steward the corridor.
- The Corridor Committee coordinates their activities with all other programs (such as the Franklin Heritage Loop) that are involved with resource management, economic development, and regional transportation planning.

In 2004, MDOT funded the Route 27 Scenic Byway Corridor Traffic Calming Study in Kingfield Village. The study examined existing traffic conditions of Route 27 through Kingfield and outlined transportation improvement strategies for key locations throughout Kingfield Village. The recommendations have been presented in such a way as to show the relative priority (high, medium and low) for each strategy. These strategies run the gamut from painting or crosswalks to adding sidewalks to adding/improving landscaping to conducting additional studies, such as studying bicycle and pedestrian movements in the village.

Bicycle Routes

DOT has designated four bicycle tours in western Maine. One of those tours, the Franklin Heritage Loop, runs through Kingfield. This is a 110-mile loop through Franklin County that starts in Farmington, follows the Sandy River via Route 4 to Rangeley, travels to Eustis via Route 16 and back to Farmington via Carrabassett Valley and Kingfield (Route 16/27) and Strong (Route 145). The condition of the road along this bicycle loop ranges in quality from newly reconstructed highway with paved shoulders to substandard roadway with little or no shoulders.

The physical condition of parts of the loop, coupled with heavy volume of truck traffic, presents challenges and concerns for the personal safety of bicyclists. The town should encourage MDOT to improve the condition of these highways to improve the safety and mobility of all users.

P Public Transit

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

WMTS has a public run to Farmington every other Tuesday. The one-way regular fare is \$4.00 for the general public, and \$2.00 for seniors. The total public rides in Kingfield in 2005 was approximately 50 while the total number of social service, contract and public rides totaled 520. The majority of the 520 riders were MaineCare trips provided by volunteer drivers.

Future Service: In 2004, MDOT contracted with WMTS and Androscoggin Valley Council of Governments (AVCOG) to do a feasibility study on three public transit services in the greater Farmington area. One of those services is a seasonal fixed-route public transit service between Lewiston/Auburn and Carrabassett Valley. It was determined that this service would be feasible through the winter season, that the service schedule should be integrated with the existing transit services in Carrabassett Valley, and it should connect riders to passenger rail service when that is re-established in Auburn.

It is anticipated that this seasonal service will be supported by seasonal employees, tourists, University of Maine at Farmington Ski Industries Students, and senior citizens. Downtown Kingfield was identified as a potential location for a bus stop for this transit service.

Aviation

There are no public airports in Kingfield, however, there is general recognition in town that aviation is a critical component to the region's transportation network. In 1998, Kingfield residents and officials participated with a group of communities in northern Franklin County submitted a sponsorship application to MDOT for establishment of an economic development airport to serve western Maine. MDOT conducted a subsequent feasibility analysis of benefits and needs for such a facility and found there would be sufficient economic benefit if it were built. Previous editions of the Maine Aviation Systems Plan identified this regional economic development airport as a future facility to be constructed in western Maine. However, the 2006 Maine Aviation System Plan Update was published without mention of this proposed airport facility. The town should encourage MDOT to reinstate this regional facility in the Maine Aviation System Plan and all future planning efforts.

FISCAL CAPACITY

Findings and Conclusions

Property taxes are the largest source of town revenues.

The town's tax rate has remained stable since 2000.

In terms of adjusted dollars for inflation, total municipal expenditures increased by 4% between 2000 and 2004.

The rate of growth in property valuation between 2000 and 2004 has been slightly above the rate of inflation.

Introduction

A community's fiscal capacity refers to its ability to meet current and future financial needs through public expenditures. Over the next ten years there will be demands to maintain and/or improve various municipal services, facilities and equipment. These demands could include improved roads, public facilities, and equipment. The Comprehensive Plan will make various recommendations requiring public investment. These recommendations must be considered in relation to Kingfield's fiscal capacity and its ability to finance such improvements.

Revenue

The largest source of revenue is from property taxes. Other consistent revenue sources are excise taxes and intergovernmental (revenue sharing, tree growth and homestead exemptions). Between fiscal years 2000 and 2003, the local assessed valuation increased by approximately \$5.1 million or 10%. The 10% increase in valuation over the four-year period exceeded the decrease in the value of the dollar (9.6%) based on the consumer price index (CPI). That has helped to maintain a steady local mil rate over the period. In 2003 the total assessed value of Kingfield consisted of 98% land and buildings and 3% personal property. There is approximately \$8,463,000 of real property exempt from taxation. The state valuation of Kingfield increased from \$53.9 million in 2000 to \$62.6 million in 2004 representing a 16% increase.

| Valuation and Mil Rate Kingfield Fiscal Years 2000-2004 | | | | |
|---|----------------------------|-----------------|-----------------|----------|
| Fiscal Year | Assessed Valuation (Local) | Annual % Change | State Valuation | Mil Rate |
| 2000 | \$50,485,000 | | \$53,950,000 | 0.0178 |
| 2001 | \$51,470,000 | 2.0 | \$53,250,000 | 0.0168 |
| 2002 | \$52,145,000 | 1.3 | \$55,450,000 | 0.0175 |
| 2003 | \$55,612,000 | 6.7 | \$57,850,000 | 0.0170 |
| 2004 | \$62,004,300 | 11.5 | \$62,650,000 | 0.0158 |

Excise taxes collected in 2004 were \$182,500. Intergovernmental revenues accounted for approximately 13 percent of normal municipal revenues in 2004.

| Municipal Revenue Kingfield 2000-2004 | | | | | |
|---|--------------------------|--------------------|--------------------|--------------------|------------------------|
| Fiscal Year | 2000 | 2001 | 2002 | 2003 | 2004 |
| General Property Taxes | \$1,035,747 ¹ | \$856,777 | \$908,032 | \$931,887 | \$985,403 |
| Excise Taxes | - | \$160,248 | \$166,021 | \$153,574 | \$182,506 |
| Charges for Services | - | - | - | - | \$111,337 |
| Intergovernmental Revenues | \$226,276 | \$181,183 | \$174,024 | \$171,828 | \$193,772 |
| Miscellaneous/Other | \$51,507 | \$67,213 | \$31,877 | \$177,034 | \$301,630 ² |
| TOTAL | \$1,313,530 | \$1,272,854 | \$1,279,695 | \$1,434,323 | \$1,774,648 |

Source: Town of Kingfield

Note: Amounts may not equal total due to rounding

¹ Includes both general property taxes and excise taxes

² Includes \$249,000 from proceeds from bond issuance

Expenditures

Municipal expenditures increased by approximately \$212,000 or 16 percent in the five-year period between 2000 and 2004 (this does not include the \$249,000 General Obligation Bond issued in 2004). Considering the CPI for adjusting dollars for inflation, municipal expenditures increased by approximately 4 percent over the period. The largest expenditure item was for education that, in 2004, accounted for 44% of the town's total expenditures. Other major annual expenditure items are for public works, solid waste and general government.

| Expenditures Kingfield 2000 - 2004 | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|
| Category | 2000 | 2001 | 2002 | 2003 | 2004 |
| General Government | \$145,239 | \$130,931 | \$97,501 | \$134,379 | \$106,684 |
| Parks & Recreation | \$446 | \$1,673 | \$3,661 | \$540 | \$427 |
| Public Safety | \$137,647 | \$136,037 | \$132,693 | \$139,770 | \$151,451 |
| Public Works | \$102,879 | \$113,450 | \$132,172 | \$150,772 | \$159,459 |
| Transfer Station | 92,290 | \$48,497 | \$22,439 | \$145,023 | \$134,261 |
| Education | \$647,908 | \$707,523 | \$747,893 | \$746,536 | \$761,294 |
| County Tax | \$60,424 | \$61,237 | \$62,185 | \$67,095 | \$67,685 |
| Capital Outlay | | | \$57,850 | | \$249,000 |
| Unclassified/Other | \$30,914 | \$14,719 | \$22,826 | \$33,315 | \$90,922 |
| TOTAL | \$1,331,024 | \$1,214,117 | \$1,285,220 | \$1,415,430 | \$1,721,183 |

Source: Town of Kingfield

Capital Projects Fund

The town maintains project fund reserve accounts for capital projects. At the end of 2004, there was approximately \$66,640 in the capital project fund.

Municipal Debt

At the end of fiscal year 2004, Kingfield had an outstanding long-term debt of approximately \$348,000. This debt included \$99,000 in bonds for the sewer system scheduled to be retired in 2015 and a \$249,000 general obligation bond to be retired in 2034.

The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debt for schools, sewer, water and special-district purposes are excluded. Based upon Kingfield's state valuation, the maximum debt under state law, including debt associated with specials districts, would be approximately \$9.4 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Kingfield has significant borrowing power.

Fiscal Capacity

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and to finance major capital expenditures,

compared with the ability of the tax base and other revenue sources to support such expenditures. In considering Kingfield's capacity to fund normal municipal services and capital projects, two areas are important. First, in recent years, annual increases in valuation have been just above the rate of inflation. A rate of the increase in valuation greater than the rate of inflation would allow increased expenditures to be implemented without a mil rate increase. Secondly, Kingfield does have significant borrowing power based on the maximum established by state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon individual taxpayers.

NATURAL RESOURCES

Findings and Conclusions

The natural resources of Kingfield are an integral part of the town's economic, social and cultural heritage.

The Carrabassett River one mile above Route 16 has been assigned the highest water quality classification, AA.

Ground water is an important natural resource.

There are some 17,600 acres classified under the Tree Growth Tax Law.

Introduction

The natural resources of Kingfield are an integral part of the town's economic, social and cultural heritage. These resources provide for economic and recreational opportunities and deserve to be treated with diligence and respect. These resources include soils, surface water, groundwater, wetlands, forests, wildlife and fish habitats, and other critical natural resources.

Topography

Topography relates to the general land form of an area. Often, a locale may be referred to as mountainous, hilly or flat. Knowledge of the topographic characteristics of a community is important because of its influence on development location, scenic views and aesthetics.

Kingfield lies on the eastern border of the area known as the White Mountain region, which encompasses Northwestern Maine and parts of New Hampshire and Vermont. The hills and mountains surrounding Kingfield to the north, east and west are part of the White Mountains. For the most part, Kingfield is densely forested and hilly to the west, northwest and northeast. Fertile, fairly level valleys run north and south along the Carrabassett River and westward along the West Branch of the Carrabassett River.

There are two factors that are important when topography is considered -- relief and slope. Relief refers to the height of land forms above sea level and relative to surrounding land forms. The highest elevation in Kingfield is Black Nubble with an elevation of 2,850 feet above mean sea level. The lowest elevations include the village area with an elevation of 560 feet, with some lower spots along the river such as the "The Island"-540 feet and the fields just south of town at 520 feet. Local relief is some 2,300 feet.

Slope, or the rise and fall of the earth surface in a given horizontal distance, presents limitations to various land activities including development, agriculture, and forestry. Generally, as slopes become steeper, greater than 15%, construction and other land use activities are more difficult

and the potential for environmental degradation increases. Slopes of less than 15% generally do not present the engineering problems associated with development on slopes of greater than 15%. In Kingfield, approximately 20 percent of the land area has slopes in excess of 15%.

Soils

Soils and their properties are extremely important to past, current, and future community characteristics. In Maine, where soils were highly suitable for agriculture, its presence is still an important element in community character. Today, soils are still important factors in agriculture and forestry but are also critical in determining locations for new roads and residential development utilizing subsurface sewage disposal.

The United States Department of Agriculture, Soil Conservation Service mapped the soils within Kingfield. The information is presented in a soil survey report which locates and identifies soil types. The soil mapping has identified many different soil types. Each soil type has its own characteristics, and descriptions of each are beyond the scope of the Comprehensive Plan. The vast majority of soils can be categorized as sandy loam types located in the uplands and silt loams on floodplains and valley floors.

Soil potentials for low density residential development have been identified and mapped as an element of the Comprehensive Plan. Soil potential ratings for low density residential development (single-family residences with basements, subsurface sewage disposal, with or without an on-site source of water and newly constructed paved roads) are useful in the comprehensive planning process to plot areas generally suitable for residential development utilizing subsurface waste water disposal. Soil properties considered to determine development potential include texture, permeability, slope, surface stones, water table, potential of flooding, depth to bedrock, restrictive layer, and drainage.

Based upon the soil's potential ratings, approximately 2 percent of the land area in Kingfield has high potential. About 40 percent of the land area has medium potential. These areas are located away from floodplains and on slopes of less than 15%. Soils found on slopes of greater than 15% are not well suited to low density residential development; this is the primary factor of over half of the town's land area having a low potential.

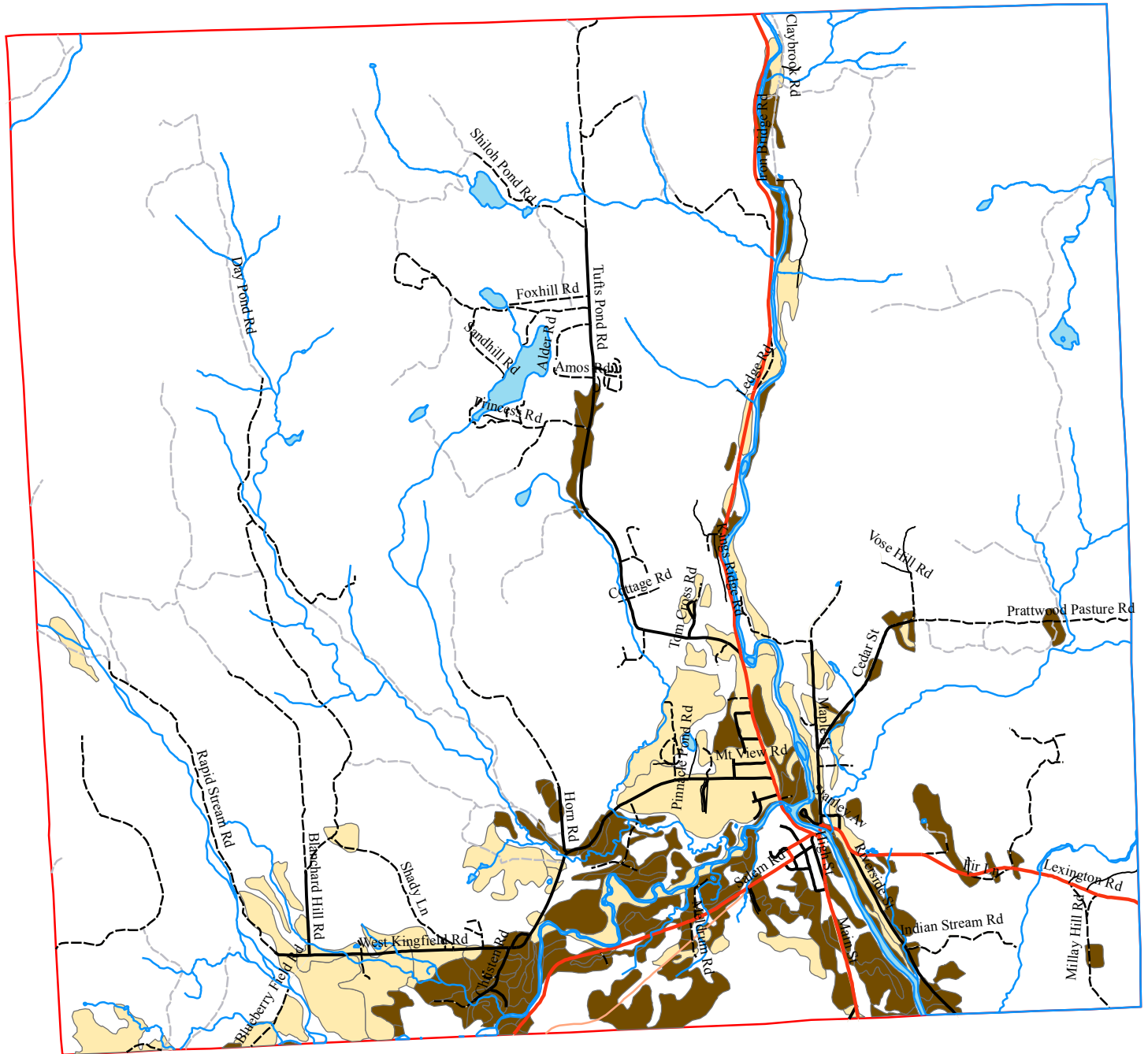
Prime farmland soils are the best soils for farming nationwide. These areas are tied to soil properties and not to current use. They may or not be used for agricultural purposes. In Kingfield, prime farmland soils are found primarily along the West Branch floodplains and the Carrabassett floodplains south of the Village. Some of these areas are in use for hay production and other agricultural uses.

Surface Water

Kingfield's surface waters, including ponds, rivers and streams, are significant natural resources. They are a recreational asset and provide aesthetic values as well.

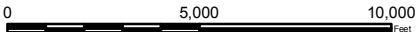
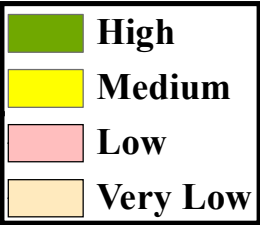
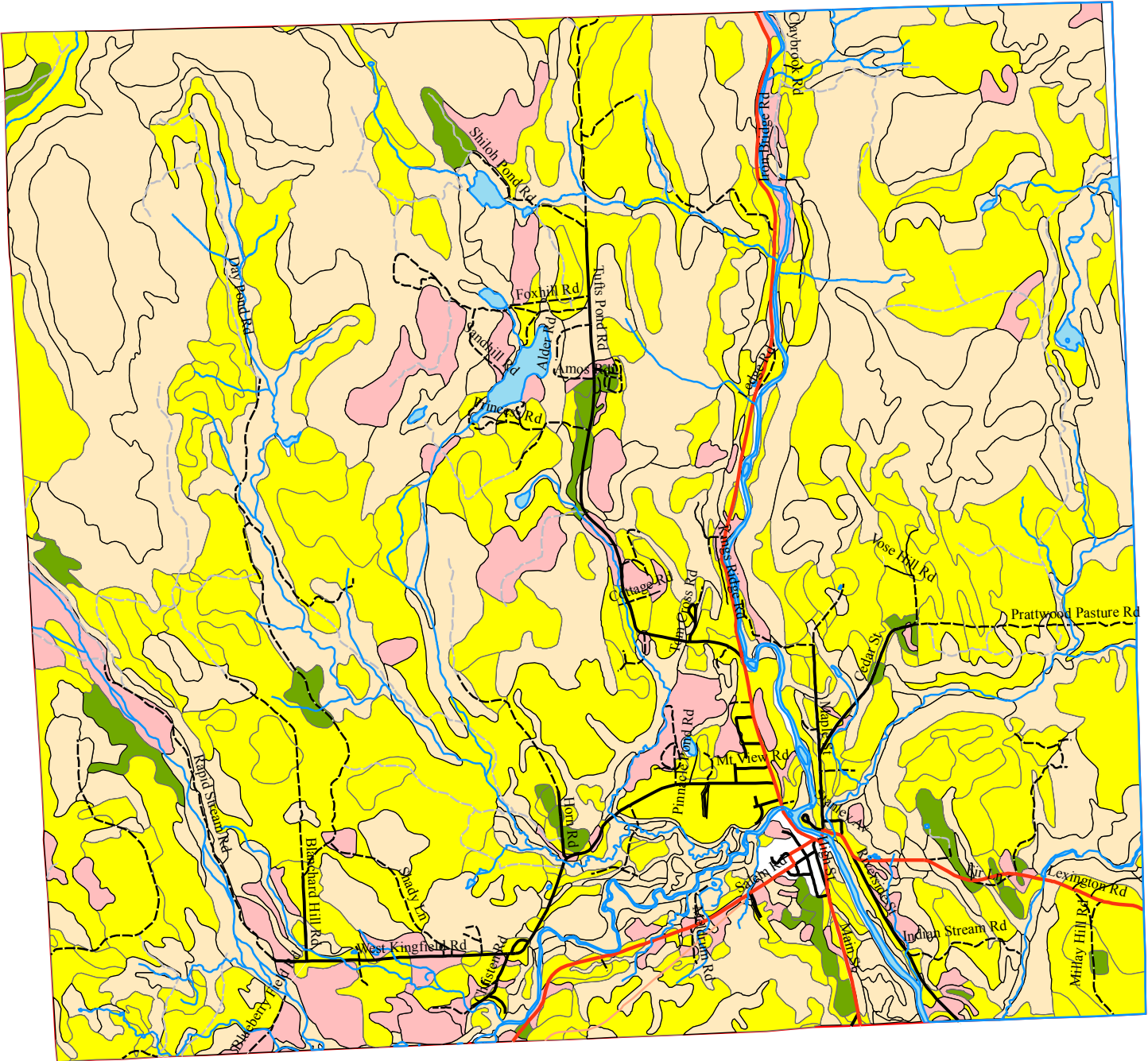
Kingfield, Maine

Farmland



Kingfield, Maine

Potential for Low Density
Residential Development



The Carrabassett River is the most predominant surface water resource. Flowing for approximately seven miles in a general north to south direction, the river bisects the town. The Carrabassett rises in the mountain-ringed Caribou Valley. From Caribou Pond in Carrabassett Valley it flows for some 40 miles dropping some 2,400 feet in elevation before reaching the Kennebec in North Anson. Flows in the river are totally dependent on natural runoff as there are no storage reservoirs or flow controls. The River has been assigned the highest water quality classifications. One mile above the dam in Kingfield Village the River has the highest classification, AA and below the dam an A classification, the second highest.

The West Branch of the Carrabassett meets the Carrabassett River just above Kingfield Village. At that point it has drained some 78 square miles. Above the confluence of Alder Stream the West Branch has a classification of AA and below that point an A.

Other notable brooks and streams include Reed, Ledge, Alder, Stanley, Indian, Rapid and Tufts. They all have a water quality classification of A.

There are six small ponds in Kingfield: Day, Grindstone, Hid, Pinnacle, Shilo and Tufts. Tufts Pond is the largest with a surface area of 53 acres. The State of Maine has classified the water quality of all the ponds in Kingfield as GPA. Class GPA waters will be of such quality that they are suitable for the designated uses of drinking after disinfection, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power generation and navigation, and as habitat for fish and other aquatic life.

Pond Characteristics

| | Size (Acres) | Maximum Depth | Temperature Surface/Bottom |
|-----------------|-------------------------|----------------------|---------------------------------------|
| Day Pond | 20 | Data Not Available | Data Not Available |
| Dyke Pond | 4 | Data Not Available | Data Not Available |
| Grindstone Pond | 6 | 30 feet | 66°F/49°F |
| Hid Pond | 20 | 7 feet | 71°F/70°F |
| Pinnacle Pond | 4 | 42 feet | Data Not Available |
| Shilo Pond | 20 | 39 feet | 67°F/43°F |
| Tufts Pond | 53 | 43 feet | 69°F/42°F |

Source: Maine Department of Inland Fisheries and Wildlife

Water Quality

Good water quality is a vital and valued resource of both year-round and seasonal residents and visitors to Kingfield. Increased nutrient content, particularly phosphorus, is the major cause of decreased water quality in the lakes and ponds of Maine. Phosphorus is the key nutrient in algae growth. As algae growth increases, oxygen levels decrease, posing a serious threat. Serious algae blooms can occur with very little warning.

Once the damage has been done, it is a costly process to reclaim the lake if at all possible. The end result can be a decrease in property values and loss of recreational uses as well as visual aesthetics.

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

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

Vulnerability Listing

| Lake Name | Water Quality Category¹ | Direct Drainage Area (Acres in Kingfield) | % | Lake Load Allocation (lbs/ppb/yr)² |
|------------------|---|--|----------|--|
| Butler Pond | Moderate / Sensitive | 1,109 | 73.8 | 8.04 |
| Gilman Pond | Moderate / Sensitive | 49 | 0.1 | 0.28 |
| Grindstone Pond | Moderate / Sensitive | 249 | 100 | 1.96 |
| Hid Pond | Moderate / Sensitive | 126 | 94.3 | 1.32 |
| Pinnacle Pond | Moderate / Sensitive | 27 | 100 | 0.30 |
| Shiloh Pond | Moderate / Sensitive | 800 | 100 | 6.35 |
| Tufts Pond | Moderate / Sensitive | 358 | 100 | 2.51 |

Source: Maine Department of Environmental Protection (DEP), Watershed Division, 1998 data.

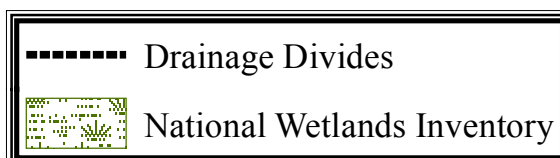
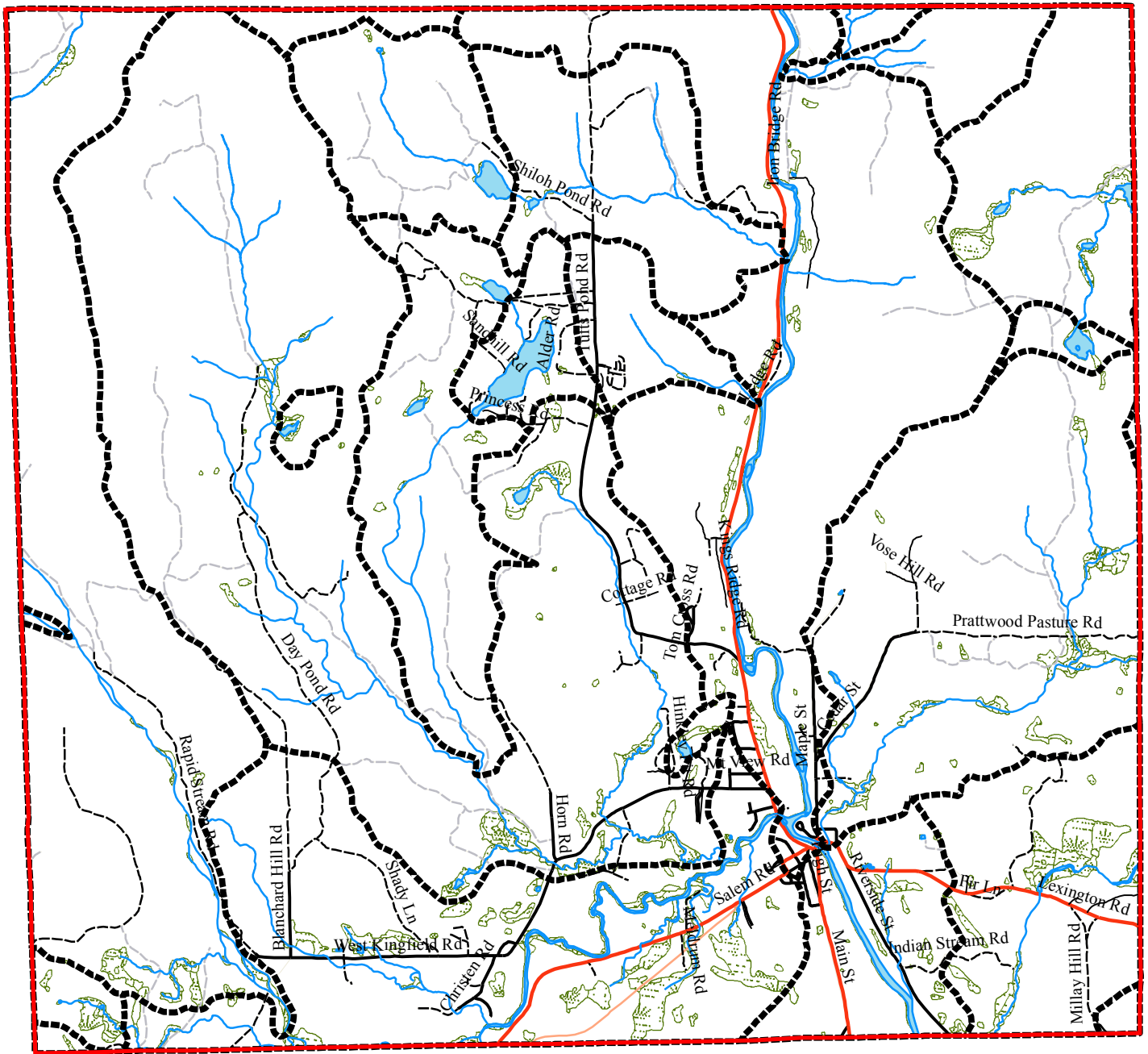
- ¹ Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake.
Moderate/Sensitive- Average water quality, but high potential for phosphorus recycling from lake bottom sediments.
- ² Lake Watershed Load Allocation represents pounds (lbs)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

Invasive aquatic plants are a new threat to the quality and recreation value to Maine's lakes and ponds. While some milfoils are native to Maine, such as Slender Watermilfoil and *Myriophyllum tenellum* Bigelow, these are non-invasive and contribute to a healthy lake environment. Invasive aquatic plants such as Eurasian Milfoil and Variable Watermilfoil are non-native to Maine lakes and ponds, and they take possession of a lake or pond, injure native plant communities, interfere with recreation and can depress property values. The spread of these invasive aquatic plants is most commonly by boats and gear.

The greatest threats to the continued good water quality of all surface waters is from non-point sources caused by improper land management practices that create erosion of soil and invasive plants.

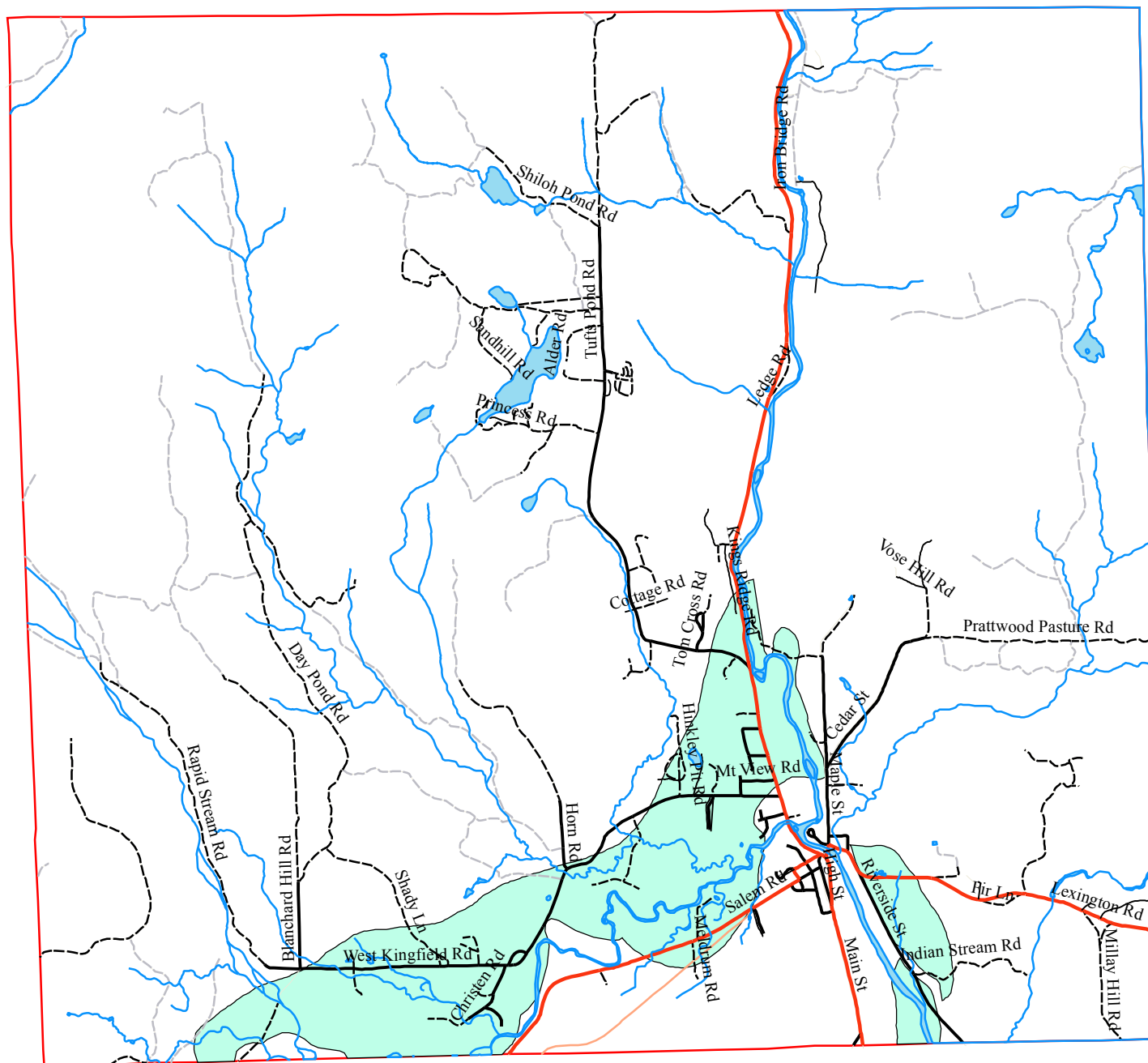
Kingfield, Maine

Wetlands and Watersheds



Kingfield, Maine

Aquifers



 Sand and Gravel Aquifers (10-50 gpm)

Ground Water

Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which will provide adequate quantities of water for use are called aquifers. Two major types of aquifers occur in Maine -- sand and gravel aquifers and bedrock aquifers.

Sand and gravel aquifers can be contaminated from any substances that seep into the ground directly or are carried into the ground water after dissolving in water. Once contaminants enter the water table, they may travel thousands of feet over time. In many Maine aquifers, the water table is generally close to the surface (within 20 feet) so that natural removal of contaminants by the soil is not nearly complete before the pollution reaches the ground water. The slow rate of ground water movement causes this resource to be particularly sensitive to contamination.

Mapping of sand and gravel aquifers by the Maine Geological Survey indicates a large aquifer associated with the West Branch Carrabassett River. The Kingfield Water District well is located in this aquifer. Since 1997, the District has pumped between 25 and 44 million gallons per year to supply its system. This represents a withdrawal of between 0.3% and 0.6% of the estimated annual average recharge of the aquifer depending on annual rainfall. In 2005, the Poland Springs Bottling Company conducted tests to determine if water from this aquifer was of such quantity and quality to serve as a commercial supply. Their proposal would, on average, withdraw 550,000 gallons per day of spring water from the aquifer. Based on Poland Springs Hydrogeologic Report that amount would range from 1.2% to 2.3% of the estimated average annual recharge of the aquifer based on rainfall amounts. A second but much smaller sand and gravel aquifer is located on the east side of the Carrabassett River south of the Village.

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

Contamination of both sand and gravel aquifers and bedrock wells are possible. Common ground water contaminants include petroleum products, hazardous substances, failing septic systems, and road salt.

Floodplains

A floodplain is the flat expanse of land along a river or shoreline that is covered by water during a flood. The 100-year floodplain means the area having a 1 percent chance of being flooded in any given year. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe, where stationary water backs up. The floodway will usually include the channel of a river or stream as well as some of the land area adjacent to its banks.

Detailed floodplain mapping and studies have been prepared by the Federal Emergency Management Agency for Kingfield. Flooding problems are primarily along the West Branch and in several locations extend to as much as 1,500 feet from the river. Portions of Kingfield Village are also in the 100-year floodplain. Major damage to bridges and other structures has occurred in the floods of 1928, 1932, 1936, 1953, 1967 and 1987. Ice jams can compound flooding problems.

Kingfield participates in the National Flood Insurance Program that allows property owners who are located in the 100-year floodplain to purchase flood insurance. In 2004, there were 12 flood insurance policies issued with a total coverage of \$1.28 million. Since 1989, there have been nine claims with a payout of \$47,000.

Wetlands

Wetlands perform a variety of functions. They serve as “natural sponges” that control water runoff by providing a buffer for excess water while allowing a steady, even, release of that excess to both the surface and ground water. Some wetlands serve as recharge areas for aquifers. Wetlands also perform a cleansing function by absorbing some physical and chemical pollutants from the runoff. Wetlands are also important wildlife habitats. The pattern of water cover and vegetation accounts for the differing types of wetlands and the differing types of wildlife use.

Wetlands in Kingfield are primarily located in the southern quarter of town. The area adjacent to West Branch area is the location of most wetlands. Most are forested wetlands with smaller amounts of scrub/shrub and emergent wetland.

Wildlife and Fisheries

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

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable. The Maine Department of Inland Fisheries and Wildlife has identified 10 wetland areas in Kingfield that have waterfowl and wading bird habitat value. One wetland of 35 acres associated with Day Pond has a high habitat value. Eight other wetland areas have a moderate value and one has an indeterminate value.

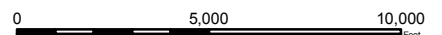
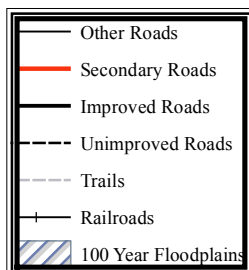
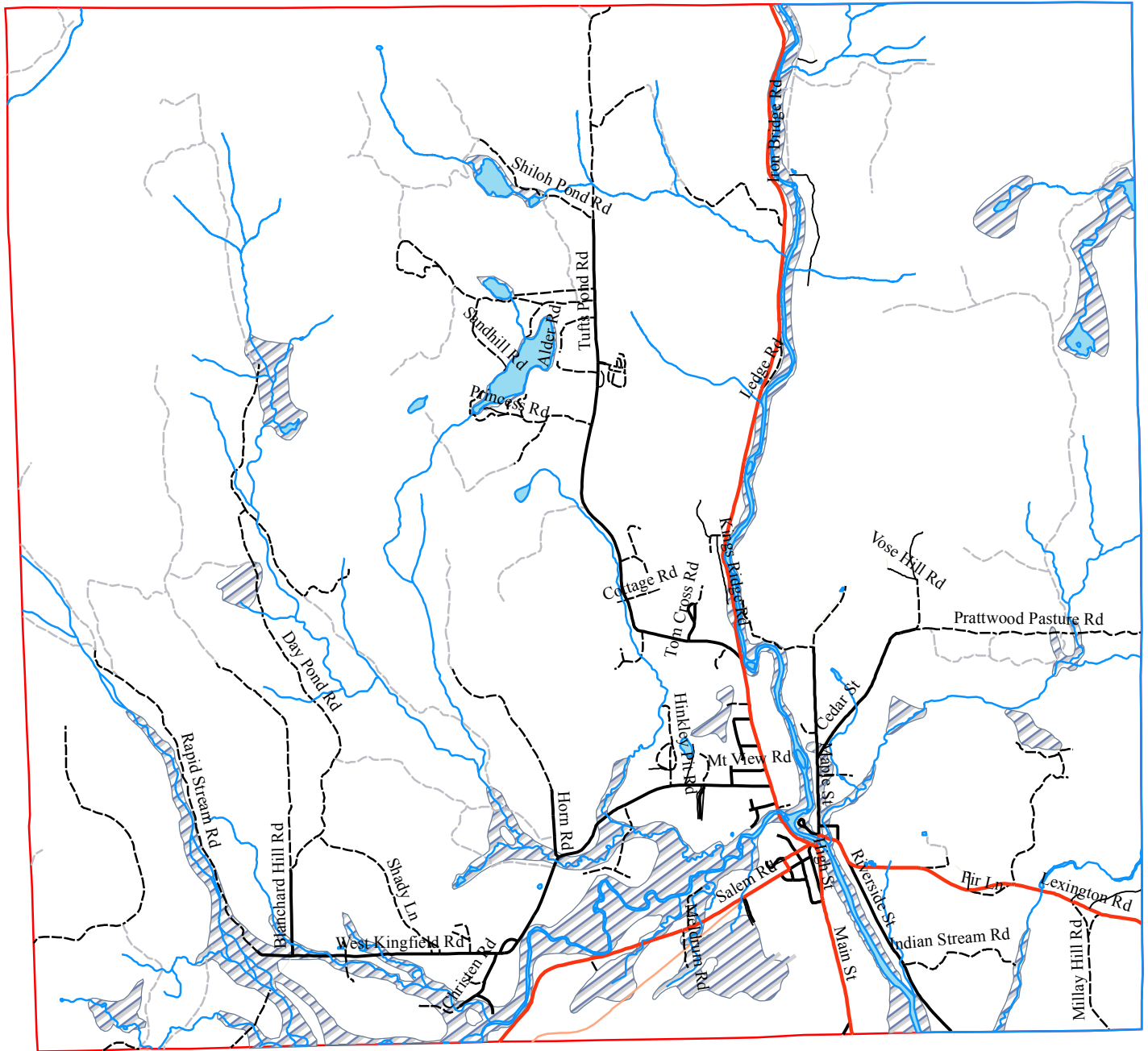
Riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along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

While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind.

These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal summer range. Wintering areas provide the food and cover necessary to

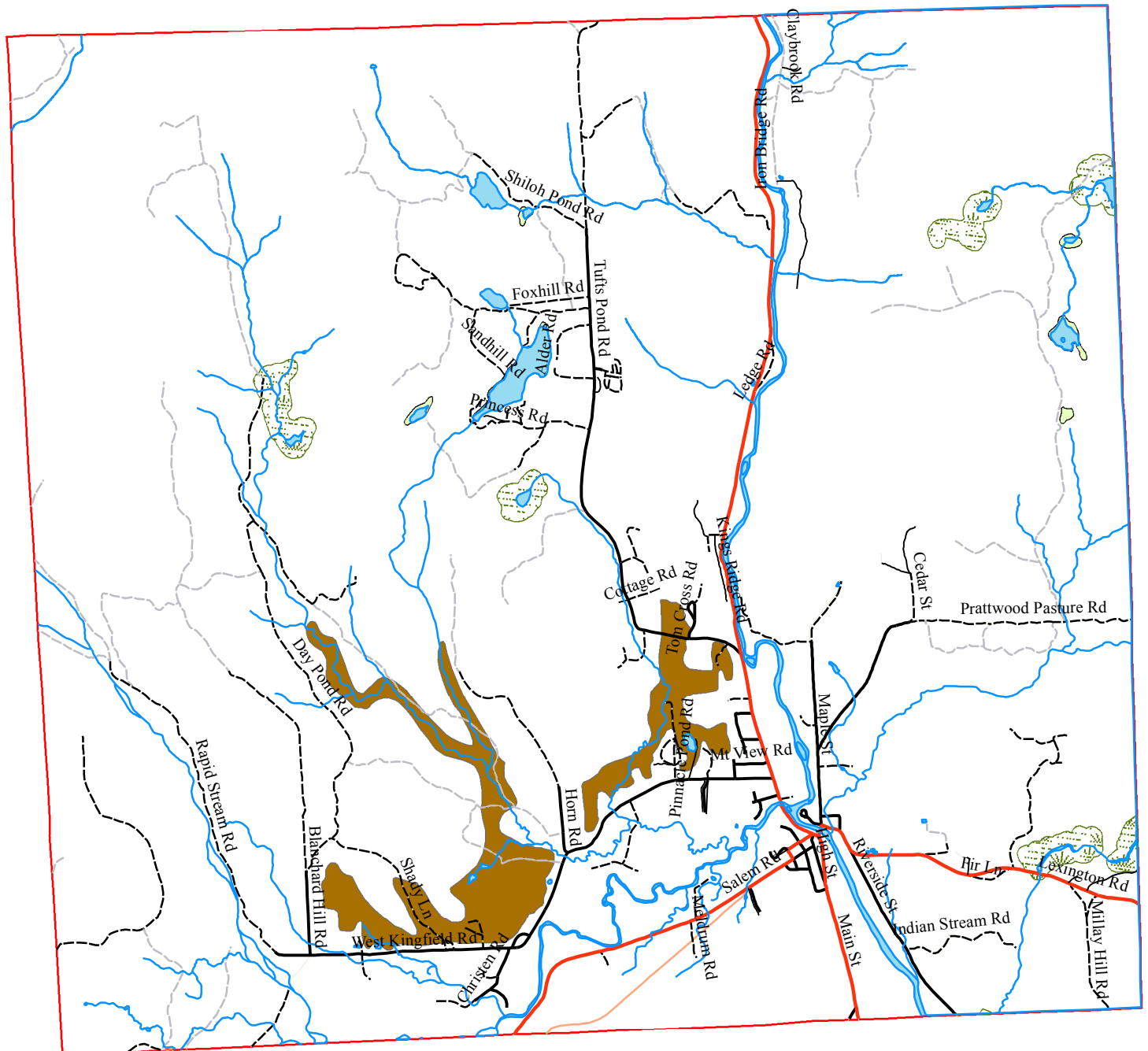
Kingfield, Maine

Floodplains

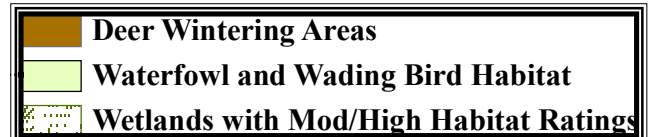


Kingfield, Maine

Wildlife Resources



0 5,000 10,000 Feet



sustain deer during the critical winter months. While size and shape of the areas can vary from year to year or within a given year, most are traditional in the sense that they are used year after year. The Maine Department of Inland Fisheries and Wildlife has mapped two deer wintering areas in Kingfield ranging in size from 220 to 500 acres. The habitat values of these yards have yet to be determined.

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. These undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose.

The Carrabassett River provides a cold water sport fishery as do most of the smaller brooks and streams. The Maine Department of Inland Fisheries and Wildlife stocks the Carrabassett River with Brook Trout to supplement natural reproduction. Brook Trout are also stocked in Grindstone, Pinnacle and Shiloh Ponds. Threats to maintaining a cold water fishery include the siltation of water and increased water temperature.

Forest Resources

It is estimated that there are about 23,000 acres of forest land in Kingfield. Of this, some 17,600 acres in 60 parcels are classified under the Tree Growth Tax Law. Of the total 17,600 acres 1,060 acres are softwood, 7,100 acres mixed wood and 9,480 hardwood. In 1989 there were 15,440 acres under tree growth.

Forests of Kingfield are primarily trees, which change color in the fall and lose their leaves. These hardwood trees have been the raw material used by our town's founders to build mills and a settlement along the banks of the Carrabassett River. Today, the center of most of our local communities, the boltwood or wood turning mill, has gone out of business. The trees and the wood supply are still here and will most likely be here for the current and future generations to use. Some of the current interest is in Ethanol as an energy source, created from wood cellulose. There is a wood pellet plant proposed for Athens, another renewable energy source.

Since about 1950 the forest industry has been in a process of consolidation, from family ownership to corporate ownership. The most frequent buyer was the local mill owner. Since 1968 the primary landowner in Kingfield has changed seven times, Emil Winter to Oxford Paper to Ethyl Corporation to Boise Cascade to Mead to Mead Westvaco, to unknown. The relationship has been to supply a mill with wood. This forest industry is most likely to continue and to continue adjusting to the demands of society. The most obvious adjustment is to sell the forest industry land and to create opportunities for development of homes within the large industrial forest. The most recent owner is not a part of any specific mill. The objectives are not as easy to see as supplying a mill town with wood fiber.

The most recent changes of the last 15 years have been toward divesting the ownership of land from the mill owners to other owners. These new owners are buying for many different purposes, mostly for privacy or for privacy and an investment.

Often the investment is disconnected from the forest industry, and the jobs of growing and converting the trees to products, which are or have been shipped around the world. This commerce is changing from locally owned mills to large conglomerates, with a stated purpose of maximizing earnings.

This has led to sales of land for second home development, conservation easements or purchases along the skylines of Mt. Abraham, Spalding, Sugarloaf, and Bigelow. The development of recreational trails, outdoor centers, and resorts around the mountains and foothills has accelerated since the terrorist act in 2001. In 2005 Harvard announced that they were selling one million acres of timberland, because they believed their investment had matured and it was time to change direction

Since about 1970, or the beginning of the major shift of ownership, our governments have enacted clean water laws, shoreland zoning laws, subdivision laws, comprehensive planning laws, tree-growth and open space laws, Endangered Species act, Forest Practices Act, Liquidation harvesting bill. Plus, creating the Appalachian Trail Park, consolidating the public lots into manageable units, as well as the Bigelow Preserve and passing funding to buy land for Maine's future, all to address some of the ills created by change. The increased burden on landowners has also created opportunities for developers and communities to change in ways that most of us would not have envisioned at the end of World War II. The most dramatic local change has been the creation of our neighboring community of Carrabassett Valley and its tourism industry around the base of Sugarloaf Mountain. Recreational trails have been created for walkers, bikers, skiers, snowmobilers, and all-terrain vehicle users and kayakers. More recreational trails are being planned and probably this expansion will include Kingfield. The need for balancing the needs of privacy with access to natural resources will probably be our most noticeable challenge.

The endangered species act has the potential to set aside large areas of land with minimal use allowed, bio-diversity preserves may be created along the slopes of our Western Maine Mountains which will allow for species to survive the changes in climate. Clean water laws may make road and trail building prohibitively expensive. In many parts of the west, helicopter logging is the only logging allowed. As harvesting costs go up, the availability of cheaper wood fiber is often a long ways from Kingfield. Climate change and changes will influence the quality of our forest and the tree species grown in need.

Locally Significant Natural Features and Areas

The Comprehensive Plan Committee identified the following:

Jerusalem Steps on Shilo Pond Brook

Scenic Resources

Kingfield's topography and other natural features provide some striking views. The Comprehensive Plan has identified a number of scenic areas and views. While there are many scenic areas, those identified are believed to be the most noteworthy areas. To quantify these views, a rating system was employed to rank each scenic view. The system considered three variables and a scoring system described below:

Distance of Vista or View Shed: This variable considers how long a distance a vista can be viewed. It assumes that a view or vista which is blocked only a few hundred feet from the observer has relatively lesser value than a view that can be seen for miles.

Uniqueness: Although not always impressive, the features in the landscape which are rare contribute "something special" to that landscape.

Accessibility: A given scenery has lesser importance if there is no public access to it or access is difficult.

A scale of one to three was used to score each variable with one being the lowest and three the highest. The criterion was as follows:

Distance of Vista:

- 1 Point - immediate foreground
- 2 Points - up to one mile
- 3 Points - more than one mile

Uniqueness:

- 1 Point - contains no unique qualities
- 2 Points - contains some characteristic
- 3 Points - contains impressive/unique qualities such as mountains, views of water, etc.

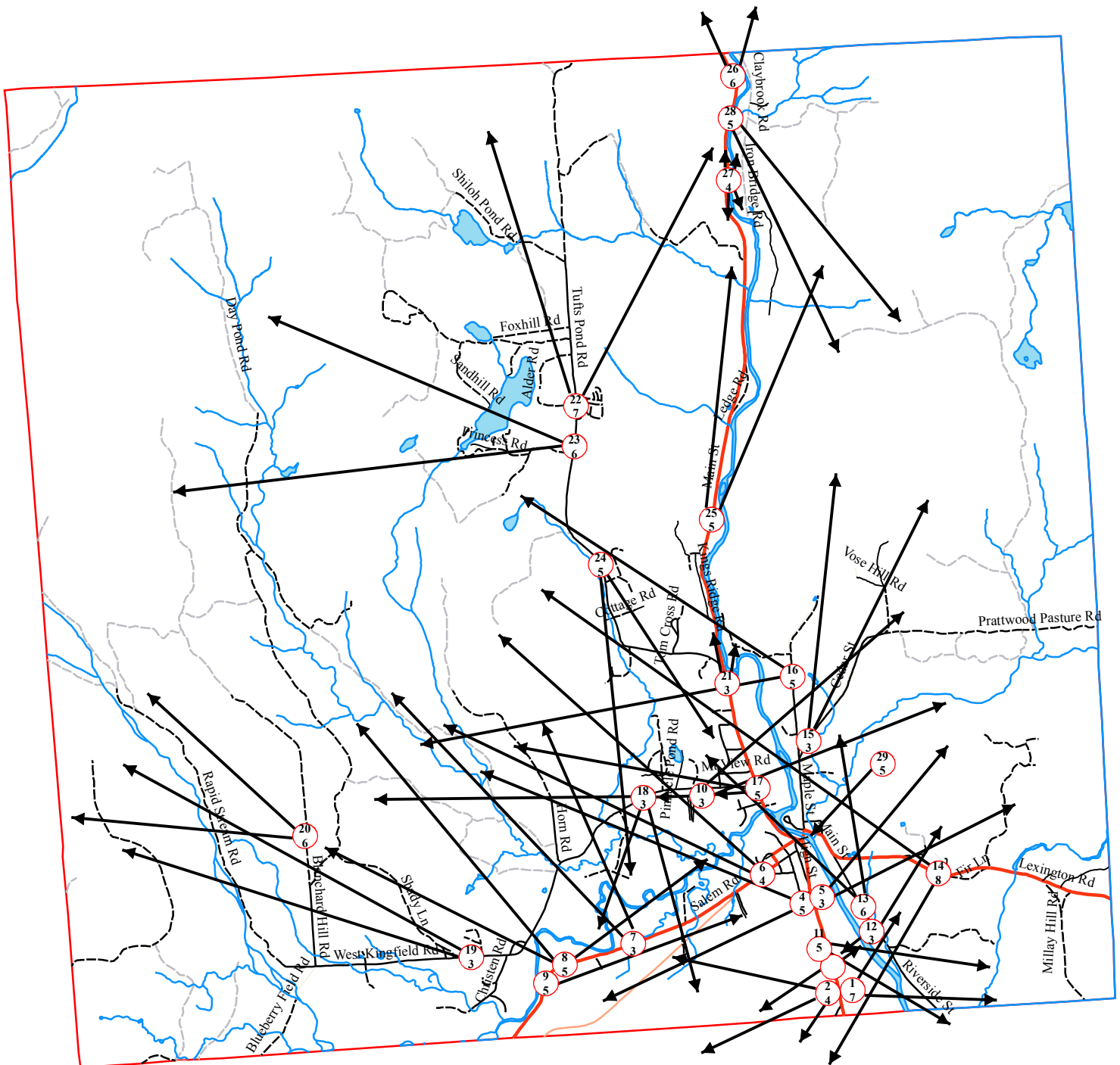
Accessibility:

- 1 Point - view access difficult such as only traveling on road
- 2 Points- view access via shoulder on road or walking
- 3 Points – view access via scenic turnout or similar area



| Map Number | Distance of View Points | Unique Feature Points | Accessibility Points | Total Points |
|-------------------|--------------------------------|------------------------------|-----------------------------|---------------------|
| 1 | 2 | 3 | 2 | 7 |
| 2 | 2 | 1 | 1 | 4 |
| 3 | 3 | 2 | 1 | 6 |
| 4 | 2 | 2 | 1 | 5 |
| 5 | 1 | 1 | 1 | 3 |
| 6 | 2 | 1 | 1 | 4 |
| 7 | 1 | 1 | 1 | 3 |
| 8 | 2 | 2 | 1 | 5 |
| 9 | 2 | 2 | 1 | 5 |
| 10 | 1 | 1 | 1 | 3 |
| 11 | 2 | 2 | 1 | 5 |
| 12 | 1 | 1 | 1 | 3 |
| 13 | 3 | 2 | 1 | 6 |
| 14 | 3 | 3 | 2 | 8 |
| 15 | 1 | 1 | 1 | 3 |
| 16 | 2 | 2 | 1 | 5 |
| 17 | 2 | 2 | 1 | 5 |
| 18 | 1 | 1 | 1 | 3 |
| 19 | 1 | 1 | 1 | 3 |
| 20 | 3 | 2 | 1 | 6 |
| 21 | 1 | 1 | 1 | 3 |
| 22 | 3 | 2 | 2 | 7 |
| 23 | 3 | 2 | 1 | 6 |
| 24 | 3 | 1 | 1 | 5 |
| 25 | 2 | 2 | 1 | 5 |
| 26 | 3 | 2 | 1 | 6 |
| 27 | 1 | 2 | 1 | 4 |
| 28 | 2 | 2 | 1 | 5 |
| 29 | 1 | 2 | 2 | 5 |

Scenic Views



Scenic Views

20
6

→ **View Direction**



0 5,000 10,000
Feet

OUTDOOR RECREATION

Findings and Conclusions

Year-round and seasonal residents and tourists enjoy the outdoor recreation opportunities available in Kingfield.

Public outdoor recreation facilities are adequate although ongoing maintenance is needed.

Within Greater Kingfield both public and commercial outdoor recreation opportunities abound.

Introduction

Nestled in a river valley, surrounded by the Longfellow Mountain Range, Kingfield has abundant natural beauty and resources that provide many recreational opportunities for both resident and non-resident outdoor enthusiasts. The area is rich in heritage which is captured at local museums, providing for indoor recreational activities. The rivers and ponds lure canoeists, kayakers and swimmers, while the mountains and surrounding topography are a playground for skiers, hikers, bikers, snowmobilers, and ATV riders. The town's natural environment and vast woodlands are conducive to these activities and private land owners have traditionally allowed public access to their lands.

Year-round and seasonal residents and tourists enjoy the outdoor recreation opportunities available in Kingfield. These include swimming, white water boating, fishing, snowmobiling, x-county skiing, hiking, hunting and sight seeing. Youths participate in organized recreation activities including baseball and softball organized by the Recreation Committee.

Public Outdoor Recreation Facilities

Public outdoor recreation facilities include the neighborhood park located to the rear of the town office on School Street. This site contains play areas, swings, slides and picnic tables. It is also the trail head for a walking trail that connects to the Kingfield Elementary School. At the Kingfield Elementary School are softball and multi purpose fields. While not owned by the town, there is a baseball field on the West Kingfield Road.

While these facilities are generally adequate, ongoing maintenance is needed. There is a need for a permanent location for a baseball field. In addition, as population changes, there may be needs for additional and different public outdoor recreational facilities.

Hiking/Walking

The public uses two areas for walking. They include the trail that connects the park behind the town office and the Kingfield Elementary School and the trail at the waste water field that connects to the Village area.

Snowmobile Trail System

The snowmobiling in Kingfield, which is ideally located for access to any point north, south, east and west, is made great by the Sno Wanderer's Club. The local trail system is approximately 16 miles. The local system connects to ITS 115 and on to ITS 84, 87 and 89.

ATV Trail System

With the popularity of All Terrain Vehicles and increased conflicts between users and landowners local ATV clubs are being formed. Kingfield Quad Runners ATV Club maintains approximately seven miles of trails, much of them shared with the snowmobile club.

Hunting and Fishing

Wildlife, both of game and non-game species, are plentiful in Kingfield. Hunting in the area follows the Maine hunting seasons. The game includes deer, moose, rabbits, partridge, coy dog, bear, and now turkeys which are in plentiful supply since their reintroduction to the area not too long ago. Private land owners have traditionally allowed public access to their lands for hunting.

The Carrabassett offers fly fishing for Brook Trout as do other smaller streams including Indian, West Branch, Alder, Rapid, Reed and Clay. The Maine Department of Inland fisheries and Wildlife stocks several ponds, including Grindstone, Pinnacle and Shiloh with Brook Trout. Some of these ponds have special regulations that may include fly fishing only or fishermen less than 16 years of age.

Kayaking/Canoeing

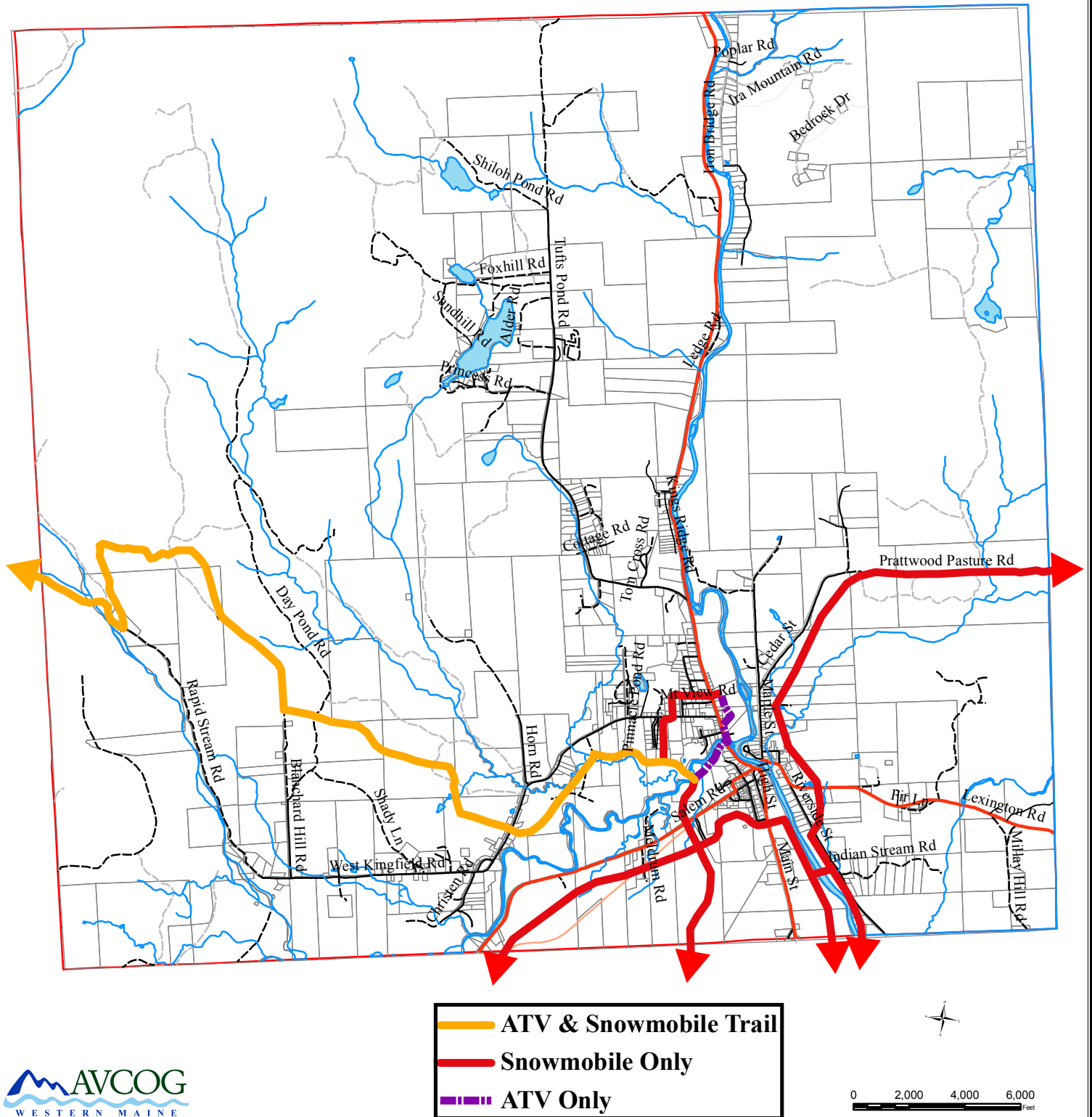
From the dam in Kingfield Village to the Valley Crossing in Carrabassett Valley is the premier white water boating segment on the Carrabassett River. This 11-mile segment of near continuous Class II-III rapids is on the States best medium-difficulty white water runs. The River from the dam to New Portland has rapids rated Class I-II and is used by beginner and intermediate boaters. Peak use occurs in late April and early May when flows are the greatest.

Water Access

There are several locations from which the public enjoys access to surface waters. On the Carrabassett these are at the "Ledges," on Route 27, at the dam/bridge on Route 16 in the center of town. On the West Branch of the Carrabassett points include the "Girls Swimming Hole," "White Railing" on Route 142 and next to the recently completed Lords Bridge. These points of access are not publicly maintained. Private access is available at Tufts Pond

Kingfield, Maine

Club Maintained
Trail Systems



Route 27 Scenic Byway

The Scenic Byway that begins in Kingfield is 47 miles long and extends to Coburn Gore. It provides for many outdoor recreation activities including pleasure driving/sight seeing and, picnicking

Private Recreational Facilities/Opportunities

Private businesses offer outdoor recreation activities including Deer Farms Campground and Inn on Winters Hill where there are outdoor and indoor pools and tennis courts. Local guides are available for fishing and hunting. In the winter an ice skating rink is maintained on Route 142 that the public enjoys the use of.

Regional Outdoor Recreation Opportunities

With the Greater Kingfield both public and commercial outdoor recreation opportunities abound. The best known is the Sugarloaf/USA ski area in neighboring Carrabassett Valley as is the Outdoor Center with 105 km of groomed Nordic trails and Sugarloaf Mountain Golf Course. Other major outdoor recreation attractions in the region are 34,500 acre Bigelow Preserve, the Appalachian Trail and Flagstaff Lake to mention only three. A hut and non-motorized regional trail system is under development.

LAND USE & DEVELOPMENT PATTERNS

Findings and Conclusions

Forests cover about 20,000 acres of land in Kingfield.

Village type land uses cover some 300 acres today.

There are limited locations in the traditional commercial area for new development; however, redevelopment of residential properties could occur.

At the north end of town a new residential area is developing.

The aquifer on the Bradbury Farm off the West Kingfield Road has been shown to produce commercial quantities of spring water. Poland Springs has acquired the site and is constructing a bottling plant off Route 27 south of the town center.

Introduction

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

Kingfield has a total land area of approximately 38 square miles or about 24,500 acres. As with many Maine towns, Kingfield first developed as a farming and lumbering center. Water from the Carrabassett River powered a number of early mills along its banks. The early wood products industries played a major role shaping the Village area of Kingfield. That influence is still evident today.

Forest Land

Forest or woodlands cover the majority of land area in Kingfield. It is likely that more than 20,000 acres are covered with forests. Large commercial forest blocks are located west of the Carrabassett River and in the area of Hid Pond and Vose Mountain. The forests of Kingfield are mostly hardwood types with the softwood areas restricted to dry ridge tops and wet seeps and low lands with high water tables. The normal harvesting method used is partial removal of the volume in the stand.

This may range from 25 to 75 percent of the stand. This method allows forests to regrow and be harvested again on intervals of 10 to 40 years.

There are some 17,500 acres in 60 parcels classified under the Tree Growth Tax Law. Of the total 17,500 acres 1,070 acres are softwood, 7,070 acres mixed-wood and 9,420 acres hardwood.

The number of acres in the Tree Growth Program has increased since 1988 when there were 15,340 acres enrolled on 32 parcels.

The Maine Forest Service reports that between 1991 and 2002 there were 141 timber harvests totaling 9,915 acres in Kingfield.

The most significant threats to commercial forest land are lack of markets, lack of management, overregulation and the creation of land parcels that are of such size as to be unsuited to commercial forestry practices.

Agricultural Land Use

While agriculture was important to the economy of Kingfield in its early years, it is not today, nor is it a major consumer of land. Much of topography and soils are not well suited to commercial agriculture. There are areas of prime farmland soils and farmland soils of statewide significance. These are primarily located along the floodplains of the West Branch of the Carrabassett River and the Carrabassett River south of Kingfield Village. In addition, areas adjacent to the West Kingfield Road have both prime farmland soils and farmland soils of statewide significance.

The most prevalent type of agriculture in Kingfield is the production of hay. Hay is sold or used to feed the owner's own livestock including beef cattle, horses, alpaca and llama. Most hay lands are located adjacent to Route 27 south of Kingfield Village, the West Kingfield Road and the Salem Road. A tree farm is also located on the Salem Road.

In 1977 it was estimated that there were approximately 950 acres in crop and hay land. Since 1977 there has been a decline in the amount of land uses for agriculture. This decline has been the result of one active agricultural land reverting to wood vegetation and conversion to residential and other uses.

Village Land Use

Kingfield Village located at the confluence of the West Branch and Carrabassett Rivers and the intersection of Route 16, 27 and 142 is the heart of Kingfield. Over time village type land use characteristics have moved north of the traditional village to the Tufts Pond Road. Village type land uses cover some 300 acres today.

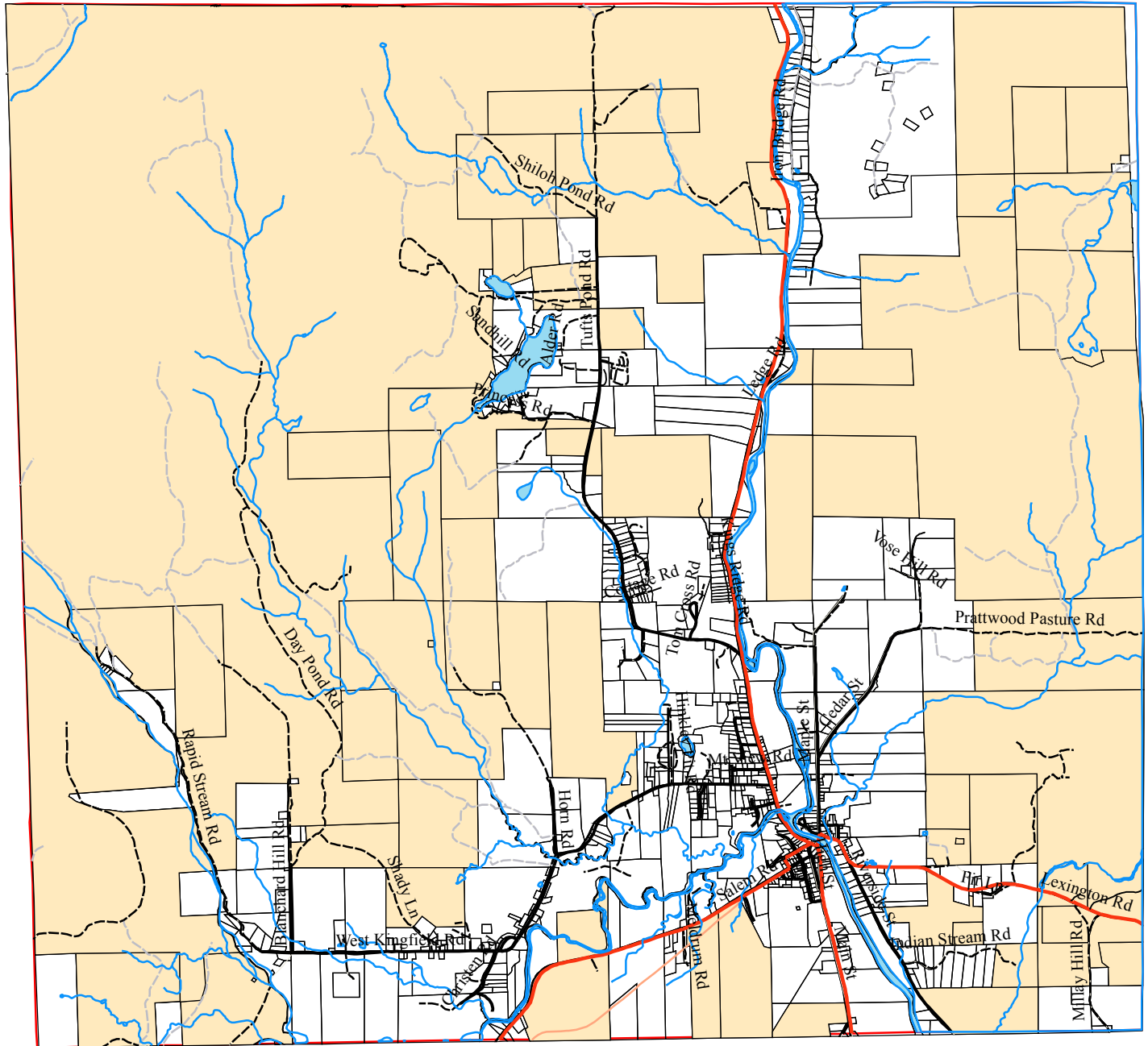
The Village area contains a mixture of land uses typically found in New England villages. On Main Street there are commercial uses including hotels, restaurants, stores, shops and residential uses. Depot Street is the location of the post office, library and health center along with several commercial and residential uses. High Street has two churches, the historical society building and residences.

Along School Street are the town office and the Stanley Museum and a number of single-family homes. Summer Street, Curve Street, Riverside Street, Maple



Kingfield, Maine

Parcels in Tree Growth
2006



Parcels in Tree Growth



Street, and Stanley Avenue are primarily residential. Lots in this area of the village are in the one third to one half acre size and about one half of them are nonconforming under current zoning. Most of this area is served by common septic systems and public water.

North of the West Branch along Main Street is a mixture of older and newer development. While not of the same character as the traditional Kingfield Village it has been considered in the village land use category. Here are commercial uses and compact residential development. Lots in this area are also in the one third to one half acre size and about one half of them are nonconforming under current zoning. About one half of this area is served by common septic systems and public water. There is some space available in the Village for new or redevelopment.

Commercial Land Use

Kingfield's traditional commercial area is located along Main and Depot Streets. Over the past 20 years commercial uses have expanded north along Main Street and along Commercial Road. There are limited locations in the traditional commercial area for new development however redevelopment of residential properties could occur. There are other constraints for commercial development adjacent to the Route 16, 27 and 142 including floodplains and topography.

Industrial Land Use

Land used or formally used for industrial/manufacturing type activities is located in three primary locations. The largest area covering approximately 22 acres is located at the end of Depot Street. Here Kingfield Wood Products is located. On the West Kingfield Road is the former JONECO mill. The parcel is approximately three acres. The most recent area of industrial type land use is located on Commercial Road.

In 2006 the Poland Springs Bottling Company acquired approximately 315 acres of land with frontages on the Salem Road and Route 27 south of the Village and is constructing a 200,000 square foot water bottling facility on the site. While the plant site is located on a large parcel there are limited possibilities for additional industrial type development there because of floodplains and wetlands.

Residential Land Use

The 2000 Census reported that there were 659 residential dwelling units in Kingfield. Included in this number are 495 year-round homes and 164 seasonal or second homes. Since 2000, building permits for nine year-round and 35 seasonal or homes were issued. Some 110 new dwelling units have been added since 1990.

A major area of early compact residential development is found in Kingfield Village. Here older neighborhoods are found including the areas along High, School, Pleasant, Summer, Curve and Maple Streets and Stanley Avenue.

Individual residential lots range from as small as 5,000 square feet with the average lot size falling within the 10,000 to 15,000 square foot range. The area is comprised of primarily older, single-family homes with several multi-family homes created generally through conversions.

An area of more recent residential development, while not as compact as the Village area, is found along West Branch and Narrow Gauge Streets and the West Kingfield, Mt. View and Old Parkway Roads. In addition to single-family homes, the Kingfield Elderly Housing complex is located here. Residential lots range from 20,000 to 40,000 square feet.

Much of the remainder of residential development is scattered along existing roads including the outer West Kingfield and Tufts Pond Roads and Riverside Street.

At the north end of town a new residential area is developing. This area is the along the Clay Brook, Iron Bridge and Ira Mountain Roads. These lots are generally larger than two acres.

Kingfield, located in a region of outstanding outdoor recreational opportunities, contains a significant number of seasonally used homes. In 1970 there were 12 seasonal homes and today 200. Second or seasonal homes are being constructed in a much greater number than year-round homes. In addition, existing homes are being purchased for seasonal use. Unlike many communities, Kingfield's seasonal/second homes are not located around lakes and ponds. While traditionally these homes were found along the West Kingfield and Tufts Pond Roads, a new concentrated area is developing at Ira Mountain.

Comprehensive Plan and Land Use Ordinances

The Town of Kingfield adopted its most recent Comprehensive Plan in 1988 with amendments relating to public water supplies in 2002. Since its original adoption, other than the amendments in 2002 it has not been reviewed or updated. The 1988 plan contained these community goals.

Maintain and/or enhance its natural resources so that their values are maintained and enhanced.

Manage change so that valued character is maintained.

Provide necessary municipal services which are responsive to local needs in such a manner that will not overburden the community's financial resources.

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

In 1992, a zoning ordinance was enacted and has been amended as needed most recently being in 2006 to include standards for aquifer dependent industry. The zoning ordinances included two districts rural and growth and a roadway approach overlay district. That overlay district is applicable to Routes, 16, 27 and 142. Various uses are permitted by right or by the granting of conditional use and/or site plan review permits granted by the Planning Board. Minimum lot size standards range from 15,000 square feet in the growth district to 40,000 square feet in the rural district.

The town has adopted subdivision regulations, and Shoreland Zoning, Floodplain Management and Wellhead protection Ordinances. These ordinances have allowed the town through the planning board to review development proposals.