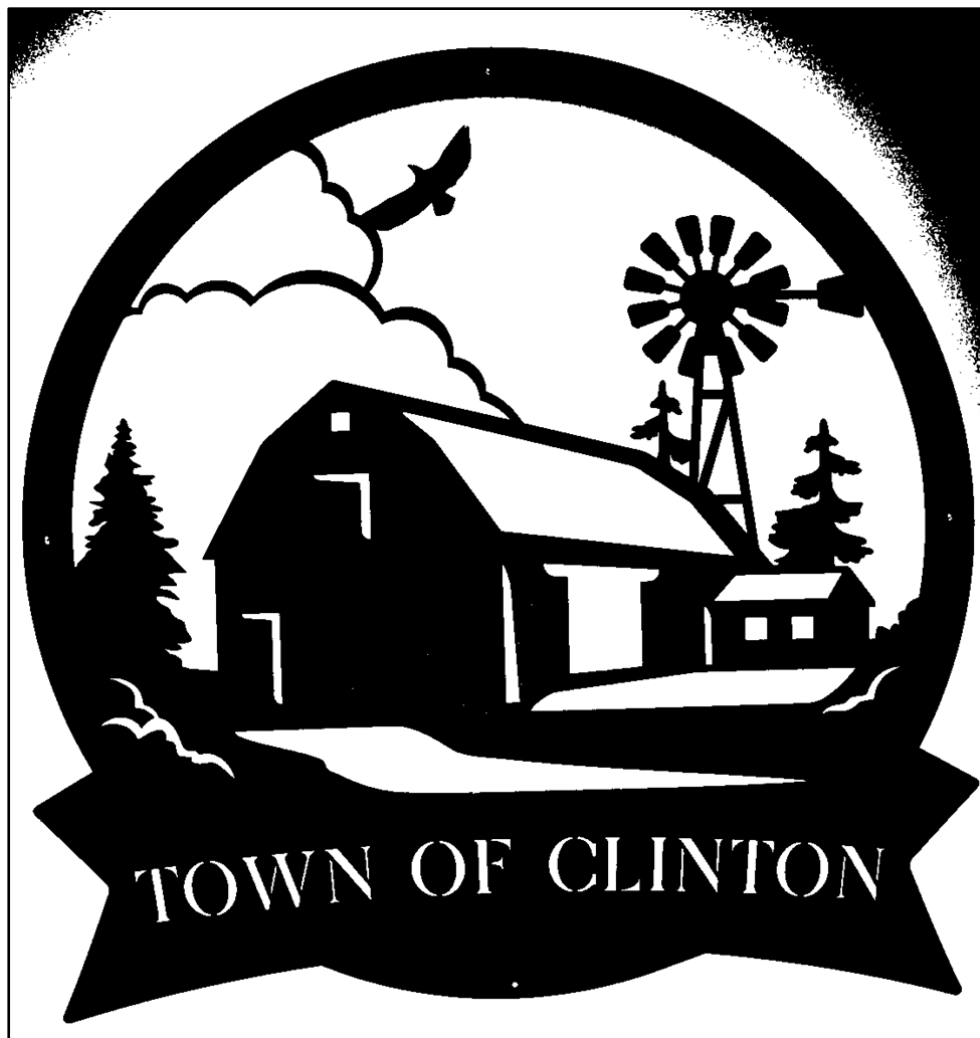


TOWN OF CLINTON, MAINE COMPREHENSIVE PLAN



2021

**2021 Comprehensive Plan, Clinton, Maine
Table of Contents**

Name	Pages
Section 1 – Introduction	Section 1 Page 1
Subsection A, Getting Organized and Explanation of the Process	A-1 to A-3
Subsection B, Vision Statement and Town Approval	B-1 to B-2
Subsection C, Public Participation	C-1
Tab 1, Subsection C, Public Opinion Survey Roll-up	5 pages
Tab 2, Subsection C, Agricultural Survey Roll-up	2 pages
Tab 3, Subsection C, Survey Results Narrative	1 page
Section 2 -Analyses	
Chapter 1, Historic and Archaeological Resources	1-1 to 1-7
Chapter 2, Topography, Soils and Water	2-1 to 2-11
Chapter 3, Habitats and Other Critical Natural Resources	3-1 to 3-6
Chapter 4, Agriculture and Forestry	4-1 to 4-8
Chapter 5, Marine Resources	5-1
Chapter 6, Population and Demographics	6-1 to 6-7
Chapter 7, The Economy	7-1 to 7-9
Chapter 8, Housing	8-1 to 8-9
Chapter 9, Recreation and Open Space	9-1 to 9-7
Chapter 10, Transportation	10-1 to 10-11
Tab 10-1, Clinton Road Inventory	10-1-1 to 10-1-7
Chapter 11, Public Facilities and Services	11-1 to 11-10
Chapter 12, Government and Fiscal Capacity	12-1 to 12-8

**2021 Comprehensive Plan, Clinton, Maine
Table of Contents (continued)**

Name	Pages
Chapter 13, Existing Land Use	13-1 to 13-10
Chapter 14, Hazard Mitigation	14-1 to 14-4
Chapter 15, Current Regional Cooperation	15-1
Section 3 – Maps	
Map 1-1 Historic and Archaeological	Map 1-1
Map 2-1 Clinton, Maine Soils	Map 2-1
Map 2-1-1 to Map 2-1-2 Soil Survey Legend For Kennebec County	Map 2-1-1 to Map 2-1-2
Map 2-2 Water Resources Map	Map 2-2
Map 2-3 Topography Map	Map 2-3
Map 3-1 Critical Natural Resources Map	Map 3-1
Map 4-1 Agriculture and Forestry Resources Map	Map 4-1
Map 9-1 Snowmobile Trail Map	Map 9-1
Map 10-1 General Transportation Map	Map 10-1
Map 10-2 Traffic Transportation Map (Traffic Count)	Map 10-2
Map 10-3 Crashes Transportation Map	Map 10-3
Map 13-1 Existing Land Use Map Entire Town	Map 13-1
Map 13-2 Existing Land Use Map Village	Map 13-2
Section 4, Map 1 Future Land Use Map	Section 4, Map 1
Section 4 - Future Land Use Plan	Section 4 Pages 1-7

Section 1: Introduction

In April 2019, it was determined that a new comprehensive plan needed to be written for Clinton since the last version was 2006. To meet State of Maine guidelines, a plan must be updated every 10 years. A few citizens were gathered together and appointed by the Selectmen to begin this important task. It was felt this project could be completed within 24 months. While there are outside agencies which will write a plan, this was cost prohibitive.

A new Clinton Comprehensive Plan would help the town grow in an orderly fashion. It was noted firstly that Clinton already has many ordinances for zoning; however, there was a need to protect what makes Clinton “Clinton”. Clinton is a small, rural community which is sometimes identified as the Dairy Capital of Maine. The Comprehensive Planning Committee, in drafting the plan, always considered they were writing a plan that would be used to assist with directing Clinton’s growth in an orderly manner.

The Comprehensive Planning Committee was very serious about this process from the beginning. Participants followed the guidance published by the State of Maine and were diligent in their inventories, analyses, identifying issues, reviews of current and future land use, policy development, and implementation strategies.

See Section 1, Subsections A, B, and C for more information on the process, vision, and public participation.

Getting Organized and Explanation of Process

Subsection A: Getting Organized and Explanation of Process

What is a Comprehensive Plan? The heart of a Comprehensive Plan is to identify growth areas within a town where they make the most sense. The two major areas to look at are residential neighborhoods and commercial centers. The plan is to stimulate economic growth while keeping the character of the town. The Clinton Comprehensive Planning Committee produced the new Clinton Comprehensive Plan by looking at the past, present, and a plan for the future.

Process: Many municipalities rely on a paid consultant to complete their Comprehensive Plan, however, this plan was written by the Comprehensive Planning Committee for the Town of Clinton with limited outside assistance.

The five stages of the plan which the committee used to develop Clinton's Comprehensive Plan are as follows:

- Inventory, analysis, and identify issues
- Review current and future land use
- Policy development
- Implementation strategies
- Approval process (State of Maine and Town of Clinton)

Philosophy of the Comprehensive Planning Committee: Throughout the writing of this plan, the committee's philosophy was to produce a document that could be useful to the town and that would meet the State of Maine requirements in Chapter 208: Comprehensive Plan Review Criteria Rule. The committee only identified issues that were pertinent and were attainable.

Members: The following are the members of Clinton's Comprehensive Planning Committee who met for the first time on April 10, 2019. Members were appointed by the Board of Selectmen.

- Terrance Knowles was elected Chairman on May 8, 2019. Terry had previously served as Chairman of the Brownville Budget Committee, Emergency Management Director for Brownville, Co-Chair of the rewrite of Brownville's Comprehensive Plan, and was member of the Tourism Committee for Brownville. Terry was chairman of the Piscataquis County Budget Committee. Terry has extensive training and experience as a Trained Meeting Facilitator. He currently serves on the Budget Committee and Highway Advisory Committee for Clinton. He retired as a Command Sergeant Major in the Army having served for over 30 years where he worked extensively on plans.
- David Record was voted Vice Chair of the Comprehensive Planning Committee on May 8, 2019. David has vast experience in Clinton Town Government to include Selectman, member of the First Park Board, served on a committee that explored revitalizing Clinton's village, and a board on economical development. He is a long-time citizen of Clinton who brings a vast array of experience and knowledge to the committee.

Getting Organized and Explanation of Process

- Margaret Williams was elected Scribe for the Committee on May 8, 2019. Margie served on Brownville's Budget Committee and Tourism Committee. She was a member of the committee that rewrote Brownville's Comprehensive Plan. She was the chairman of the Board for Brownville Free Public Library. Margie has extensive experience in personnel and administration from her 26 years in the Army National Guard. Several times the committee members gave kudos for being able to provide concise minutes and deal with many edits to the plan.
- Frank Gioffre was responsible for organization of the committee. He is employed as Clinton's Code Enforcement Officer, Local Health Officer, Local Plumbing Inspector, municipal 911 address officer, and Building Inspector. He serves as the town's liaison with the Planning Board, the Appeals Board, the Army Corps of Engineers, Maine's Department of Environmental Protection to include Shoreland Zoning, and the Comprehensive Planning Committee. An additional duty for the town is overseer of maintenance for town facilities. He has been involved in residential construction for most of his life. He served on the Clinton Budget Committee for five years.
- Marydee Mock was a valuable member of the committee. She was excellent with suggestions for wordsmithing the plan. Her background in management of three businesses assisted greatly in the writing of the Comprehensive Plan. Additionally, for 20 years Marydee held various military community volunteer positions, to include command leadership positions in family support organizations.
- Arnold Dale Hanscom is a lifetime citizen of Clinton. Dale brought much information and insight for the Comprehensive Plan. His membership in the Lion's Club, Methodist Church trustee projects, American Legion Finance Officer, and Snowmobile Club Trailmaster, just to name a few valuable accomplishments that lent unique insights to many aspects of the town. His years of experience in water/sewer operations brought expertise to the committee that was otherwise lacking. Dale spent over 20 years in the Maine Army National Guard where he was a commissioned officer in the Engineer branch.
- Robert St.Pierre spent several months as a member of the committee, but due to unforeseen circumstances was forced to resign. Bob had served as Vice-Chair of the Clinton Budget Committee. He was always counted on to ask leading questions in order to clarify different aspects of the plan. This was missed in the later months of the committee's meetings and deliberations.

Meetings: The Comprehensive Planning Committee met monthly beginning in April 2019. Normally the meetings were held the third Tuesday of the month. Meetings were open to the public and agendas and meeting notes are available. During the inventory stage, chapters were drafted and brought in for the committee to make suggestions and edits. Several meetings were held via Zoom due to COVID-19 restrictions.

Getting Organized and Explanation of Process

Plan Availability. The Comprehensive Plan is available in limited printed form. It can be accessed at the Town of Clinton website: <https://www.clinton-me.us/> as a series of PDF files. An important feature of this plan is maps that can be visually enlarged to see them in more detail.

Outside Assistance: This plan could not have been developed without Kennebec Valley Council of Governments (KVCOG) especially Joel Greenwood who assisted with data collection and mapping. Thanks go to Joel Waye who assisted the scribe to convert the previous 2006 plan's PDF file to Word so that it could be used in writing the new plan. Cheryl Dickey-Whitish provided much information on the history of the Town of Clinton. Judith Irving graciously proofread the draft plan.

Implementation: The Board of Selectmen for the town will appoint an Implementation Committee. The committee will assist with implementation of the Issues identified by the Comprehensive Planning Committee with Strategies. The issues are contained in tables of applicable chapters in Section 2 – Analysis. The Strategies that are numbered in parentheses in the issues tables at the end of each chapter are Clinton strategies adopted for this plan from State of Maine Strategies. Annually, the plan will be reviewed for implementation progress in the following categories:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to community's designated growth areas, rural areas, and transition areas (if applicable)
- D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

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

Subsection B, Vision Statement and Town Approval

Town of Clinton Comprehensive Plan

VISION STATEMENT

Based on community input, through the comprehensive planning process, surveys, input from town officials, public meetings, and interviews, the committee developed the following vision. This vision will guide Clinton into the 2030's.

This vision is based on Clinton's current strengths coupled with a desired future end state. Suggested improvements in the current day are addressed as issues in Section 2-Analyses and some are reiterated below.

Preserve

Clinton's character as a rural/farming community, where people like to live, must be maintained. This agrarian economy needs to be sustained. There is a sense of rural brotherhood with diverse incomes and education levels that leads to mutual respect. Citizens enjoy the country living where slow growth, open spaces, wildlife, and outdoor recreation are appreciated. In the Yankee tradition, Clinton remains self-sufficient in town government and the people.

Strengthen

There is a need to build on the respect and care for all throughout the community through teamwork and volunteerism. Citizens need to be instilled with a better understanding of what the town offers through public forums and publicity. Preservation of natural resources must be a priority and the population needs instruction as such. Commercial expansion should not be at the expense of the rural character of the town. This can be accomplished by the continuation of smaller commercial development. Currently there is a commercial/industrial zone, however, town government and the Clinton Water District should plan for expansion to include water and sewer. Recreational opportunities are available, however, there is an expressed need for walking and bike trails with an emphasis on safety such as the development of bike and walking lanes on the existing road system. Motorized trails need to be enhanced. Improvements in public roadway maintenance including ditches and shoulders are necessary, while working in concert with State of Maine and Federal contacts. Additional regional opportunities such as multi-town purchasing, power generation, and regional events, perhaps at the fairgrounds, need to be explored.

Initiate

The village district needs to be redefined to include small shops, a farmers market, commercial/residential housing and the possible future use of the Clinton Elementary School building, if necessary. A regional bus service for shopping, medical appointments, cultural events, and recreational activities needs to be established.

Subsection B, Vision Statement and Town Approval

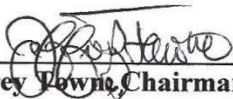
The Comprehensive Plan town approval will be a town meeting warrant article in June 2021.

The following is the municipal officer's certification:

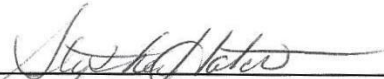
We certify that this comprehensive plan was prepared with the intent of complying with the Growth Management Act (30 M.R.S.A. 4312-4350), that it includes all of the applicable required elements of the Maine Comprehensive Plan Review Criteria Rule (07-105 CMR 208), and that it is true and accurate.

Select board signatures:

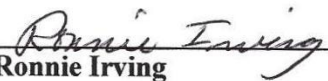
Dated: *November 24, 2020*




Jeffrey Town, Chairman



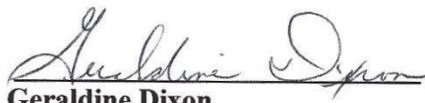
Stephen Hatch, Vice Chairman



Ronnie Irving



Brian Bickford



Geraldine Dixon

Public Participation

Subsection C: Public Participation

Summary: The Comprehensive Planning Committee began the public participation portion of the plan by conducting a five page Public Opinion Survey in October 2019. The survey was distributed by email to Clinton's email group. Copies were available at the Clinton Town Office and some were dropped off at local businesses and organizations. The committee determined that agriculture was so important to the town, a two-page Agricultural Survey was conducted in October 2019. This survey was conducted face-to-face by committee member David Record. On October 30, 2019, a public meeting was held to summarize the surveys. Also, public comments were solicited and questions answered. Town officials and citizens attended. A narrative of the survey results was produced as well as rollups of both surveys. This narrative was sent out to the town's email group and distributed at the town office. The rollups and narrative can be found at Tab 1 through Tab 3 of Subsection C.

All the Comprehensive Planning Committee Meeting Agendas were posted as the town does for all public meeting agendas. An email was sent out to the Clinton email group with a copy of the agenda for each meeting. Effective June 2020, agendas were posted to the Town of Clinton website. Being public meetings, citizens were welcome to attend and at several meetings there were guests. On July 1, 2020, the completed to date draft Comprehensive Plan was posted to the town's website.

The committee produced a timeline with various milestones which one of its uses was to brief the Selectmen at several of their meetings. The purpose of these briefings was to coordinate with the Selectmen. At one of the meetings, the Selectmen decided to certify the plan in November 2020, send it to the State of Maine for compliance in December 2020, and once the plan is approved by the State of Maine, a town vote for approval will take place at the June 2021 town meeting.

On June 21, 2020, a brainstorming session was held for the writing of the vision statement. Facilitator Terry Knowles led the group through a series of exercises to stimulate ideas for the vision for the town over the next 30 years. In attendance were all five selectmen, all six members of the Comprehensive Planning Committee, and the Budget Committee Chair.

On October 20, 2020, a public meeting was conducted to discuss the completed draft of Clinton's Comprehensive Plan. A sample chapter was given to attendees to explain the format of each chapter and the Purpose, Goals, Analyses and Issues identified. Also, the Vision Statement and Table of Contents were provided to the group. This meeting was conducted in person and on Facebook live.

Tab 1 Subsection C
Clinton Public Opinion Survey Roll-up
Clinton Comprehensive Plan Committee

Please take a few minutes to read and respond to the following questions. The Town of Clinton is conducting this survey to obtain information for the comprehensive plan. The data gathered is very important because it will have an effect on the Town's long-range planning. A public hearing will be held on the results of this survey on October 30, 2019. Please return to the Clinton Town Office by October 23, 2019. Numbers after the answers to the questions indicate the number of responses by the citizens. Remarks are also included after the answers.

1. *How satisfied are you about living in Clinton? (Please circle one answer)*

- 1 Very Satisfied 22
 - 2 Somewhat Satisfied 8
 - 3 Somewhat Dissatisfied 4
 - 4 Very Dissatisfied 1
- A large percentage of Clinton residents were very satisfied.

2. *If you had to choose a future vision for your community, which of the following would it be? (Please circle one answer)*

- 1 Heavy industry in the industrial park 4
 - 2 Large commercial businesses in a few strip centers 5
 - 3 Small commercial businesses spread throughout the town 21
 - 4 Little commercial development, maintain and increase residential development 2
 - 5 Little development period, preserve remaining tracts of undeveloped land 0
- The people's vision for Clinton is small commercial business throughout the town.

3. *What do you wish was in Clinton that isn't already available to you? (Please circle all that apply)*

- 1 Public park for passive recreation (walking trails, woods, etc.) 17
 - 2 Public park for active recreation (playground, soccer fields, etc.) 13
 - 3 Small corner general store with Gas Station etc 0
 - 4 Large grocery store or wholesale club 1
 - 5 Small shopping center (Subway, hair salon, etc.) 4
 - 6 Large shopping center (Sears, Petco, Tractor Supply etc.) 3
 - 7 Restaurant or Bar 21
 - 8 Nothing, I like living far away from stuff 3
- Most residents are looking for a restaurant or bar.

4. *How often do you enjoy recreational activities, such as fishing, swimming, snowmobiling, or playing in waterside parks, or the Kennebec and Sebasticook River?*

(Please circle one answer)

- 1 Multiple times per month 9
 - 2 Once a month 2
 - 3 Less than once per month, but at least once per year 15
 - 4 Never 9
- Recreational enjoyment varies in frequency in Clinton.

5. Please circle any of the services or programs below for which you are willing to pay (either new or continued) increased taxes.

- 1 Fire Department 26
- 2 Police Department 23
- 3 Public Works 17
- 4 Code Enforcement 16
- 5 Develop a network of pedestrian and bicycle trails around town 14
- 6 Purchase land or easements for permanent conservation 6
- 7 Provide structured activities for youth, such as a skatepark 11
- 8 Subsidize companies that open businesses in town 8
- 9 Subsidize homes to provide more affordable housing 6
- 10 Develop land along river for public swimming and boating 14
- 11 Other Community Center (1); Snowplowing (1)

People are willing to pay with increased taxes for fire, police, public works, code enforcement, trails and recreational development along rivers.

6. Which of the following transportation options would you consider using?
(Circle all that apply)

- 1 Drive my own car 34
 - 2 Carpool (you set up with some friends) 6
 - 3 Vanpool (private company provides and organizes the van) 4
 - 4 Bike or walk 8
 - 5 Bus Service (making the Clinton-Waterville-Augusta loop) 15
- In Clinton, the majority drive their own car and would opt to use a bus if available.

7. Where do you live? (Please circle one answer)

- 1 Urban section of town (sewered) 12
- 2 Rural section of town (non-sewered) 23

8. Here in Town, our comprehensive planning process is all about building on our strengths and dealing with our weaknesses. Listed below are some of the features of the town. Please tell us whether you think they are strengths or weaknesses

	Strength		Weakness		Neither	
Cost of housing/property	1	19	2	6	3	8
Small town/rural setting	1	28	2	3	3	1
Quality of public services	1	22	2	5	3	8
Job opportunities	1	5	2	19	3	6
Access to shopping/services	1	8	2	13	3	12
School system	1	16	2	9	3	11
Tax rate	1	7	2	15	3	11
Recreational opportunities	1	6	2	19	3	8
Environment	1	17	2	6	3	12
Access to health services	1	15	2	9	3	10

The biggest strengths in rank order are rural setting, public services, cost of housing, environment, school system, and health services. The biggest weaknesses in rank order are job opportunities, recreational opportunities, tax rate, and access to shopping.

9. Our comprehensive plan must consider many, diverse issues. In Town, some will be more important than others, and we will concentrate on those. Listed below are some of these issues. Please tell us how you feel about them (If no opinion, leave blank.)

	Very Important	Somewhat Important	Not Important
Reducing the tax rate	1	16	2
Protecting the town's natural resources	1	20	2
Increasing recreational opportunity	1	10	2
Improving town facilities	1	9	2
Increasing retail and service businesses	1	9	2
Preserving the town's rural character	1	20	2
Ensuring safe and affordable housing	1	18	2
Creating local jobs	1	19	2
Supporting local agriculture	1	27	2
Supporting local forestry	1	20	2
Preserving historic sites and buildings	1	16	2
Improving educational opportunities	1	20	2

The citizens opinions on issues found the following **very important**: agriculture, forestry, educational opportunities, preserving rural character, protecting natural resources, local jobs, affordable housing, tax rate, and historic sites and buildings. The following areas ranked in order were found to be **somewhat important**: recreational opportunity, town facilities, and retail and service businesses.

10. **RECREATION:** Which of the following recreational facilities do you think we should develop and/or improve? (Circle all that apply.)

1. Indoor facilities	12	7. Swimming/boating access	12
2. Playgrounds	14	8. Playing fields (baseball, soccer)	8
3. Bike paths	12	9. Snowmobile trails	11
4. Ice rink	7	10. Cross-country ski trails	10
5. Access to school facilities	7	11. Pedestrian paths	23
6. ATV trails	8	12. Other Community center	1

The largest need identified was pedestrian paths.

What do you think is the best way to pay for these improvements?

27 State/federal grants 17 local fund-raising 5 property taxes
Citizens thought the best way to support these activities was with grants or local fund-raising.

11. **WATER RESOURCES:** Which of the following do you think should be provided in order to enhance the town's water bodies (Kennebec / Sebasticook River?) (Circle all that apply.)

1. Boat Landing(s)	20	4. Public Swimming / recreation areas.	16
2. Private Fish stocking	4	5. Marina	1
3. Waterside Campgrounds	5	6. Other Fix Main St boat landing (1), river walk (1)	

People believe the best way to enhance the town's rivers is boat landings and public swimming areas.

What do you think is the best way to pay for these improvements?

22 State/federal grants 8 local fund-raising 3 property taxes
Citizens thought the best way to support these activities was with grants or local fund-raising.

12. **NEW DEVELOPMENT:** *As part of the comprehensive planning process, we will develop a Land Use Plan, indicating how we wish to manage growth within our boundaries. A set of statements concerning this topic are listed below. Please circle a number on the scale that best describes whether or not you agree with them.*

	Agree ----- Disagree				
	Strong 1	Somewhat 2	Neutral 3	Somewhat 4	Strong 5
a. The Town should strengthen ordinances that manage the type and location of development.	7	16	6	1	3
b. The Town should identify specific areas for new development	17	12	6	1	0
c. The Town should encourage commercial development.	12	12	4	3	1
d. The Town should NOT limit the location of new commercial or industrial development.	7	9	3	8	6
e. The Town should have standards to assure that residential areas are protected from new commercial development.	13	14	2	3	2
f. New commercial and industrial should be limited to land adjoining state-numbered highways.	7	9	8	8	2
g. New development should be reviewed on a case-by-case basis and permitted wherever it will not adversely affect property values, the environment, or town services.	19	8	6	0	3
h. We should prohibit new subdivisions and mobile home parks on <u>unpaved</u> town roads.	14	5	4	4	5

13. *How do you feel about Town's population growth and development the past twenty years?*

1 Much too slow 8 too slow 23 about right 0 too fast 0 much too fast

Most citizens feel that growth is about right.

14. **NATURAL RESOURCES:** *Currently, much of Town is undeveloped, contributing to our environmental quality and scenic beauty. The statements on the next page suggest ways that we can encourage the preservation of farm, forest, shore frontage, and other undeveloped tracts of land. Do you agree or not?*

	Agree -----			Disagree	
	Strong 1	Somewhat 2	Neutral 3	Somewhat 4	Strong 5
a. The Town should do nothing, letting the real estate market decide the highest and best use of undeveloped land	3	3	5	14	8
b. The Town should help the State or a land trust to purchase conservation easements from landowners to keep tracts as open space.	7	11	8	1	7
c. The Town should ask developers to set aside a portion of the land in new subdivisions as permanent open space.	10	11	8	1	3
d. The Town should keep property acquired through tax liens if the land can serve a public purpose such as providing open space.	8	11	6	4	4
e. The Town should identify environmentally sensitive areas, where new development would be limited.	18	7	5	2	1

The citizens disagree that the town should do nothing letting the real estate market decide the best use of undeveloped land. However, in all other questions citizens agree the town should take an active role.

15. **HOUSING:** *As part of the comprehensive planning process, we must also consider policies to keep local housing decent and affordable. Which of the following steps to promote this goal should the Town undertake? (Circle all you agree with.)*

1. Keep lot sizes as small as possible 3
2. Encourage rental housing units/apartments 10
3. Encourage well-designed mobile home parks 10
4. Promote the use of Maine State Housing financial assistance 22
5. Require developers to include a percentage of affordable lots/units in proposals 11
6. Apply for grants to assist low income families in upgrading substandard housing 26
7. The town should not promote affordable housing 3
8. Aggressively enforce existing laws and ordinances regarding safety and sanitation 24
9. Other suggestions Encourage development in areas with public sewer and water. 1

Townpeople feel strongly in applying for grants to upgrade substandard housing, the promotion of Maine State Housing financial assistance, and aggressively enforce existing laws and ordinances regarding safety and sanitation.

Any other Comments:

Landowners of low income housing should maintain property and be selective on tenants.
 Have Lights installed at I95 ramps.
 Promote small agricultural based businesses.
 Unsafe trees along the road. Too many fees. Widen shoulders on roads for pedestrian traffic.
 Town notification to the public could be improved.

Thank you!

Please return completed surveys to the Clinton Town Office no later than October 23, 2019. For any further questions regarding the Survey and the Comprehensive Plan please contact Terry Knowles, Comprehensive Planning Committee Chairman at 238-0635.

Tab 2 Subsection C
Agricultural Survey (Roll-up) for Clinton Comprehensive Plan

Numbers after the answers to the questions indicate the number of responses by the citizens. Remarks are also included after the answers.

Farm Name _____

Point of Contact (Name and telephone number) _____

1. Is your farm family owned? (Circle one) a. 6 Yes or b. 0 No
All six farms are family owned.

2. What best describes your farm (circle any that apply):

- a. Dairy 6
- b. Live stock 1
- c. Horse 1
- d. Orchard 0
- e. Nursery/greenhouse 0
- f. Berry farm 0
- g. Hay 4
- h. Corn 4
- i. Other agricultural products 1 _____

All are dairy farms, one each are live stock and horse, four considered themselves hay and corn and one sold agricultural products.

3. Is your farm organic? (Circle one) a. 0 Yes or b. 6 No
None were organic.

4. Do you make payments to others for such things as land use (leased land)? (Circle one)
a. 4 Yes or b. 2 No
Two did not and four did lease land from others.

5. Number of families the farm supports? 92 Total (enter number)

6. Agricultural use in estimated acres:

- a. Pasture 51
- b. Recreation 0
- c. Tilled Crop land 6590
- d. Orchard 0
- e. Abandoned (early stages of return to forest) 0
- f. Woodlands 1680

Far more of the larger farms are tilling the soil and planting crops.

7. Trends over the next 10 years: (Indicate whether these will impact you positively, negatively or not at all)

- a. Regulations: 6- and 2+
- b. Markets: 5- and 3+
- c. Pressures on land use: 3- and 1 +
- d. Land values: 3- and 4 +
- e. Other _____: Three additional negative remarks were made, fake foods in development, available labor, and cost of goods and machinery.

8. Do you offer any of the below opportunities or plan to in the future? (Circle any that apply; indicate if this is planned for the future):

- a. Hay rides 0
 - b. Corn mazes 1
 - c. Petting zoos 1
 - d. Farm stands 2
 - e. Farmer's markets 0
 - f. Tours 2
 - g. Trail Riding 1
 - h. Other _____ One host of Farm Days and one had posted land keep out. _____
- It appears some farms are taking additional opportunities currently and will in the future.

9. Do you allow? (Circle all that you allow)

- a. Snowmobiles 6
- b. ATV's 2
- c. Walking 5
- d. Cross-country skiing 5
- e. Other _____ Hunting 2 _____

10. Do you post your land? (Circle one) a. Yes 3 or b. No 4
Indicate how you post your land if applicable.

- a. No Trespassing Yes 2
- b. By permission only Yes 2
- c. No hunting Yes 2 (One if which is no deer and one turkey only)
- d. Other ___ One allows hunting leases _____

Tab 3

Subsection C

Town of Clinton
Comprehensive Plan Committee
2019 Public Survey

The Comprehensive Plan Committee surveyed the Town Of Clinton residents in October of 2019. The survey was emailed to the town's email list. It was distributed at the town office and at a Board of Selectmen's meeting. Thirty-five citizens chose to respond to the survey, the following information is based on those responses.

The responding citizens felt strong satisfaction (85% positive) with living in the Town of Clinton. Folks enjoy our small rural community with its small businesses spread throughout town. They appreciate and value the rural mix of open farm and forested land. They believe this setting to be one of our strongest assets. Our responding citizens would like to see any large industrial or commercial businesses located in designated areas. They support our zoning laws for these businesses. And by continuing to locate these businesses in designated areas, the Town of Clinton will protect both its rural atmosphere and its agricultural resources. A majority of citizens would like the Town of Clinton to identify environmentally sensitive areas and limit development in those areas.

Many respondents would like to see increased grants and Maine State financial assistance to upgrade our housing stock. They also want aggressive enforcement of safety and sanitation laws and ordinances. And of course we all want lower taxes. Folks showed strong support for our Fire and Police Departments. They support our Public Works and our Code Enforcement. And they want to see Town notifications to the public improved. It's only fair to note the Town of Clinton now has an electronic sign, thanks to our Lions club, we have a regular town newsletter, and most importantly we have an email contact list which promotes ALL town meetings, notifications and events. Any citizen who has an email address can sign up to keep in touch with town notifications. Direct mailings to every citizen would be costly to the Town. Sign up for email notifications and we'll keep in touch.

What do our townspeople think is missing? Some folks would like a bus route for extended shopping and medical appointments. What is our most common interest as a community? Ninety percent of the survey respondents would like some sort of walking area. From wildlife trails, to walkways along the river, to wider and better shoulders along our roads. Folks would like expanded access to our two rivers. And even a beach with swimming areas. And they wanted to fund these enhancements to our lifestyle with grant money. We are capable of achieving all of this. And with grant money and volunteers none of these will affect our tax bills.

Why does the Town of Clinton need a Comprehensive Plan? We need the Plan because it is mandated by the State of Maine towns write a Comprehensive plan every 12 years. Why did the committee conduct a survey of townspeople? The survey was conducted for several reasons. The first reason is because we wanted to know what our townspeople thought about where their homes are located. And the second reason was because **this is your plan**. The Comprehensive Planning Committee will present their final plan to the Board of Selectmen and to the citizens of the Town of Clinton for final approval before submitting the final plan to the State of Maine.

We thank all those who participated in the survey.

Historic and Archaeological Resources

Chapter 1: Historic and Archaeological Resources

Goal: To preserve the Town of Clinton's historic and archaeological resources.

Purpose: The purpose of this section is to identify and ensure the value of historical and archaeological resources are recognized and protection is afforded for resources that warrant it.

Brief History of Clinton: The following information on Clinton's history was obtained from *History of Clinton Maine* written by Major General Carleton Edward Fisher in 1970.

The area which is now known as Clinton was obtained in the 1700's by the Kennebec Purchase Company. In 1763 the Company offered settlers 200 acres lots if they settled on the land, built a house to certain specifications, worked the land, and lived there for at least seven years. This was done with the hope that homesteading some of the land would make the remaining land worth more money. The town ultimately benefitted from this method of settling the land since it grew in an orderly, systematic fashion.

The first settlers who arrived before 1782 were poor but industrious and daring, as evidenced by their leaving well- established towns in Massachusetts and New Hampshire, and entering the wilderness. The area was inhabited with Indians and the white settlers were beyond the protection of Fort Halifax. It was not until after the war of 1812 that the settlers felt safe from Indian threats. The first white settler in Clinton was Ezekiel Chase, Jr. who settled at some point between 1761 and 1768 before the Kennebec Purchase Company claimed the area.

The area was officially incorporated by the Commonwealth of Massachusetts in 1795. Captain Samuel Grant, a highly respected citizen of the town, was in the Revolutionary War under General Clinton, whom he deeply admired, and chose the name Clinton to honor him. The town began a system of annual town meetings. The first Clinton Town Hall was built in 1893.

Prior to 1795, there was no formal education available for the children in Clinton. However, in 1795, the townspeople began to appropriate money for schools. One-man school committees were set up for various districts within the town and classes were held in private homes until some of the districts constructed their own school houses. There are no records to determine when the first school houses were built. By 1856 the town realized the need for consolidation and established a system of three school supervisors to oversee education in the town. The Clinton High School was established in 1873; the building was closed in 1967 and burned in the early 1970's. Five students graduated from the first class in 1902. In 1965 Clinton joined with Benton and Fairfield to establish School Administrative District 49.

Historic and Archaeological Resources

Mills were a major part of Clinton's economy for the first fifty years of the town's history. The first mills were sawmills which provided lumber and shingles to build cabins. The first sawmill was established by Jonathan Philbrook who settled in the town in 1773. Eventually gristmills were set up, followed by manufacturing mills for furniture, coffins, doors, and other products.

Water was the primary method of transportation in Clinton before the first railroad came to town in 1855. Goods were brought up the Kennebec River and some early settlers also arrived by boat. A map in 1796 show one road located along the east bank of the river. More roads were built after 1798 when the town began to appropriate money for this purpose.

In 1900, the Brown Memorial Library was opened to the public. The library was given to the town by William W. Brown, a Clinton native. Between 1877 and 1909, the Clinton Advertiser, the town's first newspaper, was established by Benjamin T. Oster. The first Clinton Post Office was erected in 1811 and the first telephone system in town was Independent Telephone Company. The Seabasticook Lodge No. 146 A.F. & A.M. is the oldest fraternal body still active in the community.

Prehistoric Archeological Sites: The Maine Historic Preservation Commission has identified prehistoric archeological sites, on the banks of the Seabasticook River, on the bank of the Kennebec River, and on Carrabassett Stream. Map 1-1 generally identifies the four areas. Professional archeological surveys would have been limited to new powerline/gas pipeline corridors in Clinton.

Historic Archeological Sites: The Maine State Historic Preservation Commission has identified the Clinton Iron Foundry and the S. Wood Farmstead as historic archeological sites in the community. One of the town's oldest industries, and certainly the most unique, was the forge and foundry where bog iron was turned into bar iron. The most likely site is one and one half miles from the Kennebec River on Carrabassett Stream. The S. Wood Farmstead is a known historic archaeological site located on the Map 1-1.

Historic Buildings/Structures and Objects: The Maine State Historic Preservation Commission has identified the Brown Memorial Library as the only building listed on the National Register of Historic Places. There are no threats to this historic building as there are endowments that are used for maintenance and upkeep of the building. The Town of Clinton budgets operational costs each year. See Map 1-1.

History of the Clinton Water and Sewer District (now called Clinton Water District): In a special meeting on July 25, 1945, citizens approved the formation of the Clinton Water and Sewer District. During the first year of operation there were 181 water customers who used approximately 14 million gallons of water. Fluoride was added to the water from 1969 – 1972. Over the first 30 years, water service expanded to homes on the outskirts of town, and the customer base was increased to 420 water users with 346 of those having sewer service.

Historic and Archaeological Resources

The first water tank was installed on Gospel Hill in 1979 with the landmark words, “CLINTON WATER DISTRICT, 400,000 GALLONS OF PURE WATER.” The two lagoons at the end of Old Leonard Wood Road were constructed in 1987 and are still being used.

Local Historic Sites and Places: The Clinton Comprehensive Planning Committee has identified the following historic patterns of settlement. They are depicted on Map 1-1:

1. Former Town Hall Site (Current Masonic Hall location)
2. Potter Cemetery
3. Town House Hill Cemetery
4. Evergreen Cemetery
5. Joy Cemetery
6. Green Lawn Rest Cemetery (west side of Main St./Rt. 100)
7. New Village Cemetery, Old Village Cemetery, Riverview Cemetery and Civil War Statue
8. Nobles Ferry Cemetery
9. Morris Corner Cemetery
10. Caverly Family Cemetery
11. Museum and Clinton Fairgrounds
12. Pishon Ferry Baptist Church
13. Clinton Baptist Church
14. Brown Memorial United Methodist Church
15. Former High School site (Current site of the Town Office)
16. Site of water-powered wood mills
17. Site of the Former Eastland Woolen Mill
18. Pratt Farm
19. O. C. Dickey Shingle Mill
20. Frank L. Besse House
21. Mutton Lane Meeting House/Bush School House
Cemetery on end of Gibson Road (unnumbered)

Scenic Resources: Although scenic resources may not traditionally be considered as historic resources, they nevertheless can be highly valued by citizens. Often scenic vistas are viewed by residents as part of their town’s identity. The following is a partial list of some scenic areas: view to the east on the Hill Road along the ridge, view of Seabasticook River near the small craft launch along the former site of the Eastern Woolen Mill, and from the River Road looking across to Goodwill Hinckley. The scenic areas identified are only those which can be viewed from public locations or roads.

Clinton Historical Society: The Clinton Historical Society is a valuable asset that has a long record of promoting the town historic resources. They maintain historic artifacts and records at the Brown Memorial Library and a museum at the fairgrounds.

Historic and Archaeological Resources

The society does take a lead role in implementing policies recommended in this plan to promote and preserve archeological and historic resources.

Clinton Town Office: The town office has many historical records which are catalogued and are available. Some older town records are housed in the vault at Brown Memorial Library.

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

Issues:

Are the existing provisions in the Subdivision and Shoreland Ordinances adequately used to identify potential archeological and historic sites prior to development?

Historic and Archaeological Resources

Chapter 1, Historic and Archaeological Resources

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 1-1 Review and make changes as necessary to local land use and subdivision ordinances to protect historic and archaeological resources in Clinton</p>	<p>1) For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p>	<p>Selectmen</p>	<p>The Planning Board</p>	<p>Code Enforcement Officer and Clinton Historical Society</p>	<p>2025</p>

Historic and Archaeological Resources

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	2) Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.				

Historic and Archaeological Resources

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>3) Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.</p>				

Topography, Soils, and Water

Chapter 2: Topography, Soils, and Water

Goal: To protect the quality of water resources by management of the Town of Clinton's sources to include rivers, streams, aquifers, and public water supplies from vulnerability and degradation.

Purpose: To provide an overview of the current state of water resources inventory.

Overview: The Town of Clinton consists of approximately 24,746 acres or 38.67 square miles. The topography is characterized by gently rolling hills interspersed with numerous streams and wetlands and mostly forested. The Kennebec River forms the Town's western boundary. The Sebasticook River forms a portion of the Eastern boundary providing an important riverine environment. The Town does not contain any lakes or ponds, however, numerous streams and both open land and forested wetlands can be found throughout the community. Most development is located adjacent to existing town roads. Rear land areas provide habitat for wildlife. A review of this chapter would not be complete without a concurrent review of Chapter 3, as they both pertain to Clinton's natural resources.

The Topography: The topography of the town is a result of events that occurred during the last ice age. Ancient oceans extended over parts of the State and glaciers scraped, scoured, and coated other areas with glacial tills, sands, and clay. In Clinton, glaciomarine deposits that accumulated on the floor of the ancient ocean or that were deposited by glacial meltwater as it entered the ocean, are found in a wide band along the Kennebec River, Twelve Mile Brook, and the Sebasticook River. These areas are generally flat to moderately sloping except in areas deeply dissected by modern streams. The central and northeasterly portions of the town consist of glacial till which is a heterogeneous mixture of sand, silt, clay, stones, and sometimes boulders. The ridges in these areas have a north-south orientation which is a result of the flow of glacial ice. Two eskers, one associated with Twelve Mile Brook, and another extending along Gustafson Road, Hinckley Road, and the Tardiff Road dissect the Town. Eskers consist of individual or multiple ridges that were deposited by meltwater streams flowing in tunnels within or beneath the glacial sheet. See Map 2-3, Topography.

Soils: Knowledge of the types of soils which exist in a community helps in planning land use activities. The various characteristics of soil types present different limitations for development which can often be overcome through special planning, design, construction, and/or maintenance. See Map 2-1 obtained from Kennebec County Soil and Water Conservation District and Soil and Map 2-1-1 and Map 2-1-2 Survey Legend for Kennebec County, Maine from the USDA's Natural Resources Conservation Service.

According to the Soil Survey, there are five soil associations (major soil types) located in Clinton. Associations are groups of different soil types that usually occur together. Each association has major and minor soils within it. Table 2-1 describes each of Clinton's five associations.

Topography, Soils, and Water

Table 2-1 Soils Association and their Characteristics Source: Soil Survey of Kennebec County, Maine, U.S.D.A.	
Association Description	Uses/Limitations
Hollis-Paxton-Charlton-Woodbridge Association: Shallow and deep, somewhat excessively drained to moderately well drained, gently sloping to moderately steep, moderately coarse textured soils; on hills and ridges.	These soils are mainly in woodland, but many areas are farmed and used for other purposes. The well drained Paxton and Charlton soils are suited to cultivate crops, orchards, and other intensive uses. The Woodbridge soils have some limitations for both farm and non-farm uses. Many orchards and dairy farms are located on this soil association.
Buxton-Scio-Scantic Association: Deep, moderately well drained to poorly drained, nearly level to sloping, medium textured soils; in flat areas and near waterways.	The soils in this association are used mainly for hay, pasture, or woodland. Wetness and permeability are the major limitations to use for cultivated crops and septic tank absorption fields. Supplemental drainage and erosion control are the major concerns of management.
Hinckley-Windsor-Deerfield Association: Deep, excessively drained and moderately well drained, nearly level to moderately steep, coarse textured and moderately coarse textured soils; mainly on outwash terraces and plains.	Most of this association is woodland. Many areas are a source of gravel and sand which can be used for construction materials.
Scantic-Ridgebury-Buxton Association: Deep, poorly drained to moderately well drained, nearly level to sloping, medium textured soils in valleys and moderately coarse textured soils in flat areas or depressions on upland ridges.	Some areas of these soils are in grassland, but most of the association is in woodland.
Monarda Association: Deep, poorly drained, nearly level, medium textured soils; on smooth, low, upland ridges.	Most of this association is in woodland. Some areas have been cleared of surface stones and drained for use as hay land and pasture.

Soils and Development Constraints: Wetlands, as their name indicates, have water at or near the surface during all or most of the year. Wetlands have soils that are saturated or have very high seasonal water tables. Wetlands are protected resources and are not suited for development. Hydric soils are not suitable for development. Most of the hydric soils are located near wetlands, streams, and often are forested. Trees and plants growing in hydric soils are species that can survive with high water tables. Forested wetlands are often identified by the types of plants that can live in soils with low oxygen levels. Some pasture and hay fields can consist of hydric soils, however, they are often wet during the spring and after periods of heavy rainfall. Areas identified with hydric soils have severe development limitations. However, pockets of different soil types may be found within a hydric soil area. These pockets may be suitable for development depending upon their size and drainage characteristics.

Topography, Soils, and Water

Some of these below conditions may make construction difficult and expensive:

- Various soil characteristics, such as depth to water table, depth to bedrock, flooding potential and erosion potential can affect utilities and cellar foundations.
- Poorly drained soils (9-18 inches depth to water table) place severe limits on the use of the land. Frequent fluctuations in water level as well as frost heaving can be damaging to buildings, roads, and the proper functioning of septic systems. One of the most limiting characteristics is depth to water table. These limitations can, however, sometimes be overcome through special design and maintenance.
- Moderately well drained soils (18-30 inches to water table) have less severe limitations on land uses, and deep, well drained soils present few problems. The latter have a depth greater than 30 inches to water table.
- The Monarda Association is identified as poorly drained while the Buxton-Scio-Scantic and Scantic-Ridgebury-Buxton Associations are moderately well drained to poorly drained. The Hollis-Paxton-Charlton-Woodbridge Association is moderately well drained and the Hinckley-Windsor-Deerfield Association is excessively to moderately well drained.
- The depth to bedrock has limitation to construction. Areas with shallow depths to bedrock in Clinton are characterized by Lyman or Hollis soils. These soils generally have depths to bedrock that range from six to thirty inches. Utilities, roads, cellars and septic systems can be difficult and expensive to build when depth to bedrock is less than twenty inches.

Surface Water Supplies: There are no public surface drinking supplies in Clinton. “In water tests, the Clinton Water District has continuously had one of the best results for their community drinking water in the state of Maine,” according to Clinton Water District website.

1. Riparian Areas and Surface: Riparian Areas are areas adjacent to rivers, streams, and wetlands that provide valuable resources for wildlife and help to protect the waterbody. The trees and other vegetation along the water body help to buffer the resources from erosion. They provide a canopy to help keep the waters cool for many cold water fish species. A possible non-point source of pollution is phosphorous due to run off.

2. Associated Riparian Areas: The Kennebec and Sebasticook Rivers define the east and west boundaries of the town. The Kennebec River is the largest of the lotic waters in Clinton. The section of the river in Clinton provides an important fishery. The land area between the rivers consists mostly of a level plane that contains most of the town’s development and agriculture operations.

Topography, Soils, and Water

In the past, the rivers provided the town with many resources including fish, ice, transportation for logging, and power generation. Since the passage of the Clean Water laws, the water quality in both rivers has improved significantly and improvement should continue. Both water bodies are used for many recreational pursuits.

The Carrabassett Stream runs through the northwest and into the Kennebec River. Beaver Brook runs through the south to the Sebasticook River. Twelve Mile Brook runs through the center of Clinton to the Sebasticook River. The streams have many associated wetlands and provide a valuable habitat for waterfowl and other species. Each of these waterbodies provides a valuable environment for wildlife and plants.

Wetlands: Wetlands are located throughout the town and can usually be found near waterbodies. Wetlands exist when an area is poorly drained and has a high water table at or near the surface, and can cover areas of open water, forests, or fields. The soils are saturated and are lacking in oxygen which in turn provides an environment for a special group of trees, shrubs, and grasses. Wetland identification consists of looking for the following three (3) conditions:

1. The presence of hydric soils; usually dark in color, consists of silt or muck.
2. The presence of mostly wetland type vegetation; plants that live in an environment lacking oxygen, saturated in water.
3. The presence of water of a high water table; water could be at the surface only seasonally.

Wetlands are essential breeding habitat for waterfowl, amphibians, fish, and some mammals. They also provide forage and protective cover for other wildlife species. Wetlands are home to many plant species that cannot be found anywhere else. They serve as a sponge retaining floodwaters and protect water quality by filtering pollutants out of aquifer recharge areas. The Shoreland Zoning protects non-forested wetlands over 10 acres and the State regulates other wetlands from development. The Water Resource Map 2-2 shows wetlands greater than 10 acres. Other smaller wetlands can also be found throughout the town especially near streams.

Aquifers: Two significant aquifers lie at least partially within Clinton's borders. One crosses the Benton line in the south on the Sebasticook River. The other lies across the Kennebec River into Fairfield. The aquifers are shown on the Water Resources Map 2-2. The two sand and gravel aquifers were identified by the Maine Geological Survey. In Clinton, these aquifers have the potential for moderate to good ground water yield. Both the aquifers run north to south. One is located towards the east and one is located towards the west. Portions of the westerly aquifer are rated as having good to excellent potential ground water yields. The Clinton Water District's well heads are located in the south easterly aquifer.

Groundwater: Water, which saturates the soil and bedrock, is called ground water. The rate at which water percolates into the ground depends upon the porosity of both the soil and bedrock.

Topography, Soils, and Water

Groundwater levels vary depending upon the season and precipitation. Groundwater flows similar to surface water and is influenced by the type of parent soil or bedrock. Groundwater resources are important for Clinton because the majority of the town's land area is dependent upon wells to supply portable water. Likewise, some of the town is also dependent upon subsurface wastewater disposal systems. Clinton can protect the Town's groundwater resources by some of the following:

- Protecting the Aquifers from inappropriate development.
- Monitoring well quantity and quality issues.
- Replacing malfunctioning subsurface wastewater systems.
- Protecting wetlands and other waterbodies from erosion and contamination.
- Continue to regulate extraction operations such as sand and gravel operations.
- Direct certain commercial operations into the parts of the town served by municipal water and sewer.

Watersheds: Clinton's watershed generally runs north to south and feeds three major north to south water bodies, the Kennebec River, Sebasticook River and Twenty Mile Stream. The Water Resources Map 2-2 shows the watershed areas.

Shoreland Zoning: The town has adopted a Shoreland Zoning and Subdivision Ordinance, which regulates certain waterbodies and the land surrounding these water sources. The Code Enforcement Officer maintains a Shoreland Zoning map showing the Shoreland Zoning Districts in the town office. The current map, however, may be revised in the future to conform to State regulations and Town needs. Areas within 250 feet of the Kennebec River, Sebasticook River, Twenty Mile Stream, and non-forested wetlands greater than 10 acres are regulated. An area within 75 feet of brooks and certain other streams are also regulated.

The regulations impose water body setbacks and contain rules to protect water quality and control erosion. The Shoreland Zoning Ordinance does not regulate all waterbodies in town. Small streams, forested wetlands, and wetlands less than 10 acres are not covered by the ordinance.

Maine Department of Inland Fisheries and Wildlife recommends that any construction/road crossings impacting lotic waters be completed during July 15-September 30 and also maintain undisturbed riparian barriers of greater than 100 feet. Pre- and post- construction is recommended to utilize Best Management Practices (BMP) with concern to erosion and sedimentation control. Reducing onsite sedimentation and erosion will benefit resident fish species downstream ultimately reducing the impact on their health and habitat.

Topography, Soils, and Water

Wastewater Treatment Facility and Infrastructure: The Town of Clinton's public wastewater system consists of five pumping stations and mirrors the water system's coverage in the village area. The two lagoons, located on Old Leonard Wood Road, are operated in a series and cover approximately 26 acres and are approximately five feet deep. Rural private residential septic tank waste is pumped by local for hire vacuum trucks with a portion of the fee covering disposal at an approved site.

Salt/Sand Pile: Clintons maintains a salt/sand pile storage building which is collocated with the transfer station located on Old Leonard Wood Road. This salt/sand pile is located more the Two miles from the nearest aquifer. The town contracts sweeping of roads, sidewalks, and public streets in the village area in the spring of each year.

Town Policies:

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

Issues:

The railroad could be a former point source of pollution due to hazardous materials spills.

How do we address water conservation? Whose duties will conservation be? A significant part of the town depends upon wells for potable water.

There are a number of junk car violations throughout the town, which could pose a threat to the environment.

Take enforcement measures where appropriate and review our local ordinances to protect the town's water quality resources.

Topography, Soils, and Water

Chapter 2, Topography, Soils, and Water

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategies	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 2-1 Take enforcement measures where appropriate and review our local ordinances to protect the town's water quality resources.</p>	<p>(1) Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. c. Maine Pollution Discharge Elimination System Stormwater Program</p>	<p>Selectmen</p>	<p>Planning Board and Clinton Water District</p>	<p>Town Manager</p>	<p>Start 2024</p>

Topography, Soils, and Water

Issue	Strategies	Responsibility	Action Party	Coordinator	Implementation
	<p>(2) Consider amending local land use ordinances, as applicable, to incorporate low impact development standards. (3) Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation. (4) Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.</p>				

Topography, Soils, and Water

Issue	Strategies	Responsibility	Action Party	Coordinator	Implementation
	<p>(5) Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.(6) Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties</p>				

Topography, Soils, and Water

Issue	Strategies	Responsibility	Action Party	Coordinator	Implementation
	<p>and require their implementation by contractors, owners, and community officials and employees.</p> <p>(7) Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.</p> <p>(8) Provide educational materials at appropriate locations regarding aquatic invasive species. For response, see Section 2, Chapter 3 of this plan.</p>				

Topography, Soils, and Water

Issue	Strategies	Responsibility	Action Party	Coordinator	Implementation
Issue 2-2 Determine if railroad and highway transportation are possible sources of pollution.	Develop training for Police, Fire and Emergency Management Departments in response to Hazardous Materials spills.	Town Manager	Clinton Emergency Management Director	Kennebec County Emergency Management Director, Maine Department of Environmental Protection	Start 2022
Issue 2-3 Reduce the amount of junk car violations that post a threat to the environment	Enforce and/or review current ordinances to reduce risk	Selectmen	Code Enforcement Officer	Code Enforcement Officer	Ongoing

Habitats and Other Critical Natural Resources

Chapter 3: Habitats and Other Critical Natural Resources

Goal: To protect Clinton's other critical natural resources including wetlands, wildlife and fisheries habitats, shorelands, scenic vistas, and unique natural resources.

Purpose: To identify habitats and critical natural resources which need to be protected that are classified as essential or significant habitat.

Analysis: At the writing of this document, Clinton's natural resources are adequately protected. The town has a shoreland zoning ordinance which meets shoreland zoning standards. A review of this chapter would not be complete without a concurrent review of Chapter 2, as they both pertain to Clinton's natural resources.

Essential and Significant Habitat: It is important to know if the habitat meets the definitions of essential or significant. Essential Habitats are areas that currently or historically provide physical or biological features essential to the conservation of an endangered or threatened species in Maine, and which may require special management considerations. Significant Habitats describe habitats to the extent they were mapped by the Maine Inland Fisheries and Wildlife Department. The existence of wildlife habitat must be considered a constraint to development. See Map 3-1.

Wetlands: Wetlands are broadly defined as a transitional area terrestrial and aquatic environments where the water table is at or near the surface or land is covered by shallow water. In Clinton, wetlands include but are not limited to floodplain forests, swamps, bogs, and vernal pools. Wetlands in Clinton contain significant vernal pools as identified on Map 3-1, Critical Natural Resources. Also, the Southeast corner of Clinton is within the Unity Wetlands focus area which contains one of the largest unbroken habitat blocks in central Maine and is home to many rare species such as wood turtles and ribbon snakes. The Maine Natural Areas Program (MNAP) identifies the following features:

- 1. Ground water recharge.** Wetlands may serve to replenish and cleanse aquifers which the town uses for water supply.
- 2. Ground water discharge.** Ground water may discharge into wetland, providing public water supply, wildlife habitat, and a means of maintaining lake and river quality. Wetlands provide stream bank and erosion control.
- 3. Flood flow alterations.** Wetlands serve as temporary storage areas during high water flows, thus reducing peak flows and potentially damaging floods.
- 4. Sediment and toxicant retention.** In agricultural areas, wetlands can retain and stabilize sediments and toxic materials.
- 5. Nutrient retention and removal.** Wetlands can retain or transform inorganic phosphorus and/or nitrogen into their organic form and may save downstream lakes and ponds from eutrophication.
- 6. Productivity export.** Wetlands flush out dead plant and animal life, thereby providing nutrients for a new generation of plant and animal life.

Habitats and Other Critical Natural Resources

7. **Aquatic diversity.** Certain wetlands provide habitat, including breeding grounds and nurseries for fish.
8. **Wildlife diversity and abundance.** Wetlands serve as habitat and a food source for birds, deer, and other animals.
9. **Recreation.** Wetlands provide recreational opportunities such as fishing, hunting, photography, and wildlife observations.

Uniqueness. A number of rare plant and animal species can be found in Wetlands. Approximately 43% of the 230 rare plants, which occur in Maine, are found exclusively in wetlands.

Shoreland Areas: The State of Maine in protection and improvement of waters passed Shoreland Protection Laws. Title 38, Chapter 3, subchapter 1, Article 2-B, Paragraph 435 states “Shoreland areas include those areas within 250 feet of the normal high-water line of any great pond, river, or salt water body...or within 75 feet of the high water line of a stream.” The Town of Clinton maintains a current Shoreland zoning map and ordinance which can be found at the Town Office.

Finfish Habitat: There are five major rivers/streams in Clinton which are rated as high value for fisheries by the Maine Inland Fisheries and Wildlife Department. They are the Kennebec River, the Sebasticook River, Fifteen Mile Stream, Johnson Brook, and Carrabassett Stream. Twelve Mile Brook and another unnamed brook are of medium value, and there are seven other unnamed brooks of undetermined value. The Kennebec River provides an important fishery for annual stocked brown trout and small and large-mouth bass. The main stem of the Sebasticook River flows through the eastern portion of Clinton and provides excellent bass fishing and is a major corridor for millions of migratory from sea to fresh water fish (i.e. sea-run alewives). Some streams that run into the Kennebec and the Sebasticook Rivers host wild brook trout populations that deserve utmost protection.

Wildlife Resources: The Town of Clinton has a number of important wildlife resources including deer wintering yards, sites for inland wading birds, and bird species of special concern. Located in the center of town is the yellow lampmussel considered a threatened species. Also threatened species are the upland sandpiper in the northwestern quadrant of Clinton and the brook floater mussel on the Carrabassett Stream. Species of special concern include the bald eagle along the southern border. Bald Eagles are no longer considered rare or regulated by the Maine Department of Inland Fisheries and Wildlife under Maine’s Endangered Species. However, they are still subject to federal protection under the Bald and Golden Eagle Protection Act. Inland Waterfowl and Wading bird habitats need particular attention. See Map 3-1.

Habitats and Other Critical Natural Resources

Plant Habitat:

1. Rare plants: Clinton hosts four document rare plant populations: Swamp White Oak (Threatened) and MacGregor's Rye (Special concern) along Fifteen Mile Stream at Seabasticook River; Wild Garlic (Special Concern) and Narrow-leaf Arrowhead (Special Concern) along portions of the Seabasticook River. Narrow-leaf Arrowhead grows in the Clinton Village Area.

2. Invasive Plants: Several species of terrestrial invasive plants are abundant in the Town of Clinton including such as Morrow's honeysuckle, Asiatic bittersweet, Japanese knotweed, and multiflora rose. There are likely others as well. These species can impact forest and road maintenance.

Natural Communities: The Town of Clinton host two areas of mapped Silver Maple Floodplain Forest, a rare wetland forest type, along the Seabasticook River. These areas provide important habitat for a variety of animals and plants. The example at Fifteen Mile Stream includes tow mapped rare plant species noted above.

Town Policies:

(1)To conserve critical natural resources in the community

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

Issues:

Invasive plants such as Morrow's honeysuckle, oriental bittersweet, Japanese knotweed and multiflora rose could impact forestry and road maintenance.

Clinton needs cooperation and coordination with neighboring municipalities to plan and protect shared Critical Natural Resources

Habitats and Other Critical Natural Resource

Chapter 3, Habitats and Other Critical Natural Resources

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 3-1 Clinton will ensure local land use ordinances for Consideration of critical natural resources</p>	<p>(1) Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.(2) Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.(3) Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design,</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>State of Maine Agriculture, Conservation, and Forestry Department, Maine Department of Inland Fisheries and Wildlife, Maine Natural Areas Program</p>	<p>Start 2022</p>

Habitats and Other Critical Natural Resource

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>construction timing, and/or extent of excavation. (4) Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent Beginning with Habitat (BwH) Program maps and information regarding critical natural resources.</p>				
<p>Issue 3-2 Clinton will consider a plan to combat invasive plants</p>	<p>The Selectmen will determine if they want to remove invasive plants from town right-of-ways</p>	<p>Selectmen</p>	<p>Selectmen</p>	<p>State of Maine and Road Advisory Committee</p>	<p>Start 2024</p>

Habitats and Other Critical Natural Resource

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 3-3 Initiate interlocal efforts for shared responsibilities for critical natural resources and inform the public on natural resources and programs available</p>	<p>(5) Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources. (6) Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers. (7) Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>University of Maine's Cooperative Extension Fish and Wildlife Research Unit, Kennebec Valley Council of Governments</p>	<p>Start 2024</p>

Chapter 4: Agriculture and Forestry

Goal: To safeguard Clinton’s agricultural and forestry resources and protect them from any development which threatens those resources.

Purpose: The purpose of this section is to inventory agricultural and forestry resources and to identify their importance to the town both culturally and economically.

Introduction: The Town of Clinton is self-described as “the dairy capital of Maine.” It has a total land area of approximately 24,796 acres. It is located approximately 10 miles northeast of Waterville. There is a small village center located in the southeastern portion of the community, surrounded by rural areas served by an extensive rural road network. Interstate 95 divides the Town, creating a small southern portion which includes the village center, and a larger, more rural north western part. At one time, most of the non-farm dwellings were located in the village center. Within the past 40 years, non-farm development has occurred along the Town's rural road network. The largest concentrations of farms are located north and west of the Interstate along Hill Road, Battle Ridge Road, upper Hinckley Road, and River Road. Although dairy farming is the primary agricultural activity, there are four horse farms, many hobby farms, and one large commercial nursery.

According to Town records in 2019, farmland comprises 4,573 acres. Farm woodland totals 1,361 acres. See Table 4-1. A total of 5,080 acres of land are enrolled in tree growth. See Table 4-2. There are 49 acres classified as open space. Under this tax program, the landowner must apply for such classification. Land placed under anyone of these tax programs are currently removed from being developed. However, a landowner may withdraw from the tax program, usually after paying a monetary penalty. There are no large tracts of agricultural or industrial forestry land that has been or will be developed in the foreseeable future. The community shows support for forestry and agriculture by the fact that there are large tracts of land used for those purposes which are flourishing.

Agriculture: Farming, and in particular dairy farming, has been the dominant land use activity in the rural areas of Clinton. Farming is important to the local and regional economies because of the farm wages that support families, income to local farm implement dealers, sale of farm products, and the trucking industry. Additionally, benefits include rent/lease paid to area landowners for the use of their land along with tax revenue to the towns. Farms which stay in the same family are often better able to survive, economically, than recently purchased farms because of the high mortgages. The five largest dairy farms in Clinton refer to themselves as family farms, however, in terms of the local economy they are big businesses. The largest dairy farm in the State is located in Clinton. Clinton's farms do not require much in the way of Town services, except roads are maintained for the transportation of agricultural commodities. A methane digester to convert animal waste to a natural gas product is being considered for Clinton. Many farms may ship their animal waste to this digester to be located at the Flood Farm.

Agriculture and Forestry

According to the Soil Conservation Service, there are 2,964 acres classified as prime farmland in Clinton and 3,997 acres classified as farmland of State-wide importance, for a total of 6,961 acres or 24% of the Town's total land area. See Map 4-1. Clinton's cultivated crops, pasture, hay land and open/other land are also depicted on this map.

Clearly, the agricultural resources of Clinton are a significant element in the rural character of the Town. Farmlands and fields make up a large percentage of the open space in Town. The land is flat and open along many of the Town's rural roads, so that any conversion to houses, subdivisions and other developments would be usually quite noticeable unless concentrated in small areas and screened from view. Scattered development has contributed to an impression of sprawl in some areas.

Many of the Town's farms have been in the same family for generations, and are protected by the Farmland, Farm Woodlands, Open Space, or Tree Growth Tax Laws. They are considered healthy and stable and are not threatened by development. In fact, over 80 percent of the land owned by the Town's dairy farmers is protected by the Farmland, Farm Woodlands, Open Space, or Tree Growth Tax Laws. Many farm holdings consist of a number of parcels acquired over the years. As of this writing, it is anticipated additional farmland could be placed under these categories if the Town conducts a reevaluation, making ownership of land more economically viable.

Table 4-1		
Land Classified Under Agriculture		
Source: Clinton 2019 Municipal Valuation Return		
Classification	Acreage	Total tax evaluation
Farmland in tillage	4,572.53	\$2,378,279.00
Farmland softwood acreage	200	\$57,960.00
Farmland mixed wood acreage	1,070	\$381,348.00
Farmland hardwood acreage	91	\$21,048.30
Total Farmland classification	5,933.53	\$2,838,635.30

A survey was conducted with the five largest dairy farms in 2019. The following is a synopsis of the responses:

- How did the farms best describe themselves?
 - Dairy – 5
 - Livestock – 1
 - Horse – 1
 - Hay – 4
 - Corn – 4
 - None considered themselves organic

- Lease land from others – 4

Agriculture and Forestry

- Numbers of families supported by these 5 farms – 92
- Agricultural use estimated in acres (5 farms):
 - Pasture – 51
 - Tillage crop land – 6690
 - Woodlands – 1680
- Possible future opportunities:
 - Corn mazes – 1
 - Petting zoos – 1
 - Farm stands – 2
 - Tours – 2
 - Riding trails – 1
- Allowed recreational opportunities:
 - Snowmobiling – 5
 - ATVs – 2
 - Walking – 5
 - Cross-country skiing – 5
 - Hunting – 2

Forestry: There is approximately 20.4% of the total land area of the community classified as forest land under the Tree Growth Tax Law. The Town of Clinton does not own any woodlots. All forestry operations come under the regulation of the Maine Department of Agriculture, Conservation, and Forestry. As of 2020, there are 77 landowners in Clinton with 95 parcels and 4,868.72 acres in Tree Growth. See Table 4-2 and Map 4-1. Clinton has adopted the State of Maine Shoreland Zoning Ordinance for best practices for timber harvesting. See Chapter 13, Existing Land Use.

Table 4-2		
Land Classified Under Tree Growth		
Source: Clinton 2019 Municipal Valuation Return		
Classification	Acreage	Total tax evaluation
Softwood acreage	681.50	\$197,498.70
Mixed wood acreage	2,190.70	\$780,765.48
Hardwood acreage	2,207.59	\$510,615.57
Total Tree Growth classification	5,079.79	\$1,488,880.00

Agriculture and Forestry

Summary of Timber Harvest Information for the town of: Clinton **Table 4-3**

YEAR	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total Harvest, acres	Change of land use, acres	Number of active Notifications
1991-1992	216	8	59	283	60	9
1993	60	0	145	205	75	6
1994	165	0	60	225	60	9
1995	165	0	11	176	3	12
1996	133	18	3	154	2	7
1997	123	0	0	123	0	8
1998	537	10	0	547	0	16
1999	611	35	0	646	45	41
2000	434	125	0	559	9	47
2001	329	0	0	329	5	26
2002	254	0	0	254	17	27
2003	329	15	0	314	8	29
2004	382	4	0	386	0	27
2005	278	45	25	348	25	22
2006	312	0	0	312	0	24
2007	560	47	0	607	94	30
2008	490	20	0	510	4	27
2009	197	15	0	212	6	29
2010	338	406	0	744	83	38
2011	188	55	70	313	70.1	29
2012	76.5	15	0	91.5	3.5	27
2013	218	0	15	233	2	26
2014	322.1	113	0	435.1	7	25
2015	226	0	5	207	0.5	20
2016	365	65	80	510	118	31
2017	127.5	0	0	127.5	85	22
2018	226.6	150	0	376.6	2	26
Total	7662.7	1148	473	9227.7	784.1	640
Average	284	42	18	342	29	24

Data compiled from Confidential Year End Landowner Reports to Maine Forest Service.
Department of Agriculture, Conservation and Forestry - Maine Forest Service

Local or Regional Land Trust: Currently there is no farmland or forest land within Clinton in trust.

Town Policies:

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

Issues:

Updated tax evaluations must be maintained in order to protect state subsidies back to municipalities related to farmland, tree growth, and open space. See Issue 12-2 in Chapter 12.

Clinton should work with state and regional governments to ensure farming does not decline because of farms economic and cultural importance.

Agriculture and Forestry

The Town of Clinton should look for ways to promote, stabilize, and support farming.

Clinton needs to be more proactive with education on invasive species in order to protect woodlands, water quality and rural character. See Section 2, Chapter 3, Issue 3-2.

Chapter 4, Agriculture and Forestry

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
Issue 4-1 A property tax evaluation is overdue	See Issue 12-2				In progress as of August 2020 Repeat 2030
Issue 4-2 To safeguard forestry or farmland areas when residential or commercial development occurs	(1) Minimum strategies required to address state goals: Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	Selectmen	Town Manager	Maine Forest Service; Soils and Conservation District; Maine Farmland Trust; Municipal Planning Assistance Office	2022

Agriculture and Forestry

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>(2) Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices. (3) Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.</p>				

Agriculture and Forestry

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>(4) Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.</p> <p>(5) Encourage owners of productive farm and forest land to enroll in the current use taxation programs.</p> <p>(6) Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations,</p>				

Agriculture and Forestry

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	sawmills, log buying yards, and pick-your-own operations. (7) Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.				

Marine and Coastal Resources

Chapter 5: Marine and Coastal Resources

Not applicable to the Town of Clinton as there is no coastal community.

Population and Demographics

Chapter 6: Population and Demographics

Goal: There is no specific goal stated for population but all other goals depend on an understanding of population and demographics.

Purpose: The collection of demographic data is not only interesting but it provides a great deal of information about the Town of Clinton. The data will confirm intuitions about what is happening in the community and more importantly it can show new patterns and trends.

Historical Trends: Between 1920 and 1970, Clinton's year-round population grew at a relatively constant rate, reaching a level of 1,971 persons by 1970. During the 1970's, the Town grew by 37%, reaching a level of 2,696 persons in 1980. Between 1980 and 1990, the town gained 636 people for a gain of 23%. However, from 1990 to 2000, the Town's population remained somewhat the same with an increase of only 8. From 1960 to 2000, Clinton's growth exceeded the growth rate of Kennebec County and the State. However, from 2000 to 2010 Clinton's growth mirrored the Kennebec and State. Clinton's historical population figures, as well as those for Kennebec County and the State of Maine, are shown in Table 6-1 below.

Table 6-1 Population of Clinton, Kennebec County, and Maine 1920-2010 Source: 2010 Census			
Year	Clinton	Kennebec County	Maine
1920	1,230	63,844	768,014
1930	1,354	70,691	797,423
1940	1,436	77,231	847,226
1950	1,623	83,881	914,950
1960	1,729	89,150	970,689
1970	1,971	95,247	992,048
1980	2,696	109,889	1,124,660
1990	3,332	115,904	1,227,928
2000	3,340	117,114	1,274,923
2010	3,486	122,151	1,328,361
1970-1980 change	37%	15%	13%
1980-1990 change	23%	5%	9%
1990-2000 change	0%	1%	4%
2000-2010 change	4%	4%	4%
1960-2010 change	101%	37%	37%

Population and Demographics

Factors contributing to Clinton's growth between 1960 and 2010, during which time the Town's population almost doubled, include the national trend to migrate from urban to rural areas, the proximity of Clinton to Waterville, and the relatively low cost of land.

Regional Comparative Population Change: Table 6-2 contains a summary of population changes over the past 20 years for Clinton and a number of nearby communities, Kennebec County, and the State. As shown in the table, Clinton showed no growth or lost population during the 1990's. Only two other towns were lower. From 2000-2010, Clinton was the fourth in growth and matched the Kennebec County and State.

Table 6-2 Regional Comparative Population Change 1990 - 2010 Source: U.S. Census, 1990, 2000, 2010					
Town	1990	2000	2010	%Change 1990-2000	%Change 2000-2010
Clinton	3,332	3,340	3,486	0	4
Benton	2,312	2,557	2,732	11	7
Burnham	961	1,142	1,164	19	2
Canaan	1,636	2,017	2,275	23	13
China	3,713	4,106	4,328	11	5
Fairfield	6,718	6,573	6,735	-2	2
Norridgewock	3,105	3,794	3,367	6	-3
Skowhegan	8,725	8,824	8,589	1	-3
Vassalboro	3,679	4,047	4,340	10	7
Winslow	7,997	7,743	7,794	-3	1
Kennebec Co.	115,904	117,114	122,151	1	4
Maine	1,127,928	1,274,923	1,328,361	4	4

Population and Demographics

Age Distribution: The age distribution groupings below in the Tables represent pre-school (under 5), school-age (5-17), childbearing age (18-44), middle-age (45-64), and seniors (65 and over).

Table 6-3 contains a summary of age distribution for Clinton, Kennebec County and the State for 2010. Clinton's age distribution is very similar to that of Kennebec County (Clinton has a slightly higher percentage of pre-schoolers and school-age children). Clinton mirrors the county and state in the "45-64" population. Clinton's population in the "65 and over" category is the fastest growing segment.

Table 6-3 Population by Age Category, 2010 Source : 2010 Census						
Age	Clinton		Kennebec County		State	
	#	%	#	%	#	%
Under 5	190	6	6,334	5	69,520	5
5-17	608	17	18,974	15	205,013	15
18-44	1,181	34	39,633	33	432,072	33
45-64	1,083	31	38,250	31	410,676	31
65 and over	424	12	18,960	16	211,080	16
Total	3,486	100	122,151	100	1,328,361	100

Table 6-4 provides an overview of how the town's population changed during the 2000-2010 decade. The Town actually lost population in the first three groups. The largest percentage gain was in the "65 and over" category. The 5-17 school-age group indicates no changes are required for school services at this time.

Table 6-4 Clinton Population Growth by Age Category, 2000-2010 Source: Census 2000, 2010				
Age	2000	2010	2000-2010 Change	
			#	%
Under 5	222	190	-32	-14
5-17	666	608	-58	-9
18-44	1,311	1,181	-130	-10
45-64	825	1,083	258	31
65 and over	316	424	108	34
Total	3,340	3,486	146	4

Population and Demographics

Table 6-5 shows household size in both 2000 and 2010. There has been an increase in total households of 134 with the largest increases in 1 and 2 person households.

Table 6-5			
Clinton Average Household Size			
Source: Census 2000, 2010			
Persons in household	Number of households 2000	Number of households 2010	Change
1	243	344	+101
2	485	537	+52
3	239	236	-3
4	203	173	-30
5	72	80	+8
6	25	33	+8
7 and over	11	9	-2
Total	1278	1412	134

Table 6-6 shows attainment of education by citizens 25 and over in Clinton. It should be noted that there are more high school graduates and there has been more attainment of college degrees.

Table 6-6		
Clinton Educational Attainment 25 years and over		
Source: Census 2000, 2010		
Education Level Attained	Attainment by Per Cent 2000	Attainment by Per Cent 2010 (Est)
Less than 9th grade	6.2	2.4
9 -12 no diploma	13.5	8.4
High School grad/equiv	47.4	43.7
Some college; no degree	18.6	16.9
Associate's Degree	5.4	13.6
Bachelor's Degree	6.1	11.0
Graduate or professional degree	2.8	4.0
Total	100	100

Median Household Income: Based on 2010 census, the median household income in Clinton (\$46,625) is lower than that of Kennebec County (\$50,116). Table 6-7 shows the estimated households by income group compared to Kennebec County median income.

Table 6-7			
Clinton's Income Groups Compared to Kennebec County's Median Income of \$50,116			
Source: 2017 American Community Survey Estimate (1377 households)			
Less 50% of median (\$25057) (very low)	51% - 80% (\$25058-\$40093) (low)	81%-150% (\$40094-\$75174) (moderate)	Over 151% (\$75175 and over) (middle to upper)
335	185	592	265

Population and Demographics

Distribution of the Employed Population by Type of Occupation: Table 6-8 indicates that 75% of Clinton employees work in the service sector.

Table 6-8 Distribution of the Clinton Employed Population by Type of Occupation Source: 2017 American Community Survey Estimate	
Civilian employed population 16 years and over	1,331
Agriculture, forestry, fishing and hunting, and mining	65
Construction	64
Manufacturing	200
Wholesale trade	51
Retail trade	181
Transportation and warehousing, and utilities	33
Information	49
Finance and insurance, and real estate and rental and leasing	47
Professional, scientific, and management, and administrative and waste management services	28
Educational services, and health care and social assistance	399
Arts, entertainment, and recreation, and accommodation and food services	154
Other services, except public administration	37
Public administration	23

Commuter Population: Table 6-9 shows that in Clinton twice as many workers commute to the surrounding communities rather than work in Clinton. Therefore, daytime population of Clinton is smaller than the nighttime resident population.

Table 6-9 Clinton Commuter Population Workers 16 and over Source: 2013-2017 American Community Survey 5-Year Estimates		
Worked in county of residence	69.5%	917
Worked outside county of residence	30.5%	402
Worked outside state of residence	0.0%	0
Workers worked in Clinton	31.8%	419
Worked in place of residence	3.5%/46	
Worked outside place of residence	28.4%/373	
Workers worked outside of Clinton	68.2%	900

Service Center: Tables 6-8 and 6-9 indicate that Clinton is not a service center.

Population and Demographics

Population Projections: Table 6-10 shows how Clinton’s population is expected to change. The population is expected to decrease over the next 20 years. However, Table 6-4 shows that population under age 45 decreased and over 45 increased from 2000-2010. This trend is expected to continue. Kennebec County population decreases over the 20 years as well with Maine’s population remaining relatively stable.

Table 6-10				
Town of Clinton Population Observed and Projections				
Source: Maine State Planning Office				
Year	2007	2016	2026	2036
Clinton	3,360	3,355	3,142	2,931
Kennebec County	121,741	121,328	120,095	118,667
State of Maine	1,327,040	1,330,232	1,340,462	1,337,568

Seasonal Population by Household: Out of 1412 occupied households in Clinton in 2010, 41 were seasonal or recreational. (2010 Census)

Town Policies:

- (1) To support the type of economic development activity the community desires, reflecting the community’s role in the region.
- (2) To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.
- (3) To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Population and Demographics

Issues:

The town needs to monitor demographic trends so that applicable plan policies and municipal spending priorities may be modified to respond to changing conditions.

The town's population between 2000 and 2010 increased by 4%. However, population projections indicate that between 2016 and 2026 population will decrease.

Population increases and decreases that differ from projections need to be quickly identified.

Younger persons between 5 and 17 years old decreased in numbers between 2000 and 2010. This trend is expected to continue. School enrollment will be impacted.

The population is getting older. The median age increased from 35.7 years in 2000 to 40.5 years in 2010.

An older population will place different demands upon the community especially with respect to housing, healthcare, emergency services, and recreation.

Chapter 6, Population and Demographics

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 6-1 Population and demographics change which can affect town resources</p>	<p>Monitor population and demographic trends for changes especially ages 5-17 as this may affect school enrollment and address different needs of the aging population</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>Planning Board, Budget Committee, School District, Spectrum Generations</p>	<p>To be determined after 2020 census data is available</p>

Chapter 7: The Economy

Goal: To promote Clinton’s economic climate to increase job opportunities. Develop a robust tax base and overall economic well-being.

Purpose: To provide economic and demographic data, describing Clinton and the surrounding region.

Economic Historical Perspective: The economy of Clinton has gone under several structural changes (fundamental and long term).

- In the early, mid, to late 1700s settlers moved up the Kennebec River “The Great River” initially to take advantage of the smaller Sebasticook River. Fishing, powering sawmills, shingle mills, tanneries, and forestry were the main goals. A little later-on, as settlers got more sophisticated, the Kennebec was tamed and early river drives began to get wood to markets.
After the mid-1800s, as good timber became less abundant and the land became bare, farming became a full-fledged activity in the region. Forestry and woodworking mills still played a major part in the economy. By this time gristmills, carding, and fulling mills were fulfilling regional needs.
- Manufacturing came to Clinton in the late 1800s and remained to mid-1900s in the form of the manufacture of pants, boots, and shoes; a tannery, a canning factory; and woolen mills.
- During the mid-1900s to the present some mid-sized steel and iron fabricators, a commercial nursery, and a call center have come to town. The pulp and paper industry has had a major economic impact both locally and regionally for the entire 20th century into the 21st century. Locally, large dairy farms are trending to be larger and more technical operations. The service and retail economies remain dominate. There are adequate areas for industrial and commercial development.

The cyclical (short term boom or bust) changes have not, in the past, affected Clinton in any great way because of its more rural and somewhat isolated economy.

Regional Trends in Wage and Salary Jobs: Table 7-1 below depicts trends in various industries. Salaries have increased substantially in information, finance and insurance, educational services, and health care.

The Economy

Table 7-1

Trends in Average Annual Wages and Salaries by Industry for Kennebec and Somerset County
Source: Maine Department of Labor

Industry	Average 2004 Kennebec	Average 2015 Kennebec	Average 2004 Somerset	Average 2015 Somerset
Agriculture, Forestry, Fishing and Hunting	\$21,740	\$30,896	\$29,388	\$38,094
Construction	\$31,911	\$42,122	\$40,183	\$47,206
Manufacturing	\$35,890	\$47,961	\$38,410	\$50,066
Wholesale Trade	\$38,207	\$48,310	\$32,749	\$45,883
Retail Trade	\$22,248	\$27,796	\$19,227	\$23,582
Transportation and Warehousing	\$27,353	\$38,295	\$29,130	\$36,287
Utilities	UNK	\$78,316	UNK	\$75,543
Information	\$38,888	\$51,475	\$43,154	\$49,292
Finance and Insurance	\$35,572	\$53,032	\$29,332	\$40,885
Real Estate, Rental and Leasing	\$25,951	\$36,185	\$19,826	\$42,414
Professional and Technical Services	\$45,081	\$58,497	\$38,179	\$49,669
Management of Companies and Enterprises	\$49,800	\$69,813	UNK	\$64,915
Administrative and Waste Services	\$22,356	\$29,918	\$21,768	\$31,227
Educational Services	\$38,400	\$50,016	\$31,910	\$30,955
Health Care and Social Assistance	\$29,574	\$47,512	\$26,306	\$37,428
Arts, Entertainment and Recreation	\$13,385	\$17,766	\$9,762	\$10,846
Accommodations and Food Service	\$11,834	\$16,216	\$10,724	\$14,782
Other Services except Public Administration	\$25,368	\$32,828	\$19,514	\$24,592

The Economy

List of Major Employers in the Region:

Table 7-2				
List of Major Employers in the Region				
Source: Maine Department of Labor, 2d qtr 2019				
Rank	Name	County	Employment Range	Business Description
1.	MaineGeneral Medical Center	Kennebec	3001-3500	General medical and surgical hospitals
2.	Colby College	Kennebec	500-1000	Colleges and universities
3.	Hannaford Bros. Co.	Kennebec	500-1000	Supermarkets and other grocery stores
4.	T Mobile USA Inc.	Kennebec	500-1000	Telemarketing and other contract centers
5.	Walmart/Sam's Club	Kennebec	500-1000	Warehouse clubs and supercenters
6.	Northern Light Inland Hospital	Kennebec	500-1000	General medical and surgical hospitals
7.	Huhtamaki Inc.	Kennebec	1-500	All other converted paper products mfg.
8.	MaineGeneral Rehab & Long-term Care	Kennebec	1-500	Nursing care facilities, skilled nursing
9.	Central Maine Power Co.	Kennebec	1-500	Electrical power distribution
10.	Home Care for Maine	Kennebec	1-500	Services for elderly and disabled.
Rank	Name	County	Employment Range	Business Description
1.	SAPPI	Somerset	500-1000	Paper except newsprint mills
2.	Redington Fairview General Hospital	Somerset	500-1000	General medical and surgical hospitals
3.	New Balance Athletic Shoe Inc.	Somerset	500-1000	Footwear manufacturing
4.	Walmart/Sam's club	Somerset	1-500	Warehouse clubs and supercenters
5.	Northern Light Sebecook Valley Health	Somerset	1-500	General medical and surgical hospitals
6.	North Country Assoc. Inc.	Somerset	1-500	Nursing care facilities, skilled nursing
7.	Cianbro Corp.	Somerset	1-500	Highway, street, and bridge construction
8.	Home Hope and Healing Inc.	Somerset	1-500	Home health care services.
9.	Backyard Farms LLC.	Somerset	1-500	Other food crops grown undercover
10.	Hannaford Bros. Co.	Somerset	1-500	Supermarkets and other grocery stores

The Economy

Clinton's Local Economy:

- **Commuter Population:** Refer to Table 6-9.
- **Clinton Labor Force:** There are 1319 employed workers. Refer to Table 6-9. According to Maine Department of labor statistics on November 1, 2019 there were 1595 in the civilian labor force in Clinton. Employed were 1558 and unemployed were 37 or an unemployment rate of 2.3%. The unemployment rate in Kennebec County was 2.6% and 3.9% in Somerset County according to Maine Department of Labor data from November 2019. Of the total work force 38% are employed in Clinton of which 3.8% work at home.
- **List of local businesses:**

Business Name	Owner	Location	Type
Augusta Fuel	Corporate Owner	121 Mutton Lane	Kerosene and Propane
Awestruck Catering Company	Robert Spencer	11 Hillcrest Drive	Event catering
A-Z Technical, Inc.	John Achramowicz	1169 River Road	Snowmobile Repair/Maintenance
Battle Ridge Farm	Jenacy Mitchell	569 Horseback Road	Farming
Blanchard's Towing	Christopher Blanchard	953 Main Street	Towing
Bug-N-Joe's	Kevin Leclair	283 Hinckley Road	Automotive and Towing
Caverly Farms LLC	Neal Caverly	1430 River Road	Dairy
C&C Sprayfoam LLC	Curries	498 Mutton Lane	Spray Foam Insulation
Central Maine Electric	Leo Duprey	466 Mutton Lane	Electrician Service
Chaffee Transport LLC	Pleasant River Lumber	162 Hinckley Road	Trucking Company
Chef Beth's Pantry	William Heavener	1212 Battle Ridge Road	Food Service
Clark's Machine Shop	George Dewey Clark	58 Pleasant Street	Manufacturing Industrial Machinery
Clinton Dairy Bar	Hawk Kallweit & Tara Pomeroy	1169 Main Street	Ice cream shop
Clinton Golf Course	Stephen Brown	510 Hill Road	Golf
Clinton Laundry	Jay Galusha	1198 Main Street	Laundromat
Clinton Variety & Pizza	Timothy & Melissa Gerow	1105 Main Street	Grocery and Cafe
DAC Distributors	Thibodeau Enterprises LLC	1153 Main Street	Auto Parts
Dirigo Drug	Stephen Wicker	1144 Main Street	Pharmacy
Fedco Seeds	Corporate Owner	Hinckley&Bellsqueeze Rds	Organic Growers Supply and Seeds
Flood Brothers Farm LLC	George & William Flood	839 River Road	Dairy
Formtek, Inc.	Cooper-Weymouth, Peterson	76 Hinckley Road	Machine Tool Manufacturing
Galusha's Too Store	Jay Galusha	1244 Main Street	Gas Station
Galusha's, Inc.	Jay Galusha	1208 Main Street	Grocery and Gas Station
Gerry's Beauty Salon	Nancy Shibles	1148 Main Street	Beauty Parlor
Insurance Auto Auctions, Inc.	Corporate	69 Hinckley Road	Auto Collision Auction
Hillside Custom Woodworking	Paul Labelle	780 Johnson Flat Road	Custom Woodworking
J & J Auto Salvage, Inc.	Kevin York	324 Hinckley road	Automotive Supplies
JR Tax & Financial Services	John Rolleston	1175 Main Street	Taxes, Accounting, and Bookkeeping
Kathi's Beauty Salon	Kathi Giroux	30 Railroad Street	Hair Salon
Kodiak Self Storage	Sheridan Corporation	26 Hinckley Road	Storage
Kodiak Steel Company, Inc.	Sheridan Corporation	26 Hinckley Road	Steel Fabrication and Manufacturing
Lemar's Kitchens & Baths	Mikeal Lemar	1556 Bangor Road	Kitchen & Bath Cabinet Design
Misty Meadows Farm	John & Belinda Stoughton	71 McKenney Road	Dairy Farm
Napa Auto Parts Clinton Auto Parts	Dennis Butler	30 Railroad Street	Auto Parts
Northern Light Primary Care	Corporate Owner	1309 Main Street	Health Care
Owens Building & Remodeling	Jake Owens	1254 River Road	Building and Remodeling

The Economy

Business Name	Owner	Street Location	Type
Paul Lessard Renovations	Paul Lessard	434 Canaan Road	General Contractor
Pen Bay Tractor Company	Daniel Wishart	1707 Bangor Road	Equipment Company
Performance Specialties	Paul Vigue	281 Hill Road	Snowmobile Repair and Maint
Powers Auto Center	Michael Powers	1131 Main Street	Auto Sales and Service
Quality Auto Repair	Rich Rider	953 Main Street	Auto Repair
Quality Homes & Improvements	Bradley Dangler	687 Bellsqueeze Road	General Contractor
Richardson Builders	Steve Richardson	563 Canaan Road	General Contractor
Riverside Fitness	Kelly Dangler	713 Main Street	Fitness Gym
Scissors	Heidi Patterson	1168 Main Street	Hairdresser
Stedy-Rise Farm	Richard Stedman	77 Peavey Road	Dairy Farm
Tim Hortons	Corporate Owner	153 Hinckley Road	Drive Thru and Restaurant
T H Gerow Trucking	Timothy Gerow	294 Hill Road	General Contractor
Town & Country Autobody/Sales	James Wilber	43 Railroad Street	Autobody and Auto Sales
Tradewinds	Jay Gould	153 Hinckley Road	Grocery and Gas
Winsor Firewood & Logging	Brant Winsor	846 Mutton Lane	Firewood and Fuel Dealer
Wiswell Electric	Kevin and Naomi Wiswell	17 Pleasant Street	Electrician Service
Wright Place LLC	Ray, Brian, Steve Wright	77 Wright Road	Dairy

- Strengths and Weaknesses of the local economy:** The most promising economic asset is the workforce, which is true because past performance is the best indicator of the future. The historic hard-working value of the early settlers has been passed on through every generation, culminating in the mid-1900s with workers who showed up on time and performed the labor-intensive work for relative low wages. By the end of the 1900s, the children and grandchildren of these factory workers adapted to more technical employment. Table 6-6 (Clinton Educational Attainment 25 years and over) shows the biggest educational development in the associate's degree, which would point to the labor force taking advantage of the many Vocational/Technical Schools in the area. However, within Clinton there are few technical jobs to match this associate's degree educational level. The Unemployment Rate of 2.3% in Clinton indicates the strong work ethic in the town. Clinton's economic outlook is also favorable because of its location and the ease of commuting to large employers both north and south.

Clinton has recently attracted some larger retail and regional businesses mostly around the off-ramps of I95 which is a significant change. This could be a continuing trend. The farms in town contribute greatly to the economy. More information can be found in Section, Chapter 4, Agriculture and Forestry. Clinton and the whole North-East region are somewhat weakened by its location in the transportation chain. Tourism is not an important part of Clinton's economy. Clinton has unique economic opportunities in the promotion of the Clinton Lions Club's annual Agricultural Fair and Maine Farm Days.

Clinton is a member of FirstPark, the premier business park in Maine, established by the Kennebec Regional Development Authority (KRDA), one of the state's most unique economic development organizations, supported by more than 20 member communities.

The Economy

The Town of Clinton needs to define economic development priorities and ensure they are reflected in regional economic development plans.

Public infrastructure to include sewer, water, broadband access and three-phase power is adequate for development. See Chapter 11, Public Facilities and Services.

Town Policies:

- (1) To support the type of economic development activity the community desires, reflecting the community's role in the region.
- (2) To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.
- (3) To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Issues:

Clinton needs to place responsibility for promotion of its economic growth.

Clinton should plan and then take advantage of grants and programs such as tax increment financing (TIFs) to revitalize/reinvent the "village" area.

Chapter 7, The Economy

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 7-1 Need assign responsibility for economic development</p>	<p>(1) If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>KVCOG</p>	<p>Start 2022</p>

The Economy

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
Issue 7-2 Reinvent the village area	Review past studies and develop plans to define the boundaries and reinvent Clinton’s village considering the current, best uses. (2) Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Selectmen	Town Manager	KVCOG, Planning Board, and Ad-hoc Committee	Start 2025
Issue 7-3 Explore financial mechanisms to promote economic development	(3) If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a	Selectmen	Town Manager	Regional Community Development Organizations, Planning Board, and Budget Committee	Start 2026 and ongoing

The Economy

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	Community Development Block Grant or other grants, bonding, impact fees, etc.)(4) Participate in any regional economic development planning efforts.				

Chapter 8: Housing

Goal: To encourage and promote affordable, decent housing opportunities for all Clinton citizens.

Purpose: The purpose can be divided into two parts: first, an inventory of Clinton's housing stock, and second an assessment of its affordability.

Neighborhoods: Clinton was a traditional New England village surrounded by a rural, farming community. The village consisted of single family homes, businesses employing several hundred workers, and retail outlets clustered within a quarter mile distance of the Main St. / Railroad St. intersection. Most desired or required services were available within the village. These services included all types of stores, repair shops, doctors, schools, etc. While some of the services have either moved from Clinton or out of the village area, many services are still available in the village. Services within the village include the following: auto repair, medical, pharmacy, convenience stores, gas station, post office, and schools. The village extends on both sides of Route 11/Main Street beginning at Baker Street and extending towards Silver Street. The area is also bounded by the Sebasticook River and the railroad line.

The new homes and rebuilt homes are mostly along the rural roads. Some of the movement from the village was enhanced as Clinton upgraded roads from mud/gravel to year round paved roads. It is now common to find businesses located in the rural area adjacent to the owner's home. Along with that we have five or six large farms which support multiple families and include large acreages both open and forested.

Subdivisions: Subdivisions play a major role in housing development throughout a community. An advantage of a subdivision over incremental development is that a greater amount of planning goes into a subdivision project. The town has a subdivision ordinance that was updated as per the recommendations of the previous comprehensive plan. Clinton currently has approximately 12 subdivisions in the town inventory.

Residential Housing and Land Use: This paragraph is not intended to be more than information and will not supersede the current Clinton's Land Use District Requirements Ordinance. Section 2, Chapter 13, Existing Land Use Patterns, of this plan addresses in more detail allowable residential housing types by zoning districts. It is sufficient here to say residential housing is allowed to some degree in all zoning districts (Commercial, Industrial/Commercial, Low Density, Medium Density, Rural and Resources Protected) as described in the ordinance.

Housing

Changes in Total Housing Stock: Table 8-1 includes a summary of the changes in total housing stock since 1990 in Clinton and a number of adjacent communities, Kennebec County and the State of Maine. Between 1990 and 2000, and total housing stock in Clinton grew by 183 units, or 15%. The Town's rate of increase was far greater than that of Kennebec County (9%) and the State of Maine (11%). Between 2000 and 2010 Clinton grew by 138 housing units or 10%. This rate of growth was higher than the County (8%) and less than State rate (11%), and was tied for fifth highest of all communities shown in the table. Clinton's rate of growth has decreased by 5% between 2000 and 2010. However, in the communities south of Waterville in the table, housing stock is increasing at a faster rate than Clinton.

	1990	2000	2010	# Change 1990-2000	%Change 1990-2000	#Change 2000-2010	%Change 2000-2010
Clinton	1,226	1,409	1,547	183	15	138	10
Benton	876	1,069	1,164	193	22	96	9
Burnham	534	649	714	115	22	65	10
Canaan	792	979	1,105	187	24	126	13
China	1,703	2,029	2,316	326	19	287	14
Fairfield	2,658	2,801	3,016	143	5	215	8
Norridgewock	1,215	1,389	1,520	174	14	131	9
Skowhegan	3,895	4,165	4,234	270	7	69	2
Vassalboro	1,602	1,838	2,065	236	15	463	25
Winslow	3,274	3,591	3,692	317	10	418	12
Kennebec County	51,648	56,364	60,972	4,716	9	4,680	8
State of Maine	587,045	651,901	721,830	64,856	11	69,929	11

Housing

Housing Types: Table 8-2 contains an estimate of housing units in 2009 by housing type, as reported in the 2009-2013 American Community Survey 5-year Estimates. In 2009, 67% of the housing units in Clinton were estimated to be single family dwellings (detached and attached). The table also shows 2013-2017 American Community Survey 5-year Estimates. Single-family dwellings were still predominant as 66% of the housing. In conclusion, single family housing, to include mobile homes, represents almost all of the housing in Clinton.

Total # Year-round units	#2009-2013 estimate occupied	%2009-2013 estimate occupied	#2013-2017 estimate occupied	%2013-2017 estimate occupied
Single Family	951	67	910	66
Duplex (2 families)	9	.6	0	0
Multi-family (3-4 units)	0	0	62	4.5
Multi-family (5-9 units)	11	.8	0	0
Multi-family (10 or more)	0	0	6	.5
Mobile Home	448	31.6	399	29
Total	1419	100	1377	100%

Local data from Trio records in October 2019 and surveys indicate the estimates in Table 8-2 can be clarified by the following:

Single family dwellings: 1008
 Multi-unit dwellings: 61
 Single-wide Mobile Homes: 376
 Total: 1445

Age and Condition of Clinton's Housing Stock: Most of the housing stock was constructed since 1960 as noted in Table 8-3. A total of 74% of housing was constructed between 1960 and 2000. The remaining 26% was constructed prior to 1960. The housing stock should be in relative good condition considering its age.

Year Built	%Occupied Housing Units(1492)	%Owner Occupied Units (1214)	%Renter Occupied Units (278)
2000 or later	8.6%	8.2%	10.4%
1990-1999	9.1%	10.3%	4%
1980-1989	22.8%	26%	8.6%
1960-1979	33.5%	31.3%	43.2%
1940-1959	5.9%	5.5%	7.6%
1939 or earlier	20%	18.6%	28.3%

Housing

Tenure of Households: Table 8-4 indicates that between 2012 to 2017 there is no statistical significant change of number of occupied housing units. However, vacant units went from 9% in 2012 to 13% in 2017.

	2008-2012	Percent	2013-2017	Percent
Total Units	1,541		1,585	
Occupied Units	1,398	91% of Total	1,377	87% of Total
Owner Occupied	1,095	78% of Occ.	1,120	81% of Occ.
Renter Occupied	303	22% of Occ.	257	19% of Occ.
Vacant Units	143	9% of Total	208	13% of Total
Vacant For Sale	0	0% Vac.	0	0% Vac.
Vacant For Rent	21	6.5% Vac.	42	14% Vac.
Vacant Seasonal	11	1% of Total	20	1% of Total

Housing Affordability: Table 8-5 shows that approximately 1143 units are spending less than \$1,166 per month (30% of Clinton's median income of \$3,885 per month). There are approximately 180 units that are spending more than 30% of the median income.

Monthly Housing Costs (1377 occupied units)	Number of Units
Less than \$300	178
\$300-\$499	206
\$500-\$799	312
\$800-\$999	341
\$1,000-\$1,499	213
\$1,500-\$1,999	55
\$2,000-\$2,499	12
\$2,500-\$2,999	6
\$3,000 or more	0
No cash rent	54

The 335 very low income households in Clinton should be spending \$626 or less for housing. The 185 low income households should be spending between \$626 and \$1002 for housing. The 592 moderate income households should be spending between and \$1002 and \$1879 for housing. Reference Table 6-7 for the number of households in each income bracket.

The Maine State Housing Authority Facts and Affordability Index for Maine-2018 states that the Waterville Micropolitan Housing Market's Affordability index is 1.16. The Median Home Price is \$134,500. The area's median income is \$47,695. The income needed to afford Median Home Price is \$41,073. These figures result in a Home Price Affordable to Median Income to be \$156,185. These figures align to Clinton's Median Income of \$46,625. An Affordability Index of less than 1 means the area is generally unaffordable. So the 1.16 affordability index indicates that there is affordable housing in the greater Waterville housing market.

Housing

Table 8-6 shows that 19.6% of Clinton’s households are spending 30% or more of their income for housing. This is slightly less than the 20.4% in Kennebec County who are paying 30% or more for housing.

Table 8-6				
Clinton’s Monthly Housing Cost as a Percentage of Yearly Household Income				
Source: 2013-2017 American Community Survey 5-year Estimates				
Yearly Household Income	Percentage of Households	Monthly housing cost Less that 20%	Monthly housing cost 20%-29%	Monthly housing cost 30% or more
Less than \$20000	11.0%	2.1%	0%	8.9%
\$20000 - \$34999	18.4%	6.3%	3.8%	8.3%
\$35000-\$49999	18.2%	8.1%	8.8%	1.3%
\$50000-\$74999	26.9%	22.4%	3.4%	1.1%
\$75000 & more	22.8%	21.8%	1%	0%
Zero or negative income	2.7%	0%	0%	0%
Total	100.00%	60.70%	17.00%	19.60%

Conclusions:

- Additional housing units required for the next 10-12 years based on Table 8-2, local Trio data, and permits is around 8-10 per year. A minimum of one housing unit needs to be affordable.
- Housing including rentals is affordable for those earning 80% (\$37,300) of Clinton’s median income of \$46,625. See Table 8-5 and 8-6.
- Seasonal homes do not have impact on Clinton’s housing. See Table 8-4. There are very few seasonal homes as there are no lakes where such homes would appear.
- Housing types in Table 8-2 indicate the need for multi-unit senior citizen and low income housing.
- There are a large number of older mobile homes which have depreciated. This is a concern to the community.
- Existing local regulations encourage the development of affordable/workforce housing. This conclusion was made by analyzing Tables 8-4 and 8-5.

Town Policies:

- (1) To encourage and promote adequate workforce housing to support the community’s and region’s economic development.
- (2) To ensure that land use controls encourage the development of quality affordable housing, including rental housing.
- (3) To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

Housing

Issues:

There is a need for housing for seniors and low income citizens.

Mobile homes make up a significant portion of the town's housing stock.

Review, if necessary land use ordinances to adjust density, setbacks, etc. to encourage economic development and provide affordable housing

Chapter 8, Housing

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
Issue 8-1 Need senior and low income housing. See Issue 7-2	Determine need for number of housing units, then research lenders and/or investors to determine feasibility. Consider including this with the village reinvention.	Selectmen	Town Manager, Planning Board	Maine State Housing Authority, USDA Rural Development, Village Reinvention Ad-Hoc Committee	2025
Issue 8-2 Mobile homes make up a significant portion of the town's housing stock	Designate locations where mobile homes are allowed and what permissions and restrictions apply	Selectmen	Planning Board, Code Enforcement Officer	State of Maine Manufactured Housing Board	Start 2023

Housing

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 8-3 Review, if necessary land use ordinances to adjust density, setbacks, etc. to encourage economic development and provide affordable housing</p>	<p>(1) Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/ workforce housing. (2) Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>Planning Board, Code Enforcement Officer</p>	<p>2026</p>

Housing

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>(3) Create or continue to support a community affordable/ workforce housing</p> <p>(4) Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).</p> <p>(5) Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</p>				

Housing

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	(6) Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.				

Recreation and Open Space

Chapter 9: Recreation and Open Space

Goal: To promote and protect the availability of recreational opportunities for all Clinton residents to include access to surface water.

Purpose: To document traditional recreational opportunities available in the Town of Clinton and to identify current and future needs.

Parks and Recreation Board: The Parks and Recreation Board consists of five members and is responsible for the town's recreation programs and facilities. There are two co-chairs, one Parks and Recreation Director, and two members.

Programs: There are several traditional annual events. A Festival of Trees occurs at Christmas time. An Easter Bunny Breakfast is conducted. There is ice skating available in the Old Mill Park in the winter. Concerts are enjoyed in the Old Mill Park in the summer. Trunk or Treat is an event on Halloween. The Fairfield Police Athletic League (PAL) in concert with the Parks and Recreation Director assist each other with the ball fields and participation by the residents. Fairfield PAL fosters recreation and culture in the towns of Fairfield, Benton, Clinton, and Albion. PAL continues to develop sports fields for soccer, baseball, football, field hockey, lacrosse, and softball. Their sports programs are well attended and are a positive activity for children and families. See Table 9-1 below. The current programs are adequate for future growth except for senior citizen activities.

Other recreational opportunities in Clinton: Clinton Golf Course, a public 9-hole golf course, is located on the Hill Road and is touted as one of the premier courses in the area.

Clinton Town & Country Trailriders Snowmobile Club maintains 38.7 trail miles with volunteers under the Maine snowmobile grant program. Cross-country skiing and other non-motorized activities are allowed on these trails. The club normally meets on the 2nd and 4th Tuesday of each month at the club house located on the Club House Road off Mutton Lane. See Map 9-1.

A boat access site adjacent to the Old Mill Park is available along the Sebasticook River. Canoes, kayaks, row boats, and paddle boats may launch at this site. An inventory of fresh water assets is located on Map 2-2, Water Resources Map.

Central Maine 4th of July Celebration organization conducts an annual July 4th parade and two days of live entertainment

The Clinton Lion's Club conducts an annual July Car Show and the four-day Clinton Lions Agricultural Fair the weekend after Labor Day.

Recreation and Open Space

Maine Farm Days are held annually in August at the Misty Meadows Farm on Hill Road. This is an agricultural trade show.

Traditionally, a great deal of outdoor recreation including hunting, fishing, hiking, and trails occurs on private land with the generous permission of individual landowners.

Regional recreational opportunities: As stated above, Fairfield PAL conducts many programs for area towns to include Clinton. See Table 9-1 for participation.

Table 9-1						
Participation for Town in PAL Programs, 2019						
Source: Fairfield PAL Request for Funding Letter, December 6, 2019						
Activity	Albion	Benton	Clinton	Fairfield	Others	Totals
Cheering	22	27	19	62	0	130
Soccer	51	76	58	137	12	334
Field Hockey	3	10	12	13	2	40
Flag Football	20	34	50	96	2	202
Baseball/Cal Ripken	13	33	22	47	0	115
Baseball/Farm League	0	6	6	16	0	28
Baseball/Babe Ruth	1	5	5	14	0	25
Basketball	27	42	39	93	4	205
Summer Program	1	23	20	43	0	87
Softball	0	20	24	31	1	76
Total Participants	138	276	255	552	21	1242
Percentage	11.11%	22.22%	20.53%	44.44%	1.69%	100%

Golf courses are available in Waterville, Vassalboro, Belgrade, and Albion.

Clinton snowmobile trails connect with the surrounding communities of Fairfield, Benton, Pittsfield, and Canaan.

The Alford Youth and Community Center in Waterville provides for a variety of opportunities to include aquatics, athletics, and fitness.

The Kennebec Messalonskee Trails offer recreation and fitness trails and a bicycle-pedestrian-friendly community throughout the City and Towns of Waterville, Winslow, Benton, Fairfield, and Oakland.

A boat launch to the Kennebec River is located in Hinckley along Route 23 in Fairfield.

Parks and Recreation comparison: The State of Maine Bureau of Parks and Recreation provides recreation facility standards based upon the bureau's standards and small town averages. The following Table 9-2 has been adjusted to reflect Clinton's population of 3,486 persons as of 2010. The comparison is only intended to inform a municipality how their recreational programs and facilities compare with other communities. Each town will identify their own recreational needs based upon the interest of their citizens.

Recreation and Open Space

Table 9-2			
Parks and Recreation Comparison			
Source: State of Bureau of Parks and Recreation and Local Data			
Activity	Clinton	Small town Average	Bureau Standard
Park acreage	5 acres	33.8 acres	NA
Baseball/Softball Fields	3 fields	1.5 fields	.56 field
Multi-use Fields	0	1.4 fields	.73 field
Basketball Courts	2	1.4 court	1.6 courts
Tennis Courts	0	1.9 courts	1.6 courts
Recreation Hall	1 gym/hall	.33 hall	3.3 halls
Playgrounds	1	1.9 playgrounds	1.6 playgrounds
Picnic Tables	2	8.3 tables	6.6 tables
Swimming Pools	0	2617 square feet	3.3 pools
Boat ramp Parking	0	14.6 spaces	NA
Nature Trails	0	1 mile	3.3 miles
Exercise Trails	0	NA	3.3 miles
Bike Route, See note 1	0	NA	NA
X Country Ski Trail	38.7 miles	3.7 miles	3.3 miles
Ice Skating	3780 square feet	8976 square feet	NA
Sled Areas	0	NA	NA

Note 1: Bike travel lanes are available along paved shoulders along some portions of Main Street/Route 100, all of Baker Street, and the lower end of Hinckley Road.

Note 2: The three baseball/softball fields are located in the village.

Note 3: The snowmobile trails are 38.7 miles long and can be used for cross-country skiing.

Open Space: A great deal of outdoor recreation including hunting, fishing, and hiking occurs on private land with the generous permission of individual landowners. Maine has a strong tradition of access to private lands for recreation. Clinton has many acres of farmland which landowners have allowed for outdoor activities per our Agricultural Survey results. As of April 1, 2019, four parcels are classified as open space. The number of acres designated as open space is 49.30. Total evaluation of open space is \$20, 977. There are four parcels located on the Town of Clinton tax maps as follows: Map 007 Lot 025-001, Map 007 Lot 025-002, Map 007 Lot 025, and Map 006 Lot 053-E.

Recreation and Open Space

Connection and Proximity: Recreational playground and facilities are within walking distance for the residents in the Village Area. Other residents must commute to these facilities.

Public-Use Recreational Facilities: The recreational facilities indicated in Table 9-3 below are adequate for recreation programs. The Town of Clinton has no formal/permanent conserved land. An “X” indicates restrooms and parking are available.

Table 9-3 Public-Use Recreational Facilities			
Activity	Restrooms	Buildings/Areas	Parking
Rec Committee Annual Events	X	All are held in various bldgs and public areas	X
Police Athletic League	X	In bldgs and public areas	X
Clinton Golf Course	X	Club House	X
Snowmobile Club Meetings	X	Club House	X
Snowmobile Riding	NA	Trail system	NA
Clinton Lion’s Club	X	Bldgs & Fairgrounds	
Alfond Youth and Community Center	X	Public Bldgs and areas	X
Kennebec Messalonskee Trails	X	Public Trails	X

Town Policies:

- (1) To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.
- (2) To preserve open space for recreational use as appropriate.
- (3) To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

Issues:

There is a need for Recreational Programs for Adults and the Elderly.

There is a need for walking trails, to include a river walk, and additional biking opportunities.

Recreation and Open Space

Chapter 9, Recreation and Open Space

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 9-1 Need for recreational programs for adults and elderly</p>	<p>Review the growing senior citizen population, then conduct surveys to determine needs and pursue funding for potential programs (1) Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.</p>	<p>Town Manager</p>	<p>Parks and Recreation Board</p>	<p>Spectrum Generations, local senior citizens, Clinton Elementary School</p>	<p>2022</p>

Recreation and Open Space

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 9-2 Need for walking trails and bike paths</p>	<p>(3) Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land. (4) Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>Local landowners, MDOT, Kennebec Messalonskee Trails</p>	<p>Start 2025</p>

Recreation and Open Space

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>The town should consider joining Kennebec Messalonskee Trails. (2) Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>Kennebec Messalonskee Trails and Parks and Recreation Board and</p>	<p>Start 2023</p>

Chapter 10: Transportation

Goal: To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development to include an effective transportation system for the Town of Clinton in the future.

Purpose: The purpose of this chapter is to provide an overview of the current state of the transportation systems and the Federal, State, and local infrastructure. The intent is to also identify what other transportation assets are available regionally.

Overview of the Transportation System: Residents of Clinton are primarily dependent upon the automobile for access to work, shopping, and recreation. The vast majority of Clinton residents work and shop in Bangor, Augusta, or Waterville. However, the transportation system also brings people and goods into Clinton.

Interstate 95 is the principal arterial road in Clinton, connecting Clinton to Augusta, Bangor, and Waterville and is an important highway for the entire region. It provides commuters access to jobs within commuting distance. In the mid-1960's, I-95 was constructed through Clinton with one major intersection with the Hinckley Road that then connects to Route 23 and Route 100. The interstate also resulted in a dramatic decline in traffic on Route 100.

Additional state highways in Clinton include Route 100 / 11, extending south into Benton and Waterville / Winslow / Fairfield, and north to Burnham / Pittsfield and Route 23, leading into Canaan and connecting to the major corridor of US Route 201. Routes 100 and 23 are in good physical condition and well-built and maintained by the Maine Department of Transportation (Maine DOT). In addition, Hinckley Road, River Road, and Pleasant Street are “state aid” roads receiving state maintenance. These roads are shown in the General Transportation Map 10-1 located in the Map Appendix.

The Highway System and Development: Traffic counts and problem locations are symptoms of a much deeper issue: the relationship between highways and development. Obviously, highways are designed to serve the properties within their corridors, but there comes a point at which development exceeds the capacity of a highway to serve it. This may result from development within the corridor or development in the immediate proximity of the road.

The Maine DOT has established a set of regulations for new development impacting state highways. Traffic Movement Permits are required for major developments, such as shopping centers or large subdivisions. For all other development on state highways, driveway access permits are required. Permitting rules contain different standards based on road classification. Major highways have the tightest access rules; the remaining roads are the majority in Clinton and have relatively moderate rules. All of the rules have some standards for sight distance, driveway width, spacing, safety, and drainage.

Transportation

There are a number of other ways in which the town can influence the impact of development on transportation. They include:

- Updating local road design and construction standards to reflect current practices.
- Offering different road design options based upon anticipated use and traffic volume.
- Rear lot access options to reduce road frontage development.
- Incorporating pedestrian and bicycle travel lanes into public roads and major developments.
- Proper design and location of major land use activities.
- Implementation of the ongoing road maintenance plan.

Condition and Maintenance of the Road System: Many of Clinton's main roads are the responsibility of the State to maintain and improve. Route 100 is maintained by the State in very good physical condition and Routes 23 towards 201 and Canaan are in adequate condition. In contrast, other State responsibility roads are nowhere near as well-improved. Both town and state roads generally need right of way brushing, ditching, and shoulder improvements.

Access and Road Design Standards: Federal, State, and State aid roads within Clinton fall under permitting rules of Maine DOT. Additionally, local road access management is adequately covered by existing town ordinances. Local road design standards support the community's desired land use patterns. See Land Use and Subdivision Ordinances.

Major Traffic Generators: The only daily traffic generator is Clinton Elementary School between 7:00-9:00 am and between 1:00-3:00 pm during the school year. There are a few annual activities referred to in Section 2, Chapter 9 which causes some major traffic. During times of the year and times of day the traffic on the River, Tardiff, Hill, and Hinckley Roads increases dramatically. The Comprehensive Planning Committee concluded this can be attributed to commuter and farm traffic.

Transportation

Maine Department of Transportation (MDOT) Three-Year Work Plan dated January 25, 2021: In 2021, MDOT will replace culverts in various Clinton locations on Route 23, beginning at Pishon Ferry Road and extending east 2.3 miles to the Gustafson Road. The Maine Department of Transportation has one project planned for Clinton from 2022-2023. This is the Manley-Holt Bridge (over Carrabassett Stream) on the River Road located 0.22 of a mile north of Pishon Ferry Road.

Road and Highway Lengths and Functions: From State Records the following total lengths are in town and are color-coded on the General Transportation Map, 10-1 in the Map Appendix:

Interstate: 10.64 miles
Other State Highway: 9.26 miles
State Aid Roads: 12.67 miles
Town ways: 43.13 miles
Private Roads: 9.12 miles

Total Road Lengths from State Records by Function:

Major Collector	9.06 miles	State maintained
Minor Collector	11.51 miles	Town/State
Local roads	43.33 miles	Town maintained
Total public road miles:	63.90 miles	

The Clinton Road Inventory: The inventory is located in Tab 10-1 to this chapter. This inventory includes all roads whether Federal, State, Town, or Private. This inventory also contains proposed paving cycle, road locations, and remarks.

Transportation

Local Road Maintenance: Road projects are planned by the Road Commissioner and the Road Advisory Committee, and the Town Manager. The road maintenance contractor handles road maintenance tasks and snow plowing. Major road and drainage projects are contracted. The existing process works well and has enabled the town to adequately maintain its road infrastructure.

Approximately \$150,000 in the Highway Line is budgeted each year for summer road maintenance. Annually there is \$335,000 budgeted for Winter Road maintenance and \$150,000 is used for paving. Maine Department of Transportation (DOT) grants \$54,956 annually. These State funds may only be used for capital improvements, such as paving, and culvert replacement.

The town's road maintenance contractor has done a good job maintaining and improving local roads because the town continues to adequately invest in ongoing road improvements and maintenance. If this philosophy is ongoing, there will be a well maintained local road system.

Clinton's Work Plan: The town schedules repaving on an approximate ten-year cycle. See Tab 10-1 for more information. Annually, the town budgets approximately \$150,000 to \$200,000 for paving projects. Currently, the town's work plan has two upgrades that need to be completed: 1) the culvert/bridge on the True Road and 2) the Johnson Flat Road. For other potential projects with the cost estimates consult Chapter 14, Hazard Mitigation.

In the spring of 2020, the sidewalks on Railroad Street are to be repaved. This upgrade will connect residential areas with the school, shopping areas, and daily destinations.

Private Roads: Clinton has a reasonable number of private roads (approximately 9.12 miles). Most private roads are serving private residences about town. Typically, school buses will not travel on private roads and students must catch the bus at the public road intersection. Likewise, emergency vehicles traveling over private roads may be hampered from reaching residents due to poor maintenance, snow, mud, or other weather conditions.

The town allows the creation of new private roads, usually as part of subdivisions. The current Subdivision Ordinance sets out minimum construction standards for private roads proposed to access subdivision lots and requires a maintenance agreement for shared costs at the time of approval. Any road proposed for Town acceptance, including existing roads, must meet the standards in the Street Design and Construction Standards section of the Ordinance. Local Assess Management and Road Design Standards are detailed in the Town of Clinton's Land Use Ordinance and Subdivision Ordinance. Clinton complies with the MDOT permit requirements.

Discontinued Roads: No roads have been discontinued in recent years.

Transportation

Bridges: Bridges are an essential part of the road system. Bridges have different design and structural features and must be maintained on a different schedule than ordinary roads. A number of years ago, the DOT assumed responsibility for the majority of bridges in the state, including some on town roads. The location and responsibility of Clinton bridges is shown on the General Transportation Map, Map 10-1 in the Map Appendix. The length column below indicates length for bridges and width for culverts. The State of Maine designated an unnamed brook as Horseback Brook.

Table 10-1						
Bridges						
Source: Maine Department of Transportation						
Route	Bridge Name	Water Body / Road Under	Feet	Material	Type	Latest Federal Sufficiency Rating
I95 SB	I95 SB / Horseback Brook	Horseback Brook	22	Concrete	Culvert	91
I95 NB	I95 NB / Horseback Brook	Horseback Brook	22	Concrete	Culvert	91
I95 SB	I95 SB / Twelve Mile Brook	Twelve Mile Brook	26	Concrete	Culvert	94
I95 NB	I95 NB / Twelve Mile Brook	Twelve Mile Brook	26	Concrete	Culvert	83
I95 SB	I95 SB / Beaver Brook	Beaver Brook	21	Concrete	Culvert	93
I95 NB	I95 NB / Beaver Brook	Beaver Brook	21	Concrete	Culvert	78
I95 SB	I95 SB / Hinckley Road	Hinckley Road	170	Steel	Stringer/Multi-Beam Or Girder	93
I95 NB	I95 NB / Hinckley Road	Hinckley Road	170	Steel	Stringer/Multi-Beam Or Girder	93
Route 100 / 11	Cain Bridge	Twelve Mile Stream	59	Pre-Stressed Concrete	Box beam or Girders - Multiple	69
River Road	Decker Bridge	Miller Stream	12	Concrete	Slab	76
River Road	Manley Holt Bridge	Carrabassett Stream	54	Concrete	Slab	30
Pleasant Street	Sebasticook Bridge	Sebasticook River	190	Steel	Truss	17
Hinckley Road	Bean Bridge	Beaver Brook	23	Concrete	Culvert	76
Hinckley Road	Osborne Bridge	Beaver Brook	19	Concrete	Slab	76
Hill Road	Hern Bridge	Twelve Mile Stream	31	Concrete	Slab	78
Hill Road	Hill Road / I-95	I-95	423	Steel	Stringer/Multi-Beam Or Girder	80
Mutton Lane	Mutton Lane / I-95	I-95	601	Steel	Stringer/Multi-Beam Or Girder	73
Horseback Road	Relocated Horseback Road	Horseback Brook	31	Concrete	Culvert	96
Route 23	George W Hinckley Bridge	Kennebec River	643	Steel	Stringer/Multi-Beam Or Girder	89
Rogers Road *TOWN MAINTAINED*	Brimmer Bridge	Twelve Mile Stream	18	Steel	Culvert	97

Transportation

Usage of the Highway System: The Maine DOT is responsible for monitoring usage of its roads through a system of traffic counts. Traffic counting is reported in units of Average Annual Daily Traffic – the total number of vehicles going past a given point on an average day. Traffic counts are measured annually only at one point on Route 201; elsewhere, they are recorded every 2 to 5 years.

Table 10-2 shows traffic count data as tabulated by the Maine DOT. A visual representation of average daily traffic volumes is presented on the Traffic Transportation, Map 10-2 in the Map Appendix.

	2011	2013	2017	Average % change
I-95 NB OFF Ramp to Hinckley Road	7,880	7,870	8,390	6.47
I-95 NB ON Ramp to Hinckley Road	8,180	8,360	9,360	14.43
I-95 SB OFF Ramp to Hinckley Road	8,690	8,490	9,350	7.59
I-95 SB ON Ramp to Hinckley Road	8,350	8,250	8,550	2.4
Hinckley Road NW of Gustafson (to 23)	880	870	870	-1.14
Route 100 / 11 SW of Cemetery	2,090	2,620	2,380	13.88

The first observation from this table is the lack of records for many places before 2017. This makes it difficult to look at trends over recent times. What can be discerned, however, is that obviously I95 has the highest traffic through town. This is not a surprise. What may be a surprise is that the entrance and exit ramps into Clinton have increased with the most popular being getting on the interstate heading north. Other trends include a small drop of people using the Hinckley Road to get to Route 23 and there was a sizable increase in traffic on Route 100.

The other common measure of usage of the highway system is tracking of crashes. Crashes happen for all sorts of reasons, not just traffic, but they are generally attributable to some feature of the road system. Most common is crashes at intersections, but many crashes can happen on open road segments, from deer hits to weather-related crashes.

The Transportation Crash Map, 10-3 in the Map Appendix shows the location of highway crashes reported during 2017. The crashes are identified by type, so you can see which ones are deer, intersections, or other causes. The vast majority of crashes are along the Interstate and main roads through town, which is consistent with them being the busiest highways in town. Somewhat unsurprisingly, there are a good number of cars going off the roads on rural roads that may have speed as a factor.

The map, 10-3 also shows one “High Crash Location,” on I-95 in the south of town. The DOT defines a high crash location as one where there have been eight or more crashes over three years and where the rate of crashes factored for traffic is greater than average. This area is just before the on and off ramps which may account for the number of accidents here.

Transportation

Non-Highway Transportation Resources: The principal mode of transportation is the automobile and its local and state road system. Nevertheless other modes of transportation play a role in our lives. The following is a discussion of some of the more significant transportation modes that serve Clinton.

Air Travel:

The Augusta and Waterville airports offer a limited number of commercial flights (passenger service from Augusta only) and provide access for private and corporate planes and small jets. Both airports are about a 15 minute drive. The Portland Jetport and the Bangor Airport offer commercial passenger service to a number of different hubs. The Manchester Airport in New Hampshire offers a popular alternative to Boston's Logan Airport. Clinton has no airport.

Railroad:

The Maine Central Rail Line, runs through the south east of Clinton, just cutting through the downtown area. This is a main trunk line extending from Portland to Northern Maine. The railroad carries freight mostly consisting of paper, pulp, lumber, wood products, petroleum, and chemicals. Future transportation and land use planning should include the rail line's potential for growth. The location of the Intermodal facility in Waterville, increased trade with Maritime Canada, and rising transportation and fuel cost may improve the viability of the rail line.

In addition, this line connects south to Augusta and then to Brunswick (the State of Maine owns the track and right-of-way on this southern section). Expanded Amtrak passenger rail service was approved from Portland to Brunswick, and those trains began carrying passengers in 2012. If the service from Portland to Brunswick is as popular as the Portland to Boston passenger service, calls for expansion will likely continue. The logical extension of passenger rail service from Brunswick to Augusta, Winslow, Waterville, and eventually Bangor is on this "Lower Road" rail line.

Passenger rail service has recently been re-established between Brunswick and North Station in Boston and reports are that it is flourishing. Plans call for eventually expanding passenger access along the coast and into central Maine via Waterville and Bangor, but this is a decade or more in the future. There are no plans for passenger rail transportation in Clinton.

Public Transit:

Interstate bus service is not available in Clinton, but may be accessed both in Augusta and Waterville. Local public bus service is not available for the general population.

The Kennebec Valley Community Action Program provides rides to elderly and other persons through a volunteer driver program and demand-response bus for disabled clients. Other social service agencies also provide transportation for their clients. It is expected that, with the aging population, the demand for public transportation of this type will increase dramatically over the next twenty years.

Transportation

Sidewalks: The town has a limited sidewalk system, to serve that portion of the population that needs to go short distances, cannot drive, or desires physical exercise. The Main Street of downtown has sidewalks with a handful of the connecting streets. The town's sidewalks are in highly variable condition. Money for sidewalk improvements tends to be a lower priority than road improvements, and little has been done in recent years for any but the most dramatic problems.

Parking: There are two shortcomings currently identified in village/downtown parking in the vicinity of the library and fire station. Currently, the select board is considering developing some vacant lots to expand parking. During large events conducted one or two times a year, parking cause's congestion.

Bicycling: Bicycle usage is growing in Maine, both as a form of transportation and recreation. But unfortunately there are no dedicated bike lanes in town but the paved shoulder along Route 100 and Route 23 provides a somewhat safe bicycle travel way. Other local roads are used for bike traffic but are not especially safe due to unpaved shoulders and narrow roadways. There are no off-road routes especially identified for bike travel. This needs to be part of the planning in Growth Area One discussed in Section 4, Future Land Use. This has been addressed in Section 2, Chapter 9 as Issue 9-2. Also, see Issue 7-2 in Section 2, Chapter 7.

Conclusions:

- There are no current transportation concerns. As shortcomings are identified, the town plans, develops financing methods, and completes needed work. Current growth trends indicate no significant problems will arise.
- The Subdivision Ordinance addresses planning, design, and construction of subdivision roads.

Town Policies:

- (1) To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
- (2) To safely and efficiently preserve or improve the transportation system.
- (3) To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
- (4) To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).

Transportation

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

Issues:

During times of the year and times of day the traffic on the River, Tardiff, Hill, and Hinckley Roads increases dramatically.

Continue, on a regular basis, a road work plan which meets the town's public needs

Chapter 10, Transportation

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 10-1 During certain times of the year and specific times of day, the traffic on River, Tardiff, Hill, and Hinckley Roads increases dramatically.</p>	<p>To promote public safety, a paved shoulders for bikes and pedestrians should be constructed</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>MDOT, Road Commissioner, Road Advisory Committee</p>	<p>2027</p>
<p>Issue 10-2 Continue, on a regular basis, a road work plan which meets the town's public needs</p>	<p>(1) Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>MDOT, Road Commissioner, Road Advisory Committee</p>	<p>Biannually</p>

Transportation

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>(2) Initiate or actively participate in regional and state transportation efforts. (3) Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:</p> <ul style="list-style-type: none"> a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A. 				

Transportation

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	(4) Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.				

Tab 10-1

Clinton Road Inventory

Sources: Clinton Fire Chief, MDOT, KVCOG, local selectman consultation

Page 10-1-1

Name of Road	Ownership	General Location	Town Paving cycle (Approximately 10 Year Cycle)	Town Roads (other repairs)	Remarks
AVIS DR	P	Off Hinckley Rd			
BAKER ST	S (AID)	Main to RR Track on Hinckley Rd			Town may not post road
BANGOR RD (RT100)	S (AID)	McNally Rd to Burnham Line			Town may not post road
BATTLERIDGE RD	T	Off Hinckley across from Tardiff Rd to Canaan Line	2024		Last upgrade and paving approximately 2014
BEAR LN	P	Off Horseback Rd			
BEAUDOIN RD	T	Off Mutton LN	2021		
BELLSQUEEZE RD	T	Off Hinckley Rd; to north is Upper and south is Lower	2028		
BENNETT WAY	P	Off Hinckley Rd			
BICKFORD DR	P	Off Bangor Rd			
BOOKER LN	P	Off Hinckley Rd on curve			
BOWERS LN	P	Off Bangor Rd			
BURNS DR	P	Off Canaan Rd			
BUSH RD	T then P	Across from Mutton Ln on Johnson Flat Rd			Dirt road
CANAAN RD (RT 23)	S	From Hinckley Bridge to Canaan Line			

Name of Road	Ownership	General Location	Town Paving cycle (Approximately 10 Year Cycle)	Town Roads (other repairs)	Remarks
CHANNING PLACE	P	Right fork off McNally Rd			
CHURCH ST	T	Off Main St	2025		
CINDY BLODGETT DR	T	In village off Morrison Ave across from Winn Ave	2019		
CLUB HOUSE RD	P	Off Mutton Ln			
DAIGLE DR	P	Off Bangor Rd			
DARLING AVE	P	In village from Silver St			
DEAN RD	T	Off Hill Rd			Dirt road
DIAMOND AVE	P	Off Gold St in Ames Trailer Park			
DIXON RD	T/P	Off Hinckley Rd	2021		
DOUBLE R DR	P	Off Bangor Rd			
ELWOOD DR	P	Off Hinckley Rd			
FLANNERY DR	P	Off Hill Rd			
FRENCH SETTLEMENT RD	P	Off Canaan Rd			
GIBSON RD	T	Off Hinckley Rd			Dirt road
GOLD ST	P	In village off Silver St			
GOODALE RD	T/P	In village off Railroad St	2025		Paved on town portion only

Name of Road	Ownership	General Location	Town Paving cycle (Approximately 10 Year Cycle)	Town Roads (other repairs)	Remarks <i>Page 10-1-3</i>
GOODRICH RD	T	Connects Hill Rd to Battleridge Rd	2029		
GUSTAFSON RD	T	Connects Hinckley Rd to Canaan Rd	2027		
HIGH ST	T	Off Baker St	2025		
HILL RD	T	Left fork at end of Railroad St to Canaan Line	2023 & 2029		
HILLCREST DR	T	Off Battleridge Rd	2020		
HINCKLEY RD	S (AID)	Starts on Baker St at RR Tracks to Canaan Rd			Town may not post road
HOLMAN DR	P	Off Mutton Ln			
HOLT RD	T	Off Bangor Rd	2024		
HORSEBACK RD	T	Off Hill Rd	2020,2021,2029		1 mile 2020; 1 mile 2021; balance 2029
HUNT DR	P	Off Bangor Rd			
INTERSTATE 95	F	Intersects Clinton from north to south			
JOHN DEERE DR	P	Off the Hinckley Rd			
JOHNSON FLAT RD	T	From Whitten Rd to Burnham Town Line	2027	Elevate roadway/ stabilize shoulder on FEMA repair list	Approximately one mile is split down the center line with Pittsfield
KING DR	P	Off Horseback Rd			
LAMB AVE	T	In village off Railroad St to Spring St	2025		

Name of Road	Ownership	General Location	Town Paving cycle (Approximately 10 Year Cycle)	Town Roads (other repairs)	Remarks
LILAC DR	P	Off Mutton Ln			
LINDSEYS WAY	P	Off Booker Ln			
LONG AVE	P	Last Rd off Gold Rd			
MAIN ST (RT 100)	S	From Benton Town Line to McNally Rd			Town may not post road
MARTIN LN	P	Off Pleasant St			
MCALLISTER RD	T	Off Bangor Rd		Rebuilt approximately 2015	Dirt road
MCKENNEY RD	T then P	Off Hill Rd			Dirt road
MCNALLY RD	T	Off Main St	2027		
MORRISON AVE	T	In village Railroad St to Main St	2022		
MUTTON LN	T	Right fork at end of Railroad St to Johnson Flat Rd	2026		
OLD LEONARD WOOD RD	T	Off Bangor Rd	2024		
PAINT BALL LN	P	Off Horseback Rd			
PARK AVE	P	In village off Gold St			
PEARL ST	T	In village off Pleasant St	2030		
PEASE RD	T	North off Johnson Flat Rd		Culvert on FEMA repair list	Dirt road

Name of Road	Ownership	General Location	Town Paving cycle (Approximately 10 Year Cycle)	Town Roads (other repairs)	Name of Road <i>Page 10-1-5</i>
PEAVEY RD	T	Connects Tardiff Rd to River Rd		Gravel /shoulders, ditching and brushing	Dirt road
PINE DR	T	Left fork at end of McNally Rd	2027		
PISHON FERRY RD	T	Off Canaan Rd	2023		
PLEASANT ST	S (AID)	Off Main St to east and Benton Town Line			Town may not post road
POND DR	P	Off Hill Rd			
RAILROAD ST	T	In village across from Pleasant St	2023		
REIDER DR	P	Off Bangor Rd			
RHOADES LN	P	Off Bangor Rd			
RIVER RD	S (AID)/T	Along Kennebec River to Benton Town Line to South, North to Canaan Town Line	2026		Town may not post road. North of Rt 23 is town section.
RIVERSIDE ESTS	P	Off Holt Rd			
RODERICK RD	P	Off Hinckley Rd			
ROGERS RD	T	Connects Horseback and Hill Rds		Upgrade drainage on FEMA repair list	Dirt road.
ROSE LN	P	Off Mutton Ln			
R&R DR	P	Off Bangor Rd			
SEBASTICOOK DR	T	Off Pleasant St	2023		

Name of Road	Ownership	General Location	Town Paving cycle (Approximately 10 Year Cycle)	Town Roads (other repairs)	Remarks
SHADY KNOLL LN	P	Off Mutton Ln			
SHANNONS WAY	P	Off Hinckley Rd			
SHOESTRING DR	P	Off Horseback Rd			
SILVER ST	T	In village off Main St to Morrison Ave	2023		
SPRING ST	T	Off Main St to Railroad St	2030		
STONEY RIDGE	P	Off Battleridge Rd			
TARDIFF RD	T	Off Hinckley Rd across from Battleridge Rd		The last mile towards River Road needs rebuild	Heavy traffic could result from Summit Gas construction
THIBODEAU DR	P	Off (Lower) Bellsqueeze Rd			
TRUE RD	T	Off Hinckley Rd	2021	Culvert on FEMA repair list	
VICTOR LN	T	Off Hill Rd	2026		
VINCENT DR	P	Off (Lower) Bellsqueeze Rd			
WATER ST	T	Off Main St to east to Pleasant St	2024		
WHEELER DR	P	Off (Upper) Bellsqueeze Rd			
WHITTEN RD	P	Off Mutton Ln			
WINN AVE	T	Off Railroad St to Morrison Ave	2030		

Name of Road	Ownership	General Location	Town Paving cycle (Approximately 10 Year Cycle)	Town Roads (other repairs)	Remarks <i>Page 10-1-7</i>
WRIGHT RD	T	Off Horseback Rd just before Johnson Flat Rd			Dirt road
WYMAN RD	P	Off Hinckley Rd			

OWNERSHIP: P=Private; T=Town of Clinton; S=State; F=Federal

Public Facilities and Services

Chapter 11: Public Facilities and Services

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

Purpose: The purpose of this section is to inventory and examine all the public services currently offered by the town as well as other public services, and to identify issues that need improvement.

Town Government: The Town of Clinton has a Town Meeting-Selectmen-Manager form of government. This is the second most common form of local government in Maine. As municipalities grow in size and as State and Federal regulations increase in number and complexity, many municipalities have hired a Town Manager. Under this form of government, the Town Manager oversees daily operations of the municipality. The Board of Selectmen continues to serve as the town's executive body; the only difference is that they now can focus more on issues of policy. There are five selectmen who make executive decisions and one town manager who manages the daily operations of the town. The annual town meeting is held on a Tuesday in June during which time citizens vote by written ballot for the various articles that have been placed on the warrant. For more information on town meeting procedures, refer to the current Town Charter on the Town of Clinton's website: <https://www.clinton-me.us> .

Town Elected Positions: Selectmen, Moderator for annual Town Meeting, Three Directors for Maine School Administrative District (MSAD) 49, and Three Trustees for Brown Memorial Library.

Town Appointed Positions: The Board of Selectmen shall appoint the following officers: Town Manager, General Assistance Director, Road Commissioner, Tax Collector, and Treasurer and may appoint an Assessor's Agent.

The Town Manager, subject to the confirmation of the Board of Selectmen, shall appoint: the Fire Chief (nominated by the fire fighters), Police Chief, Highway Department Head, Solid Waste Transfer and Recycling Center Director, and Code Enforcement Officer(s).

The Town Manager shall appoint the following officers: Animal Control Officer, Building Inspector, Plumbing Inspector, Electrical Inspector, Civil Emergency Preparedness Director, E-911 Municipal Coordinator, Health Officer, Registrar of Voters, and Town Clerk. Town Manager may appoint an Emergency Medical Services Director, Personnel Director, and all fire officers nominated by the firefighters.

The Town Clerk shall appoint a Deputy Town Clerk(s) and Ballot Clerk(s).

The Library Board of Trustees shall appoint the Librarian and all Library Personnel.

Public Facilities and Services

Appointed Boards and Committees: The Board of Selectmen shall appoint members to all Boards and Committees:

1. Planning Board: Five Regular Members with two Alternates
2. Board of Appeals: Five Regular Members with two Alternates
3. Budget Committee: Ten Members
4. Cemetery Committee: Five Members
5. Economic Development Committee: Seven Members
6. Personnel Advisory Board: Three Members
7. Parks and Recreation Board: Five Members
8. Water District Board of Trustees: Will be pursuant with the Water District Charter
9. Ad-hoc Committees as needed

Administration Department: The Administration Department is responsible for vehicle registration, collection of property and excise taxes, property lien notices and collections, and voter registration, as well as all other administrative duties. Contractual services include Assessing, Auditing, and Information Technology (IT) Management.

Employees of the department are Town Manager, Town Clerk, and two Deputy Town Clerks.

Hours of operation are 8:00 AM – 3:45 PM Monday thru Friday. The second and fourth Tuesday of each month the office remains open until 6:00 PM. The Town Office is located at 27 Baker Street.

The town constructed a new town office building in 1993. The building is occupied by the police department and town staff to include Town Manager, Town Clerk, two Deputy Town Clerks, Tax Assessor, and Code Enforcement Officer. The building has two meeting rooms including a large room with kitchen facilities.

Fire and Rescue Department: The Fire and Rescue Department is responsible for public safety. Clinton Fire and Rescue provides fire suppression, prevention, and emergency medical care to the citizens of Clinton. In 2018 the department responded to approximately 700 calls for service. Approximately 550 of the calls were emergency medicals, 50 fire calls, 40 vehicle accidents, and 60 others. Clinton's Department has mutual aid agreements with Burnham, Pittsfield, Canaan, Benton, Fairfield, Albion, Waterville, and Winslow.

Fulltime employees for the department are one Fire Chief and three Fire Fighters. Two Assistant Chiefs receive stipends. There are 17 Emergency Medical Technicians and 12 Reserve Fire Fighters.

This department's hours of operation are 24 hours per day, 7 days per week, and 365 days per year. The Fire Department is located at 19 Church Street.

Public Facilities and Services

The Fire and Rescue Department building consists of two ambulance bays and two additional bays to accommodate fire trucks. It contains central offices with a training room, kitchen, and sleeping areas for fire/rescue crews. The facility is a metal building and has a shallow pitched roof. The footprint of the building is sufficient until fire apparatus is updated with larger equipment. Because of the lot size, parking is currently limited. Expansion of the building is also limited due to this lot size.

Police Department: The Clinton Police Department is responsible for public safety with a mission to protect and serve. They provide mutual support to other towns in the area. Neighboring agencies will also assist the Clinton Police Department as requested. In 2018, the department handled 9716 incidents.

Employees include one part-time Police Chief, three full-time officers, and four reserve officers. The Police Office is located in the Town Office building at 27 Baker Street. The full-time police officers work shifts. All other times are covered by reserve officers or are on call.

Recreation Department: Information on this Department is found in Section 2, Chapter 9, Recreation and Open Space. The Parks and Recreation Board normally holds their meetings at the Town Office.

Code Enforcement: Code Enforcement assists the citizens of Clinton regarding building, plumbing, and ordinance questions and concerns in a professional and prompt manner. The current Code Enforcement Officer (CEO) is also the Local Plumbing Inspector (LPI), Local Health Officer (LHO), Municipal 911 Address Officer (911AO-911), and Building Inspector (BI). The CEO acts as liaison with: Planning Board, Appeals Board, and Comprehensive Planning Committee. CEO also works with the Town Manager. Additional duties for the CEO are overseer of construction and overseer of maintenance for town facilities. Currently, the CEO liaisons with the Maine Department of Environmental Protection, the Army Corps of Engineers, and the Maine Emergency Management Agency.

The office employs one part-time Code Enforcement Officer for 32 hours per week.

Hours of operation are Monday through Thursday 8:00 AM to 3:45 PM. The CEO Office is located at 27 Baker Street in the Clinton Town Office.

Brown Memorial Library: The library has over 1,400 volumes and supports the town with lending out books, DVDs, and eBooks. The library is also available for public computer use, wireless access, photocopying, faxing, laminating, and computer assistance. Special programs are conducted throughout the year to include a children's Summer Reading Program.

The library employs two part-time employees, a Library Director and an Assistant Director. A Board of Trustees consists of a Chairman and two additional trustees. The Town of Clinton's Annual Budget and endowments fund the Library.

Public Facilities and Services

The Friends of the Brown Library organization raises money to help fund programs, craft supplies, books, and other things that a small town library on a tight budget may require.

Summer hours: Monday and Wednesday 9:00 AM – 4:00 PM, Tuesday 10:00 AM – 6:00 PM, Thursday 12:00 – 8:00 PM, Friday 9:00 AM – 3:00 PM.

Winter hours: Monday 10:00 AM – 5:00 PM, Tuesday and Wednesday 10:00 AM – 6:00 PM, Thursday 12:00 - 8:00 PM, Saturday 9:00 AM – 1:00 PM. Location is 53 Railroad Street.

The Brown Memorial Library Building is an architecturally distinguished 1899-1900 Richardsonian Romanesque. The building was designed by architect John Calvin Stevens and added to the National Register of Historic Places in 1975. More information can be found in Section 2, Chapter 1 of this document.

Clinton Transfer Station: The Station provides for disposal of residential and commercial solid waste generated within the Town of Clinton. It also provides solid waste disposal for the Town of Benton. Solid Waste Management is adequate for current and future needs. The Town of Clinton has reduced its reliance on waste disposal by increasing recycling opportunities. Recently, the Recycling Exchange Shop was established where items are dropped off and then offered to the public. The town received grant money to upgrade the shop. Clinton updated permits in 2020 to allow for burning of brush and disposal of demo debris. Tires are sent out for grinding. Residents may turn-in paint for repurposing to Paint Care, a non-profit organization which sends it to third-world countries. The Town of Clinton recently drafted a new Solid Waste Disposal Ordinance and it was approved by the voters at the Town Meeting, July 14, 2020.

Table 11-1					
Solid Waste Type and Amount (tonnage)					
Source: Town of Clinton Records					
Year	Recyclables	Trash	Demolition	Metal	Total
2020	303.66	815.61	321.19	58.20	3518.66
2019	250.28	738.92	250.91	57.20	3316.31

Records from 2018 indicate that total Solid Waste Types as follows: Municipal Solid Waste (MSW) recyclables: 345 ton. Total other MSW recyclables: 58.63. MSW mixed: 1301.23, and Construction/Demolition Debris (CDD): 233.53

There were no town records available for 2017 and 2016. When the lack of records was discovered in the last quarter of 2019, the town made staff changes and developed personnel policies to avoid this situation in the future.

In 2015, the following totals were recorded: CDD: 1626 tons, E-Waste: 1667 units, MSW: 1309.63 tons, Metal: 52.14 tons, and Brush: 99.7 tons.

For 2014, records indicate the following: Big Green Recycling: 152 units, CDD: 176.49 tons, Steel cans: 3.4 tons, Cardboard: 67.96 tons, E-Waste: 1652 units, Light Iron: 33.42 tons, Number 2 High-density polyethylenes (HDPE) (plastic): 5.57 tons, and MSW: 2,373.90 tons.

Public Facilities and Services

The transfer station employs one full-time director, one full-time employee, one part-time employee, and other occasional part-time employees. Volunteers man the Recycling Exchange Shop.

Hours of operation: Wednesday, Thursday, Friday, and Saturday 7:00 AM – 5:00 PM. Location is 41 Old Leonard Wood Road.

The Transfer Station facility comprises two large metal buildings, of which the smaller of the two is approximately 1200 square feet and is currently being used for the Recycling Exchange Shop. The larger of the two buildings is approximately 2400 square feet and houses equipment. There are four large roll-on/roll-off containers. There is a truck scale area for weighing materials. Also located at the Transfer Station is the town's sand/salt shed with its own access road.

Emergency Management: The Director is responsible for Preparedness, Response, Recovery, and Mitigation of natural and man-made disasters. The town employs one Emergency Management Director who works for a stipend. The Emergency Management Director can be contacted by leaving a message at the Town Office.

Cemetery: A cemetery sexton oversees plans and participates in the daily operation and maintenance of Clinton's cemeteries. He/she is responsible for interments and care and upkeep of the Veterans' Memorial. Mowing of the town's cemeteries is contracted. There are two part-time employees to include a Sexton and Assistant Sexton and also volunteers. Clinton cemeteries will be open to vehicle traffic after May 15 until November 1, but walk-in traffic is allowed at any time. Cemetery information can be found in Section 2, Chapter 1 of this plan.

Highway Maintenance: The maintenance of roads is completed by contract. The contractor's duties include emergency responses; limited winter maintenance; drainage of streets, roads, sidewalks and stormwater catch basins; gravel road maintenance; limited asphalt maintenance; vegetation control; sidewalk maintenance; sand removal in the Spring; pavement line marking on crosswalks; signage maintenance; debris removal; and general administration, such as inspection of highways, oversight of contract work, traffic control, and trash removal from town facilities. Paving of town roads goes out annually for bid and issuance of a contract. The contractor uses the best practices to protect water resources in their daily operations.

Winter Roads: Winter snow removal, sanding, and salting of all public roads within town is contracted on a three-year contract. The Town of Clinton provides funding for liquid calcium and road salt.

Stormwater Management: Polluted stormwater runoff is commonly transported through municipal separate storm sewer systems (MS4s), and then often discharged, untreated, into local water bodies. Clinton has no stormwater combined with the public sanitary sewer. Under MS4, the municipality has approximately 10 stormwater catch basins all located in the village area.

Public Facilities and Services

There are approximately 15 stormwater catch basins along State of Maine (MDOT) roads and State Aid roads. Most State of Maine catch basins are located on Main Street and Baker Street. The town highway contractor each Spring inspects and cleans the catch basins, as needed. Stormwater management is currently adequate. Clinton does not have any major goals regarding MS4 but should consider this for further development. See Issue 11-1 (6).

Clinton Water District: The primary duty of the water and sewer district is to maintain systems to efficiently provide public water and process public sewage. The Water District currently has 410 water customers and 360 waste water customers. There is capacity for 200 additional water customers and an additional 300 waste water customers. The capacity of the district, both water and sewer, for future development in the next ten years is more than adequate. For the physical coverage of both the water system and the sewer system, consult the Town Office or the Water District. The Clinton Water District crews and contractors use best management practices to protect water resources in their daily operations.

The water system consists of one well/pump house, a water tower of 600,000 gallons, which is normally filled to 85%. It has an established well head protection zone. It provides public water mostly to the village area.

The sewer system consists of five pumping stations and mirrors the water system's coverage in the village area. The two lagoons are operated in a series and cover approximately 26 acres and are approximately five feet deep.

There are three full-time employees to include Plant Manager, Senior Systems Operator, and Office Manager. Governance comes from a three person Board of Trustees consisting of Chairman, Treasurer, and Clerk. This Board is not part of Town Government. This board and the Town Selectmen will need continued close coordination to plan for future development.

Hours are Monday through Thursday 9:00 AM to 3:00 PM. Clinton Water District is located at 111 Old Leonard Wood Road.

Schools: Clinton belongs to MSAD #49 along with Albion, Fairfield, and Benton. The only school in the town is the Clinton Elementary School located at 75 Morrison Avenue and enrolls K-6 for a total of 291 in school year 2019-2020. Students in grades 7 and 8 attend the Lawrence Junior High School in Fairfield. High School students, grades 9 through 12, attend Lawrence High School, also in Fairfield.

Public Facilities and Services

Table 11-1 below indicates no new school construction or expansion is required as the student population is stable. It is expected there will be a gradual decline in enrollment.

Table 11-1
MSAD#49 Enrollment Projections by Age
Source: New England School Development Council

School District: **MSAD #49 Fairfield, ME**

1/30/2019

Enrollment Projections By Grade*																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2013	127	2018-19	74	126	147	160	128	174	145	166	160	179	159	156	158	175	0	2033	2107
2014	155	2019-20	75	150	127	149	161	131	178	149	168	158	173	156	154	154	0	2008	2083
2015	168	2020-21	76	163	151	129	150	165	134	182	151	166	153	170	154	150	0	2018	2094
2016	137	2021-22	77	133	164	153	130	153	168	137	184	149	161	150	168	150	0	2000	2077
2017	130	2022-23	78	126	134	166	154	133	156	172	139	182	144	158	148	164	0	1976	2054
2018	132	(prov.) 2023-24	79	128	127	136	167	158	136	160	174	137	176	142	156	144	0	1941	2020
2019	144	(est.) 2024-25	80	140	129	129	137	171	161	139	162	172	133	173	140	152	0	1938	2018
2020	142	(est.) 2025-26	81	138	141	131	130	140	175	165	141	160	167	131	171	137	0	1927	2008
2021	137	(est.) 2026-27	82	133	139	143	132	133	143	179	167	139	155	164	129	167	0	1923	2005
2022	137	(est.) 2027-28	83	133	134	141	144	135	136	147	181	165	135	152	162	126	0	1891	1974
2023	139	(est.) 2028-29	84	135	134	136	142	147	138	139	149	179	160	133	150	158	0	1900	1984

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births
Based on children already born
Based on students already enrolled

Health Care: Northern Light Primary Care, 1309 Main Street, offers primary care and same-day access for non-threatening issues such as sore throats, sprains, infections, and minor wound or burn care. Direct access to Northern Light Sebasticook Valley Hospital in Pittsfield and the many specialists throughout the statewide Northern Light Health system is available. Adequate public health and social service programs are readily available in the neighboring communities and especially prevalent in Waterville. Kennebec Valley Community Action Program (KVCAP) offers affordable and convenient forms of public transportation to medical and social service appointments.

Telecommunications and Public Electric Power: Three-phase power for commercial development is currently adequate. It is available on Pleasant Street, Railroad Avenue to the intersection of Mutton Lane, Main Street north from Baker Street for approximately 1/2 mile, Baker Street, and Old Leonard Wood Road. High speed internet is available; however, it could be improved. Telecommunications are satisfactory. With the ever evolving technology these two systems will always lag behind in rural areas. Electric power infrastructure is adequate in Clinton.

Tree Program: In the past, the Town of Clinton has participated in the Project Canopy Program. There is no anticipated need for further use of this program.

Public Facilities and Services

Conclusions:

- Rural private residential septic tank waste is pumped by a local for hire vacuum trucks with a portion of the fee covering disposal at an approved site.
- Municipal services are adequate to meet the population and demographic changes in the future.
- Clinton has partnered with neighboring communities to reduce costs and/or improve services. Examples are operation of the Transfer Station, dispatch, and schools. See Section 2, Chapter 15, Regional Approach to Land Use Planning for more information.
- The Community's Emergency Response by the Police and Fire Departments is adequate currently and adequate for the future.
- Public Facilities such as the Town Office, Police Office, and Firehouse are currently adequate and require no new construction in growth areas. Section 2, Chapter 12, Government and Fiscal Capacity, Table 12-5, addresses town buildings new construction.

Town Policies:

(1) To efficiently meet identified public facility and service needs.

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

Issues:

Clinton needs to identify capital improvement needs, as appropriate to support growth area development

Clinton's Economic Development Committee must be revitalized.

Public Facilities and Services

Chapter 11, Public Facilities and Services

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
<p>Issue 11-1 Clinton needs to identify capital improvement needs, as appropriate to support growth area development</p>	<p>Refer to Issue 7-2 (1) Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics (2) Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas. (3) Encourage local sewer and water districts to coordinate planned service</p>	Selectmen	Town Manager	KVCOG, Planning Board, and Ad-hoc Committee	Started 2020 with appointment of the Public Safety Building Advisory Committee

Public Facilities and Services

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	<p>extensions with the Future Land Use Plan. (4) If public water supply expansion is anticipated, identify and protect suitable sources? (5) Explore options for regional delivery of local services. (6) Review MS4 for expansion and establishing goals</p>				
<p>Issue 11-2 Clinton does not have an active Economic Development Committee</p>	<p>Revitalize the Economic Development Committee</p> <p>Consider joining the Central Maine Growth Council</p>	<p>Selectmen</p>	<p>Town Manager</p>	<p>KVCOG and Central Maine Growth Council</p>	<p>2022</p>

Governmental and Fiscal Capacity

Chapter 12: Governmental and Fiscal Capacity

Goal: To plan for, finance, and develop an efficient system of public services in Clinton to accommodate any anticipated growth and economic development.

Purpose: The purpose of this section is to describe the town's fiscal situation and predict whether the town can meet future growth and development.

Tax Base: The property tax is the main source of revenue for the town. All land and structures in the town are assigned a value based upon current market conditions. Certain forms of personal property such as business and industrial equipment are also assigned a value for taxation. The total value of all taxable property, including land buildings and personal property, is called the municipal evaluation, which is based upon the State of Maine Evaluation. The money required to finance town government is called the tax commitment. The town also receives funding from state and federal grants and programs. The town's fiscal year runs from July 1 to June 30.

Table 12-1 below shows the most recent available State Evaluation, Municipal Evaluation, and Local Mil Rate for the Town of Clinton from 2015-2019. The Town of Clinton has not gone through a Reevaluation for 16 years, as of the writing of this document. Because of this, the town is not receiving the full benefit of the State of Maine revenue sources seen in Table 12-4. In addition from 2017-2019 the mil rate remained the same. However, to accomplish this, money had to be transferred from the Town's undesignated surplus account to lessen the tax burden for the citizens.

Years	State Evaluation	Municipal Evaluation	Local Mil Rate
2015	\$181,450,000	\$166,578,079	18.30
2016	\$187,900,000	\$175,820,520	18.70
2017	\$192,200,000	\$179,080,320	19.40
2018	\$196,950,000	\$180,420,555	19.40
2019	\$202,500,000	\$184,866,485	19.40

Debt Service: Currently, the Town of Clinton has four items that fall under Debt Service. The debt service for Clinton does not exceed the guidelines of the statutory limits and the Maine Bond Bank recommended limits (7.5% or 15% of the municipality's last full state evaluation). Following are the items:

- Self-contained breathing apparatus (SCBA) which has one more payment of \$38,580.
- One police cruiser with one payment due of \$7,764.
- One fire truck with one payment left of \$27,742.
- One road bond with an annual payment of \$185,764. Bond matures in 2024.

Maine School Administrative District (MSAD) 49, to which Clinton belongs, has no debt service. Therefore, there is no liability to the town of Clinton.

Governmental and Fiscal Capacity

Table 12-2 below shows trends in the different categories of Clinton’s budget. However, because budgets lines were moved from one category to another over the years and new categories developed, the table shows “NA” when this occurred. This skewed the percentage of change for some categories. The total change over the five years is accurate and the most relevant figure. There are categories in the budget which are now contracted services such as highway maintenance, winter maintenance, paving, and mowing. At the time of this writing the 2020-2021 budget as shown was proposed and had not been accepted by the citizens.

Clinton’s Expenditures:

Table 12-2 Clinton’s Budget Summary Expenditures Source: Annual Reports						
Category	Years					% Change 2016-2021
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
Administration	267684	274377	282173	303302	347708	30.0
Town Hall	15748	14700	16900	16501	16203	2.9
Assessing/Code Enforcement	50586	71034	75026	NA	NA	NA
General Asst	27039	26863	26863	17958	16871	(38.0)
Fire/Rescue Department	390629	420324	454428	385708	401366	2.7
Police Department	243160	289084	301578	321712	320460	31.8
E-911 Fire PD Dispatch	17417	17731	18109	NA	NA	NA
Animal Control	12107	12107	13357	NA	NA	NA
Highway Department/Maint	148737	153737	153737	159900	168233	13.0
Snowplowing/Winter Maint	289075	285517	285517	336176	348000	20.0
Transfer Station	316320	314486	326742	259844	287027	(9.3)
Library	63998	64836	66258	69435	76774	20.0
Street Lights	18700	18700	18500	NA	NA	NA
Debt Service	225723	225723	221269	259849	259849	15.0
Insurance	145200	115300	116800	104129	123985	(15.0)
Boards	700	700	NA	NA	NA	NA
Non-profits	20546	20546	20546	20850	20850	1.5
Recreation	13454	6800	6800	12915	13950	3.7
Cemeteries	21882	9096	9199	8061	6158	(71.9)
Elections	11633	11633	12178	10656	10568	(9.2)
Nuisance Property	25000	25000	17500	NA	NA	NA
Road Paving	150000	150000	150000	150000	200000	33%
Mowing	NA	15100	16100	NA	NA	NA
Technology	NA	NA	NA	30454	32398	NA
Code Enforcement	NA	NA	NA	50411	58855	NA
EMA/Communications	NA	NA	NA	24784	62058	NA
Town Services	NA	NA	NA	110140	109386	NA
Total	2475338	2543394	2609580	2652783	2880698	16%

Governmental and Fiscal Capacity

Table 12-3 below shows the town’s revenue from the State of Maine. Some of the years' revenue was not received in some categories, so the column shows “NA”. The calculations on percentage of change are real numbers calculated between 2016-2017 and 2019-2020. Figures from 2020-2021 are estimates from the town’s budget; however, the total percentage change is relevant.

Table 12-3						
Clinton’s Budget Summary State of Maine Revenues						
Source: Annual Reports						
Category	Years					
	2016-2017	2017-2018	2018-2019	2019-2020	% Change 2016-2020	2020-2021 Estimate
Business Equipment Tax Exemption	NA	43523	75222	65506	NA	65000
Tree Growth	NA	10781	7794	9119	NA	7500
Veterans	1716	2386	2670	1638	(4.5)	1800
General Asst	5542	6834	1345	4273	(22.9)	10360
State Revenue Sharing	124617	123757	174316	214281	72.0	290694
Road Assistance	54548	55416	54956	56248	3.1	56248
Homestead Exemption	111559	154205	190676	189895	70.2	230475
Total:	297982	396902	506979	540960	81.5	662077

Table 12-4, Clinton’s Budget Summary Municipal Revenues list below shows the municipal revenue from Clinton’s departments and licensing fees. Some of the categories say “NA” because some budget lines within categories changed over the 5-year span; therefore, these percentages were not calculated for those categories. The Bank Interest/ Investments category is skewed because monies were added that had not been tracked before. The years from 2016-2020 reflect actual revenue; however, it is what had been received before the Town Meeting. Percentage of Change was calculated between 2016-2017 and 2019-2020. Motor Vehicle Excise Taxes comprise the second largest revenue stream after property taxes. The years 2020-2021 are the budget estimates as of the writing of the plan. The individual percentage changes for the categories may be skewed due to changes in budget lines; however, the total percentage change is relevant.

Governmental and Fiscal Capacity

Clinton's Revenues:

Table 12-4						
Clinton's Budget Summary Municipal Revenues						
Source: Annual Reports						
Category	Years					
	2016-2017	2017-2018	2018-2019	2019-2020	% Change 2016-2020	2020-2021 Estimate
Property Tax Interest	22178	17431	17920	12706	(42.7)	20000
Bank Interest/ Investments	4427	9838	22026	17134	287.0	30000
Boat Excise	1931	393	557	590	(69.4)	3000
Motor Vehicle Excise	500313	451956	462875	455030	(9.1)	665000
Hunting/Fishing	652	451	497	464	(28.8)	780
Rec Vehicle Fee	656	396	463	399	(39.2)	825
Snowmobile Reg	1072	1701	1377	1470	37.1	1700
Dog License	550	496	569	745	35.5	600
Motor Vehicle Agent Fee	10165	7609	7983	8842	(13.0)	13000
Property Lien Fee	12446	10943	12240	11439	(8.1)	14000
Cable TV Fee	19316	15758	17708	17494	(9.4)	23378
Farm Solid Waste	50	NA	NA	NA	NA	NA
Plumbing Insp	3035	3235	3395	2240	(26.2)	4500
Land/Building Permit	2090	3435	4110	2605	24.6	4000
Copier	308	248	391	363	(50.0)	600
FAX Machine	418	308				
Vital Records	2668	1586	2038	2044	(23.4)	3000
Banquet Hall	1030	920	970	1040	1.0	1500
Weapons Permit	192	150	85	35	(81.8)	150
Late Dog Fees	1790	1475	625	255	(85.8)	1000
Animal Control Officer Fees	847	799	880	744	(12.2)	800
Bounced/Bad Check Fees	150	60	115	90	(40.0)	150
FirstPark	NA	NA	10046	NA	NA	NA
Administrative Miscellaneous	9695	124950	16438	22436	131.4	3500
Fire/Rescue	69691	67153	125379	112022	60.7	130000
Misc. Revenue	14	40	NA	NA	NA	NA
Police Reports	24410	10	71	NA	NA	50
Library	572	537	390	399	(30.2)	700
Transfer Station	156406	150468	91880	130002	(16.9)	135000
Cemeteries	544	3040	1040	1325	143.6	750
EMA /FEMA Reimbursement	NA	NA	22388	4477	NA	NA
Parks and Rec	NA	NA	3200	2295	NA	3000
Police Misc	NA	731	946	450	NA	1000
Highway Misc	NA	17949	NA	NA	NA	NA
Investment Income	NA	215	NA	NA	NA	NA
Town Property Disposition	NA	NA	NA	400	NA	NA
Fire Department Miscellaneous	NA	NA	NA	1040	NA	NA
Police Forfeitures	NA	NA	NA	5665	NA	NA
Total:	847616	894281	828602	816240	(3.7)	1061983

Governmental and Fiscal Capacity

Current Capital Investment Plan: In the past several years the town has used the Reserve Account and the 5-Year Capital Improvement Account to address its Capital Investments. Table 12-5 is a suggested Future Capital Invested Plan spread over a ten-year period. In order for this future plan to be successful, consistent policies need to be adopted which address how Capital Equipment will be replaced, such as procuring new versus used equipment, or leasing equipment.

The 2020-2021 Capital Investment Plan, approved by the voters, consisted of the following items and balances:

- Replace Fire Department's Engine Three with a balance of \$75,456.34
- Fire Department's Heart Monitors replacement with balance of \$7,278.48
- Town Hall Reserve with a balance of \$5,000
- Assessor's Mapping with a \$2,400 balance
- Police Department Cruisers reserve with a zero balance

Public Service Building Advisory Committee: This committee was authorized by the selectmen in November 2020 to make recommendations for the need for a building which would house the Fire and Rescue Department and the Police Department.

Recommended Future Capital Investment Plan: The Comprehensive Planning Committee recommends the town develop a true, comprehensive Capital Investment Plan. The suggested plan below is a starting point for development by the Budget Committee, Town Manager, and the Selectmen. As an individual capital improvement item is proposed, the town will then determine the best funding source as follows:

- Capital investment plan which is shown in Table 12-5, if adopted, as a whole or in-part would be the method for financing capital purchases. The process of this capital reserve account is to put funds in reserve each year until purchase is scheduled.
- Bonding
- Bank loans
- State, local, regional, private grants
- Town reserves
- Endowments
- Self-loan funding. This would be to take funds out of reserve and then pay them back to the reserve in installments

Governmental and Fiscal Capacity

Table 12-5

Recommended Future Capital Investment Plan

Item	Balance Forward	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Note
Heart Monitor Replace	\$7,278												
Eng 3 1994 Pumper Reserve	\$50,456	\$25,000	\$126,514	\$126,514	\$126,514 X	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	5
Eng 1 2005 Pumper Replace	0	0	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000 X	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	5
Eng 2 2014 Pumper Replace	0	0	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	5
Eng 4 2003 Forestry	0	0	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750 X	\$4,000	\$4,000	5
Rescue 6 Amb 2004 Replace	0	0	0	\$66,666	\$66,666	\$66,666	\$66,666 X	\$11,250	\$11,250	\$11,250	\$11,250	\$11,250	5
Rescue 5 Amb 2015 Replace	0	0	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	\$13,333	5
Town Bldgs Maintenance	\$5000	\$5,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	3
Town Bldgs New const	0	0	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	4
Backhoe Replace	0	\$50,000 X	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000 X	\$10,000	\$10,000	\$10,000	1
Cemetery Capital Reserve	\$23,368	0	0	0	0	0	0	0	0	0	0	0	
Assessor's Mapping	\$2,400	0	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	
Reevaluation Capital Reserve	0	\$200,000 X	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000 X	
Police Cruiser 1 Replace	0	0	\$10,000	\$10,000 X	\$10,000	\$10,000	\$10,000	\$10,000 X	\$10,000	\$10,000	\$10,000	\$10,000 X	2
Police Cruiser 2 Replace	0	0	\$10,000	\$10,000	\$10,000 X	\$10,000	\$10,000	\$10,000	\$10,000 X	\$10,000	\$10,000	\$10,000	2
Police Cruiser 3 Replace	\$771	\$38,000 X	\$10,000	\$10,000	\$10,000	\$10,000 X	\$10,000	\$10,000	\$10,000	\$10,000 X	\$10,000	\$10,000	2
Computer Hardware/ Software	0	0	\$7,333	\$7,333	\$7,333 X	\$6,250	\$6,250	\$6,250	\$6,250 X	\$6,250	\$6,250	\$6,250	6

X's in the column represent the years forecasted for replacing the piece of equipment.

Governmental and Fiscal Capacity

Notes below are for Table 12-5, Recommended Future Capital Investment Plan:

Note 1: Used backhoe to be purchased 2020-2021; replacement in 2027-2028

Note 2: Three police cruisers to be replaced every three years and procured at the beginning of year four. In the summer of 2020 the cruisers are model years as follows: Cruiser 1 Model Year 2016, Cruiser 2 Model Year 2017, and Cruiser 3 Model Year 2020. Cruiser 3 will be replaced with money in balance forward and budget year 2020-2021.

Note 3: This is for capital maintenance and major upgrades of \$15,000 and up for review annually. This does not include the Brown Memorial Library because the Library Board is responsible for maintenance and upgrades.

Note 4: This is for capital investment for new construction/replacement of town-owned facilities.

Note 5: These figures could be reduced because of regional grants, replacement time extensions, purchasing used equipment, and leasing of vehicles. Eng 4 was calculated on purchase of the used forestry vehicle. The fire engines were calculated on replacement every 25 years and the ambulances were calculated on a 20-year replacement timeframe.

Note 6: Computer replacement was calculated on a four-year replacement cycle.

Town Policies:

- (1) To finance existing and future facilities and services in a cost effective manner.
- (2) To explore grants available to assist in the funding of capital investments within the community.
- (3) To reduce Maine's tax burden by staying within LD 1 spending limitations.

Issues:

The Capital Investment Plan needs to be updated and expanded to a ten-year plan.

The latest municipal reevaluation was conducted 16 years ago. In the 2020-2021 budget the local evaluation will only be certified at 80% of the State of Maine's evaluation. The result is loss of State revenue reimbursements for the town and school administration. This also causes an increased tax burden to taxpayers.

Governmental and Fiscal Capacity

Chapter 12, Governmental and Fiscal Capacity

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
Issue 12-1 The Capital Investment Plan needs to be expanded to 10 years	Use Table 12-5 over the next 10 years as determined by the Budget Committee and Selectmen in the budget process (1) Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Selectmen	Town Manager	Budget Committee and Department Heads	Start 2022 during Budget process
Issue 12-2 Ensure municipal reevaluations are completed every 10 years	After the long overdue reevaluation, develop a system to ensure reevaluation is completed.	Selectmen	Town Manager	Town Assessor and Budget Committee	In progress as of August 2020 Repeat 2030

Chapter 13: Existing Land Use

Goal: To generate an analysis of current land use for the Town of Clinton

Purpose: Along with the vision statement, develop future land use policies, and determine if changes are needed.

Recent Development:

Existing Land Use Ordinance: The current Land Use Ordinances, Town of Clinton were enacted June 13, 1992. Derivations to this document have occurred through a process when the Planning Board and the Code Enforcement Officer request changes to be made to the Selectmen. If approved by the Selectmen, citizens vote to approve or disapprove the changes. The last change was June 13, 2017 concerning medical marijuana. The Land Use Ordinance was amended to add a new Subsection W relating to Wireless Telecommunications Facility Siting. Clinton's Land Use Ordinance has served the community well.

The six different land use districts in Clinton are: Commercial, Industrial/Commercial, Low Density, Medium Density, Rural, and Resource Protection. Map 13-1 and Map 13-2 indicate the distribution of the districts. The land use districts requirements are:

1. To allow the future growth to occur in designated portions of the community and to restrict growth in other areas.
2. To provide for a separation of land uses that might otherwise be incompatible.
3. To protect the natural resources of the community from degradation.
4. To provide for an orderly future growth pattern of the community.

The land uses permitted in each district, in conformance with the Performance Standards of the Land Use Ordinance, are shown in the following tables. However, without referring to the complete Land Use Ordinance, the Land Use Districts uses could be taken out of context.

In Table 13-1 through Table 13-5, the asterisks (*) shown in the various district columns are published changes (derivations). Consult the Land Use Ordinance for complete explanation.

Existing Land Use

Table 13-1						
USE/STRUCTURE	COMMERCIAL (C)	INDUSTRIAL COMMERCIAL (IC)	LOW DENSITY (LO)	MEDIUM DENSITY (MD)	RURAL (R)	RESOURCE PROTECTION (RP)
RESIDENTIAL						
Accessory Structure	Y	Y	Y	Y	Y	Y*
Cluster Development	N	N	Y*	Y	Y	N
Congregate Housing	Y	N	Y	Y	N	N
Duplex, 2 Family Dwelling	Y	N	Y	Y	Y	N
Home Occupation	Y	Y	Y	Y	Y	N
Manufacture Housing (Certified)	Y	Y	Y	Y	Y	Y*
Mobile Home Park	N	N	N	Y*	N	N
Multi-family Dwelling	Y*	N	Y*	Y*	N	N
Single-family Dwelling	Y	Y	Y*	Y	Y	Y*

Existing Land Use

Table 13-2						
USE/STRUCTURE	COMMERCIAL (C)	INDUSTRIAL COMMERCIAL (IC)	LOW DENSITY (LD)	MEDIUM DENSITY (MD)	RURAL (R)	RESOURCE PROTECTION (RP)
COMMERCIAL						
Accessory Structures	Y	Y	Y*	N	Y	N
Amusement Facility	Y*	Y*	N	N	Y*	N
Automobile Graveyard, Junkyard	N	Y*	N	N	Y*	N
Automobile Repair, Body Shop,	Y	Y	N	N	Y1*	N
Sales, Car Wash						
Bed and Breakfast	Y	Y	N	Y	Y	N
Boarding, Lodging	Y	Y*	Y	Y*	Y*	N
Boat Building, Repair, Marina	Y*	Y	Y*	N	Y*	N
Building Materials, Retail Sales	Y	Y	N	N	Y*	N
Commercial School	Y*	Y	Y*	N	Y*	N
Firewood Processing	N	Y*	N	N	Y*	N
Fisheries Processing, Storage	N	Y*	N	N	N	N
Gasoline Service Station	Y	Y*	N	N	Y*	N
Hotel/Motel	Y	Y*	N	N	Y*	N
Indoor Theater	Y	N	Y*	N	N	N
Kennel, Stable, Veterinary Hospital	Y*	Y*	N	N	Y*	N
Mobile/Modular Home Sales	Y	Y*	N	Y*	Y*	N
Neighborhood Convenience Store	Y	Y*	Y	N	Y*	N
Offices; Business, Professional, Medical	Y	Y*	Y*	N		N

Existing Land Use

USE/STRUCTURE	COMMERCIAL (C)	INDUSTRIAL COMMERCIAL (IC)	LOW DENSITY (LD)	MEDIUM DENSITY (MD)	RURAL (R)	RESOURCE PROTECTION (RP)
COMMERCIAL (Table 13-2 continued)						
Publishing, Printing	Y	Y	N	N	Y	N
Radio, Television Tower	N	Y*	N	N	Y*	N
Recreation	Y	Y	N	N	Y*	N
Restaurant	Y	Y*	Y*	N	N	N
Retail Business	Y	Y*	Y*	N	N	N
Retail Business ** <7 employees	Y	Y*	Y*	N	Y*	N
Service Business	Y	Y*	Y*	N	Y*	N
Shopping Center	Y	Y*	N	N	N	N
Wholesale Business	Y*	Y*	Y*	N	N	N
Wireless Telecommunications Facility (minor) <70 feet	N	Y	N	N	Y	N
Wireless Telecommunications Facility (major) =/>70 feet And/or Any expansion	N	Y*	N	N	Y*	N

Existing Land Use

Table 13-3						
USE/STRUCTURE	COMMERCIAL (C)	INDUSTRIAL COMMERCIAL (IC)	LOW DENSITY (LD)	MEDIUM DENSITY (MD)	RURAL (R)	RESOURCE PROTECTION (RP)
INDUSTRIAL COMMERCIAL						
Accessory Use	N	Y	N	N	N	N
Bulk Oil/Gas Terminal	N	Y*	N	N	N	N
Demolition/Waste Disposal	N	N	N	N	N	N
Medical Marijuana	N	Y	N	N	N	N
Manufacturing	N	Y*	N	N	N	N
Recycling Operations	N	Y*	N	N	N	N
Sawmill	N	Y*	N	N	N	N
Transportation, Communication Facilities	N	Y*	N	N	N	N
Trucking Distribution Terminal	N	Y*	N	N	N	N
Warehousing and Storage	N	Y*	N	N	N	N

Existing Land Use

Table 13-4						
USE/STRUCTURE	COMMERCIAL (C)	INDUSTRIAL COMMERCIAL (IC)	LOW DENSIT Y (LD)	MEDIUM DENSITY (MD)	RURAL (R)	RESOURCE PROTECTION (RP)
MISCELLANEOUS						
Accessory Structure	Y	Y	Y	Y	Y	Y
Church, Synagogue, Parish House	N	N	Y*	Y*	Y*	N
Community Centers/Clubs	Y*	N	Y*	Y*	Y*	N
Daycare	N	N	Y	Y	Y	N
Essential Services	Y	Y	Y	Y	Y	Y
Fire Police Station	Y	Y*	Y*	Y*	Y*	N
Government Office	Y	Y*	Y*	N	Y*	N
Group Homes, Hospice	N	N	Y*	Y*	Y*	N
Nursing Homes	Y	N	Y*	N	Y	N
Hospital	Y	N	Y*	N	N	N
Out-Patient Medical Facility	Y	N	Y*	N	Y*	N
Museum, Library	Y	Y*	Y*	N	N	N
Public, Private School	Y	Y*	Y*	Y*	Y*	N
Public Utility Facility	Y*	Y*	Y*	Y*	Y*	Y*

Existing Land Use

Table 13-5						
USE/STRUCTURE	COMMERCIAL (C)	INDUSTRIAL COMMERCIAL (IC)	LOW DENSITY (LD)	MEDIUM DENSITY (MD)	RURAL (R)	RESOURCE PROTECTION (RP)
OUTDOOR, RESOURCE BASED USES						
Accessory Structure	Y	Y	Y	Y	Y	Y
Agriculture/Aquaculture	Y	Y	Y	Y	Y	Y
Agricultural/Aqua cultural Products Processing and Storage	Y	Y*	N	Y	Y	N
Animal Breeding or Care	N	Y*	N	N	Y	N
Campground	N	N	N	Y*	Y*	N
Cemetery	N	N	N	Y	Y	N
Extractive Industry	N	N	N	Y*	Y*	N
Farm Stands	Y	Y	Y	Y	Y	Y
Forestry	Y	Y	Y	Y	Y	Y
Golf Course excluding miniature golf	N	N	N	Y*	Y*	N
Parks and Recreation	Y	Y	Y	Y	Y	Y

Existing Land Use

Summary of Current Lot Size Requirements and Area Requirements: The Resource Protection District will not allow any development so is not depicted in the tables below.

Table 13-6					
Minimum Lot Size					
Source: Land Use Ordinances, Town of Clinton					
Dimensions	Commercial	Industrial Commercial	Low Density	Medium Density	Rural
With public sewer	0	2 Acres	7,500 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.
Without Public Sewer	43,060 Sq. Ft.	2 Acres	20,000 Sq. Ft.	1 Acre	2 Acres

Table 13-7					
Minimum Lot Area Principal Structure or Dwelling					
Source: Land Use Ordinances, Town of Clinton					
Dimensions	Commercial	Industrial Commercial	Low Density	Medium Density	Rural
With public sewer	7,500 Sq. Ft.	2 Acres	7,500 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.
Without Public Sewer	30,000 Sq. Ft.	2 Acres	20,000 Sq. Ft.	1 Acre	2 Acres
Minimum Frontage	20 Ft.	100 Ft.	75 Ft.	100 Ft.	200 Ft.
Front Setback	10 Ft.	50 Ft.	35 Ft.	50 Ft.	50 Ft.
Side Setback (notes 4 and 5)	0-15 Ft.*	20 Ft.	15 Ft.	20 Ft.	20 Ft.
Rear Setback	15 Ft.	20 Ft.	15 Ft.	20 Ft.	20 Ft.
Medical Marijuana (note 6)	NA	250 Ft.	NA	NA	NA

- 1) Minimum lot area per mobile home in mobile home parks shall be 6,500 square feet with sewer and 20,000 square feet without sewer.
- 2) There is no minimum lot area for single accessory apartments.
- 3) The minimum lot area per dwelling unit is 3 acres in areas located over the Town's aquifers as identified in this Comprehensive Plan without public sewer. The minimum lot area per dwelling unit is 3 acres in areas located in the Wellhead Protection District as identified in Section 3A of this the Land Use Ordinances without public sewer. One quarter acre is required with public sewer.
- 4) *Commercial side setback abutting a commercial property is 0 (zero).
- 5) *Commercial side setback abutting residential property is 15 feet.
- 6) Minimum setback from each abutting owner on all property boundaries is 250 Feet and may only be located in Industrial Commercial District.

Other Land Use Regulatory tools:

1. **Adult Business Ordinance:** The regulations of this Ordinance are not directed at the content of speech but are directed at the negative secondary effects of sexually oriented businesses. The purpose of this Ordinance is to regulate the place and manner of operation of sexually oriented businesses. It is intended to regulate and to annually license sexually oriented businesses, and to prevent their location in proximity to residences, day care centers, Schools, houses of worship, public parks or recreational areas. Regulation of these uses is necessary to insure that the negative secondary effects will not contribute to the blighting or downgrading of the surrounding areas of the Town at large. The purpose of this Ordinance is not to prohibit sexually oriented businesses from operating in the Town, but to regulate their location and manner of operation, while providing a reasonable opportunity for such businesses to exist.

2. **Floodplain Management Ordinance:** The Town of Clinton has chosen to become a participating community in the National Flood Insurance Program. The National Flood Insurance Act of 1968, as amended delineates the floodplain which was adopted as recently as July 9, 2019.

3. **Property & Building Safety Maintenance Ordinance:** The purpose of this Ordinance is to set a minimum standard for the maintenance of the grounds of property in order to protect public health, public safety, property values, and to prevent nuisance conditions.

4. **State Shoreland Zoning Ordinance:** The purposes of this Ordinance are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland and coastal waters; and to conserve natural beauty and open space. This document was last amended on May 1, 2006. This was adopted by the Town of Clinton.

5. **Subdivision Ordinance:** Adopted by the Town of Clinton in June 1992, this ordinance's purpose is to implement the State Subdivision Law, Title 30-A M.R.S.A., Sections 4401 – 4406. "Subdivision" means the division of a tract or parcel of land into three or more lots within any five-year period that begins on or after September 23, 1971. The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into three or more dwelling units within a five-year period. The Clinton Ordinance covers permitting, from the submission to approval/disapproval, for construction requirements both vertical and horizontal in order to protect health, safety, and environmental concerns.

Existing Land Use

6. Trailer Park Requirements: The purpose of these requirements are to establish minimum standards for the design, construction, and maintenance of mobile home parks, to make them safe, decent, and sanitary and to determine the minimum responsibilities for Owners/Operators of said parks. These requirements were adopted on March 11, 1989.

7. Wind Ordinance: The purpose of this ordinance is to regulate the siting, construction and operation of Wind Energy Facilities in the Town of Clinton, Maine in order to protect the public health, safety and welfare. This ordinance was adopted June 12, 2012.

Conclusions:

- Most of the new construction has been on a lot by lot basis rather than subdivisions which are within the town's vision.
- The regulatory and non-regulatory measures are adequate. Clinton has the administrative capacity to manage its land use program to include a Planning Board and Code Enforcement Officer. Currently, the Code Enforcement Officer is a part-time position and may need to go full-time to accommodate federal and state regulations.
- The estimated minimum amount of land to accommodate projected development for the next 10 years:
 - Residential: Table 8-1, Changes in Total Housing Stock, shows between 1990 and 2010 an average increase of 15 housing units per year. From 1980 to 1990 the average was 38 per year. The housing boom in the 1980's and 1990's notwithstanding, the current trend is closer to five units per year determined by the review of recent building permits.
 - Institutional: In the last 10 years there has been one institutional facility unit. It is expected that there will be three built in the next 10 years with a need for approximately 15 acres.
 - Commercial/Industrial: In the last 10 years two commercial facilities have been built. It is expected in the next 10 years there will be three commercial/industrial units built with a need for 30 acres.

Issues: No issues were identified.

Chapter 14: Hazard Mitigation

Goal: To provide for the best mitigation of hazards by preventing them from occurring and additionally to reduce loss of life, property damage, and to protect community resources.

Purpose: The purpose is to identify the natural and manmade hazards that may occur in Clinton to make a more disaster-resistance community. There is no longer a State of Maine requirement to include Hazard Mitigation; an analysis was completed to see if Clinton had any shortcomings.

Vulnerability:

- **WINTER STORMS:** Winter storms with snow, ice, and freezing temperatures in various combinations are the most probable natural cause of emergencies or disasters in Clinton, Maine. The Town is prepared to handle most winter emergencies through its contractor. A potential for emergency exists when such storms also result in loss of electric power, leaving people without adequate heating capability. Heavy wet snows of early fall and late spring cause most power failures, however ice storms can also cause power outages.
- **FLOODS:** Floods are another possible natural cause of emergencies or disasters in Clinton, Maine. Spring thaws and ice breakups may cause some lowland flooding. summer and fall storms are more likely to be responsible for major flooding.
- **WINDSTORMS:** Violent windstorms are possible in Clinton, Maine. A hurricane hit Maine in 1938 and several hurricanes occurred in the 1950's. Clinton was also subject to wind damage during the fall of 2017. Most windstorms result in downed trees, damaged telephone and power lines, and crop losses.
- **DROUGHT:** Drought can be a problem in late summer with local springs and well levels reduced to minimal flows. In Clinton, a large farming community, crops and livestock are very susceptible. Water tables reached an all time low during the national drought of 1988, however recovery was fairly rapid.
- **WILDFIRE:** Wildfires are possible in the forested area of Clinton during late summer and early fall. The forests contain potential fuel for a serious, extensive wildfire. Some recreational and single homes, with single access roads, are in jeopardy. Wildfire Danger Reports from the Maine Forest Service are helpful. Clinton relies on its citizens to report fires as soon as possible.
- **EARTHQUAKE:** In general, earthquakes with magnitudes of less than 5.0 cause little or very localized damage. Regionally earthquakes have been experienced in recent time. A 4.0 magnitude earthquake was recorded in Albion, Maine on December 28, 1988. Another earthquake occurred in the Winslow-China region on February 25, 1999 registering 3.7 magnitude. Clinton is situated in a remote earthquake zone. Although earthquakes are not a frequent event, they have the potential to cause extensive damage.

Hazard Mitigation

- **NATIONAL EMERGENCIES:** National emergencies, including a possible attack by foreign interests or terrorist groups are based on the current threat level provided by the Department of Homeland Security. Since Clinton, Maine is dependent upon outside resources for a large percentage of food and fuel supplies, any situation which might affect this system could have a severe impact upon the town's population.
- **TECHNOLOGICAL HAZARDS:**
 - Hazardous Materials lead the list of potential hazards which could impact the Town of Clinton, Maine. Fuels are the most widespread materials likely to create problems. Some likely areas for hazardous material spills are along the Railroad and I95 corridors.
 - Electronic devices to include computers, networks, programs, and data are vulnerable to unauthorized access or attacks that are aimed for exploitation. The Town of Clinton may be subject to cyberattacks that are designed to access or destroy sensitive data.
- **AIRCRAFT CRASHES** can happen anywhere in Maine. Small private planes and military aircraft are common in Kennebec County air space. A commercial airliner, off course in bad weather, remains a potential threat for creating mass casualties. Aircraft can also become entangled with CMP high altitude power lines causing life or property damage.
- **SHORTAGES:** The shortage of energy or food supplies caused by transportation issues, national disaster, droughts, or world trade could threaten the welfare of the citizens of Clinton, Maine. The dependency upon out-of-state sources can also become a problem when normal deliveries are interrupted.

Potential Projects listed in Kennebec County Hazard Mitigation Plan – 2016 Update:

1. Johnson Flats Rd: Elevate roadway 600' x 21' x 2' on average and stabilize shoulders with geotextile and fractured stone. Cost estimate: \$40,000. Time-frame: Long Term. Responsible Agency: Hwy Foreman. Status: Deferred; lack of funds
2. True Rd: Upsize existing 72" x 40' cmp with 12" x 8' x 40' bottomless box culvert with integrated headwalls. Cost estimate: \$70,000. Time-frame: Long Term. Responsible Agency: Hwy Foreman. Status: Deferred; lack of funds
3. Rogers Rd: Armor ditches 500' and line with fractured stone. Install check dams as needed, add 8" x 20' x 4000' surface gravel, shape, and crown road. (Site may have had PA funds in the past; verbiage to be added). Cost estimate: \$35,000. Time-frame: Medium Term. Responsible agency: Hwy Foreman. Status: Deferred; lack of funds
4. Pease Rd: Add 15" x 40' HDPE culvert. Cost estimate: \$1,500. Time-frame: Short Term. Responsible agency: Hwy Foreman. Status: Deferred; lack of funds

Note: At the time of this Kennebec County Hazard Mitigation Plan Update, Clinton had a highway foreman. Presently, there is a road commissioner and a road committee.

Issues:

There is no current Emergency Operations Plan for the Town of Clinton.

Kennebec County Hazardous Mitigation Plan and the town's road maintenance plan need to be deconflicted.

The railroad traffic through Clinton prevents timely emergency responses at the two crossings located on Baker Street/Hinckley Road and on Railroad Street.

Chapter 14, Hazardous Mitigation

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
Issue 14-1 No current Emergency Operations Plan	Update plan using current Maine Emergency Management Agency guidelines	EMA Director	Town Manager	Kennebec County Emergency Management Agency Director	August 2021
Issue 14-2 Kennebec County Hazardous Mitigation Plan and the town's Road Maintenance Plan need to be deconflicted	Contact Kennebec Emergency Management Director to schedule a work session to deconflict the 2016 Kennebec County Hazard Mitigation Plan and determine what needs to go into the Clinton's Road Maintenance Plan	Road Commissioner	Clinton's Emergency Management Director	Kennebec Emergency Management Director, Road Committee	January 2022
Issue 14-3 The railroad traffic through Clinton prevents timely emergency responses	Coordinate with the railroad to develop a system to prevent delays by emergency responders	Town Manager	Fire Chief, Emergency Management Director, and Police Chief	Pan Am Railways	Start 2023

Current Regional Cooperation

Chapter 15: Current Regional Cooperation

Goal: To encourage and promote Clinton citizens to consider sharing resources with regional municipalities and to cooperate on the protection of natural resources.

Purpose: The purpose is to protect natural resources such as rivers and aquifers. Cooperation in management of facilities and services could provide for better outcomes for the region as a whole and save tax payer dollars.

Current Situation: Clinton currently is engaged in some regional agreements and regional planning. Many of these are discussed in Chapter 11: Public Facilities and Services. The regional efforts are addressed below:

- The Clinton Transfer Station is funded partially by a contractual agreement between the towns of Clinton and Benton. Clinton owns and operates the facility and Benton residents have the same rights to use the transfer station.
- Waterville Regional Communications Center is another contractual agreement which provides dispatch and communication services to both Clinton Police and Fire.
- Kennebec Valley Council of Government (KVCOG) is one of the eleven regional planning councils in the State of Maine. KVCOG is available to Clinton for technical support and planning. The KVCOG has provided most of the mapping for this plan. This is an example of the kind of work they do.
- The Town of Clinton has mutual aid agreements for both the Fire and Police Departments.
- Clinton participates along with 23 other municipalities in the Kennebec Regional Development Authority's FirstPark in Oakland, Maine. This includes sharing costs and tax revenues in proportion to each municipality's total property evaluation. This is prime example of a multi-town finance and development approach.
- Fairfield Police Athletic League (PAL) adds to community health by providing affordable sports programs and a five week summer day camp program to the towns of Albion, Benton, Clinton, and Fairfield.
- Somerset County Public Safety Answering Point (PSAP), 911 Service
- Maine School Administrative District (MSAD) 49 consists of Albion, Benton, Clinton, and Fairfield.

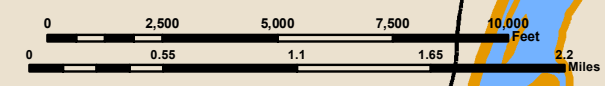
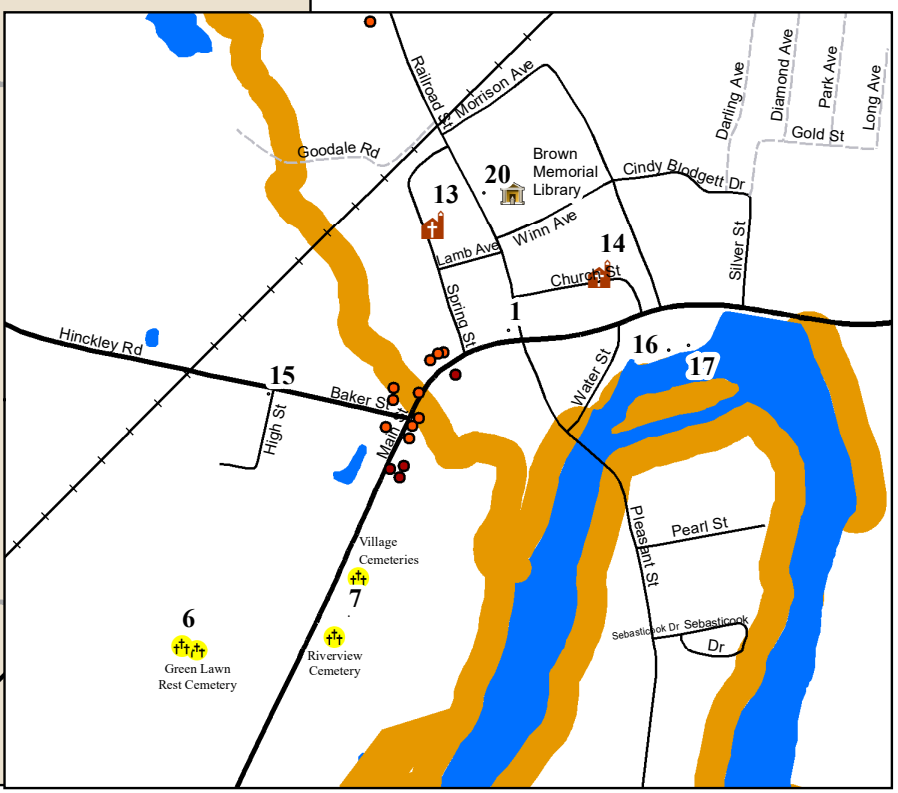
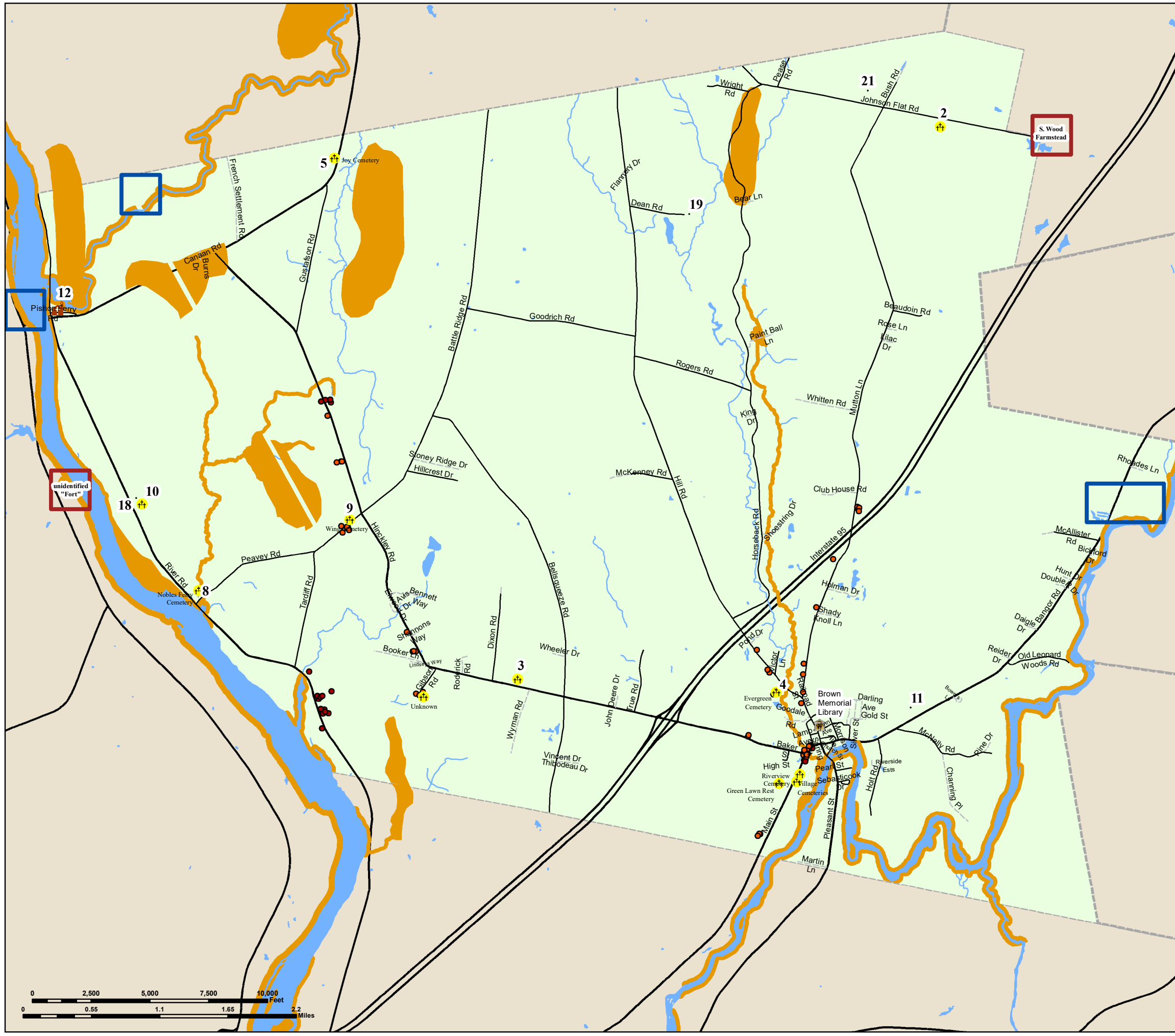
Issues: No issues were identified.

Town of Clinton
Kennebec County, Maine
Historic and Archeological
Resources Map
2020 Comprehensive Plan

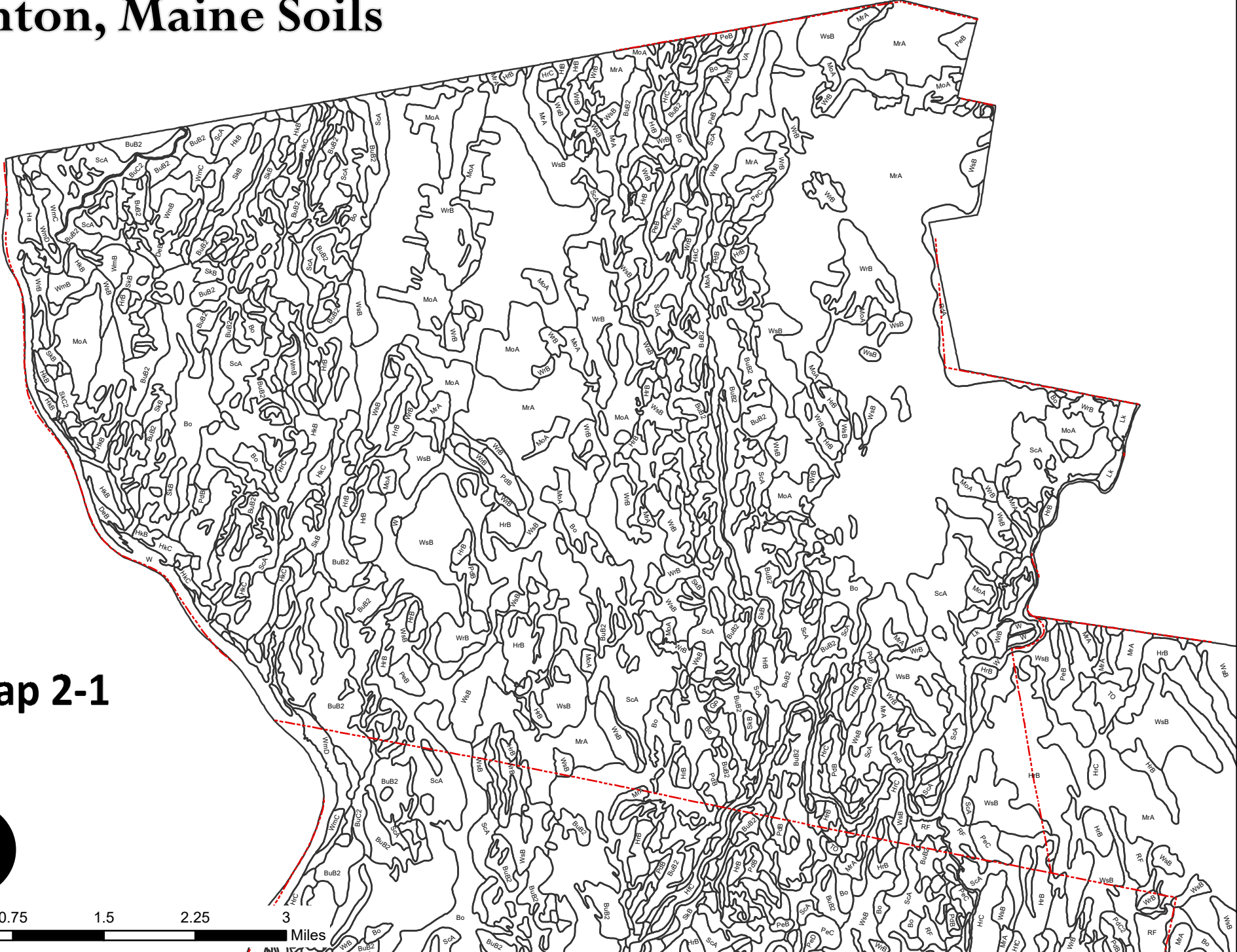
- Map Legend**
- Local Roads
 - - - Private Roads
 - Lakes, Ponds & Rivers
 - Streams
 - Cemeteries
 - Known Historic Archaeological Sites
 - Known Prehistoric Archaeological Sites
 - Areas sensitive for Prehistoric Archaeology
 - Eligible Historic Properties
 - Notable but Not Eligible Properties
 - Churches

Map 1-1

Neither KVCOG nor the Town of Clinton assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.
 Data Sources: Maine Office of GIS, Maine DOT - Created 08-2019 by JG



Clinton, Maine Soils



Map 2-1



0 0.375 0.75 1.5 2.25 3 Miles

SOIL SURVEY LEGEND FOR KENNEBEC COUNTY, MAINE

This legend is a listing of all soil map units mapped in the county. In the left hand column are the soil symbols as they appear in the soil survey report. The first two letters of the symbol identify the kind of soil in a delineation. The last letter in the symbol indicates the slope of the map unit. The soil map unit name is given for each map symbol. A detailed description for each soil map unit is given in the county Soil Survey Report. **(*Indicates that these map units were added to the digital soil data set (SSURGO) for joining purposes. For a description of these map units see the Waldo County (*) and the Knox-Lincoln County Soils Report (**).)**

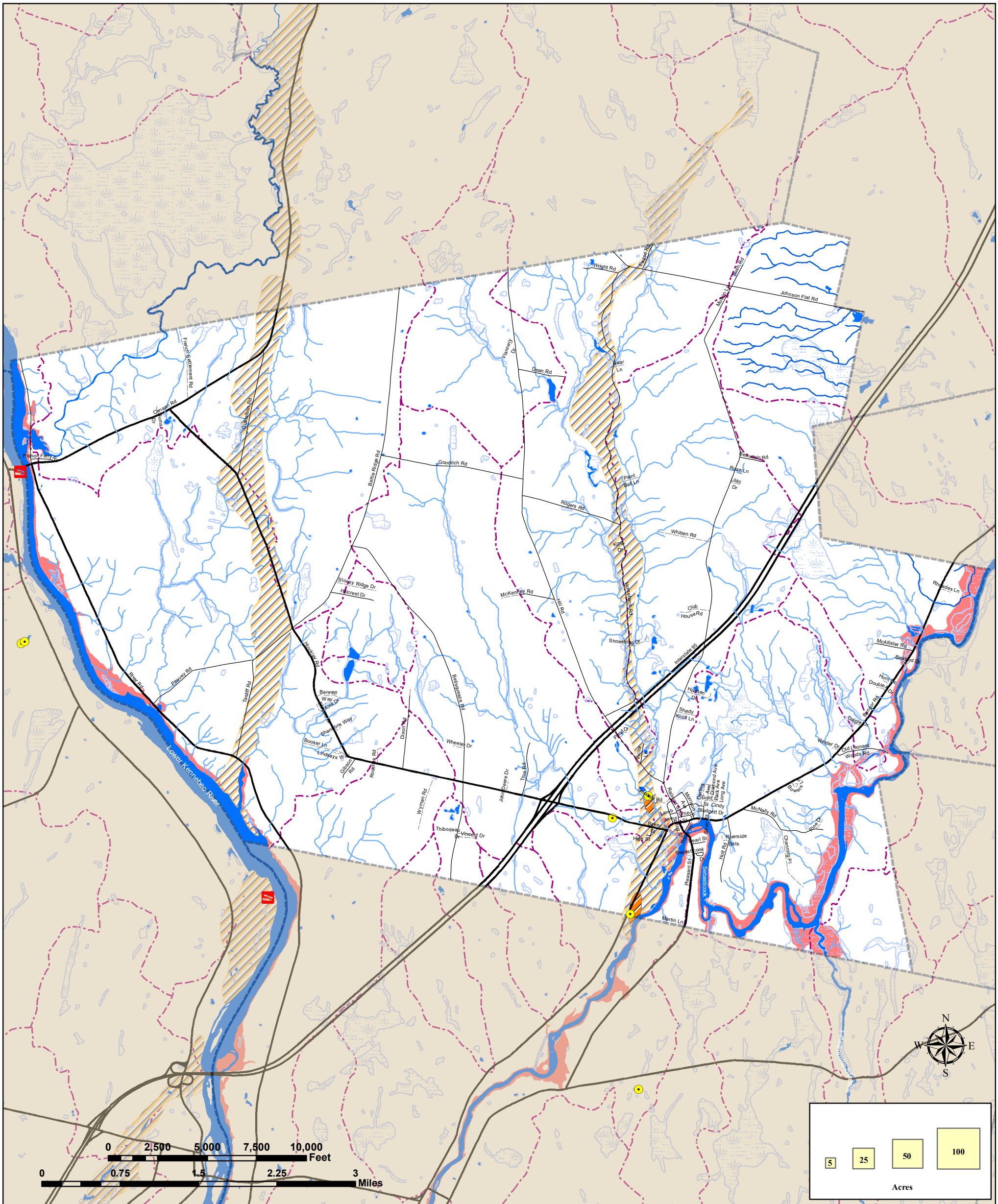
Symbol Map Soil Name

BhB BERKSHIRE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
BkB BERKSHIRE VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
BkC BERKSHIRE VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
BkD BERKSHIRE VERY STONY FINE SANDY LOAM, 15 TO 30 PERCENT SLOPES
Bo BIDDEFORD MUCKY PEAT
Bp** BOROSAPRISTS, PONDED
BuB2 BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES, ERODED
BuC2 BUXTON SILT LOAM, 8 TO 15 PERCENT SLOPES, ERODED
BuD2** BUXTON SILT LOAM, 15 TO 25 PERCENT SLOPES, ERODED
CF CUT AND FILL LAND
DeB DEERFIELD LOAMY FINE SAND, 0 TO 8 PERCENT SLOPES
DL DUNE LAND
DxB* DIXMONT SILT LOAM, 3 TO 8 PERCENT SLOPES
DxC* DIXMONT SILT LOAM, 8 TO 15 PERCENT SLOPES
DyB* DIXMONT VERY STONY SILT LOAM, 3 TO 8 PERCENT SLOPES
DyC* DIXMONT VERY STONY SILT LOAM, 8 TO 15 PERCENT SLOPES
GP GRAVEL PITS
Ha HADLEY SILT LOAM
HfC HARTLAND VERY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
HfD HARTLAND VERY FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
HkB HINCKLEY GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES
HkC HINCKLEY GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES
HkD HINCKLEY GRAVELLY SANDY LOAM, 15 TO 30 PERCENT SLOPES
HrB HOLLIS FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
HrC HOLLIS FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
HrD HOLLIS FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
HtB HOLLIS-ROCK OUTCROP COMPLEX, 3 TO 8 PERCENT SLOPES
HtC HOLLIS-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
HtD HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 30 PERCENT SLOPES
Lk LIMERICK SILT LOAM
LyB LYMAN LOAM, 3 TO 8 PERCENT SLOPES
LyC LYMAN LOAM, 8 TO 15 PERCENT SLOPES
LyD LYMAN LOAM, 15 TO 25 PERCENT SLOPES
LzC LYMAN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
ML MADE LAND
MoA MONARDA SILT LOAM
MrA MONARDA VERY STONY SILT LOAM
PbB PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
PbC PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
PcB PAXTON VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
PcC PAXTON VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
PcD PAXTON VERY STONY FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES

Symbol Map Soil Name

PdB PAXTON-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
PdC2 PAXTON-CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES, ERODED
PdD2 PAXTON-CHARLTON FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ERODED
PeB PAXTON-CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
PeC PAXTON-CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
PeD PAXTON-CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 30 PERCENT SLOPES
PfB PERU FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
PkB PERU VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
PkC PERU VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
QU QUARRIES
RcA RIDGEBURY FINE SANDY LOAM
RdA RIDGEBURY VERY STONY FINE SANDY LOAM
RF RIFLE MUCKY PEAT
SA SACO SOILS
ScA SCANTIC SILT LOAM
Sd SCARBORO MUCKY PEAT
SkB SCIO VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SkC2 SCIO VERY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, ERODED
SuC2 SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES, ERODED
SuD2 SUFFIELD SILT LOAM, 15 TO 25 PERCENT SLOPES, ERODED
SuE2 SUFFIELD SILT LOAM, 25 TO 45 PERCENT SLOPES, ERODED
TO TOGUS FIBROUS PEAT
VA VASSALBORO FIBROUS PEAT
WmB WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES
WmC WINDSOR LOAMY SAND, 8 TO 15 PERCENT SLOPES
WmD WINDSOR LOAMY SAND, 15 TO 30 PERCENT SLOPES
Wn WINOOSKI SILT LOAM
WrB WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
WrC WOODBRIDGE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
WsB WOODBRIDGE VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
WsC WOODBRIDGE VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
W WATER BODIES

USDA-Natural Resource Conservation Service-2003



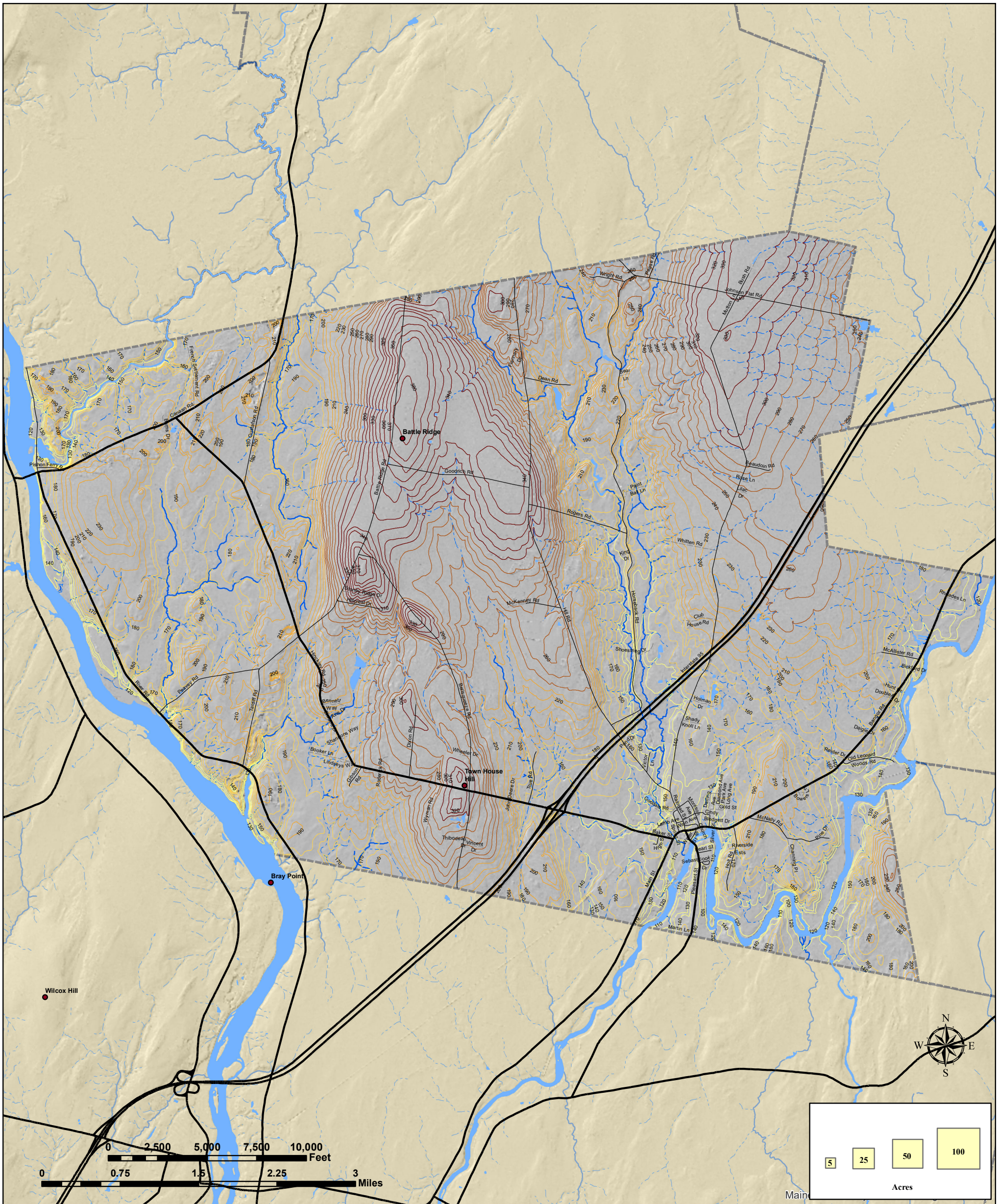
Town of Clinton
Kennebec County, Maine
Water Resources Map
2021 Comprehensive Plan

Map Legend	
	Lakes, Ponds & Rivers
	Class A Streams
	Class B Streams
	Public Water Supply Wells
	Wetlands
	Aquifer w/Flow >50 gpm
	Aquifer w/Flow of 10-50 gpm
	100 year Flood Zone w/Base Flood Elevations
	Boat Launch
	Watersheds

Map 2-2



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Town of Clinton

Kennebec County, Maine

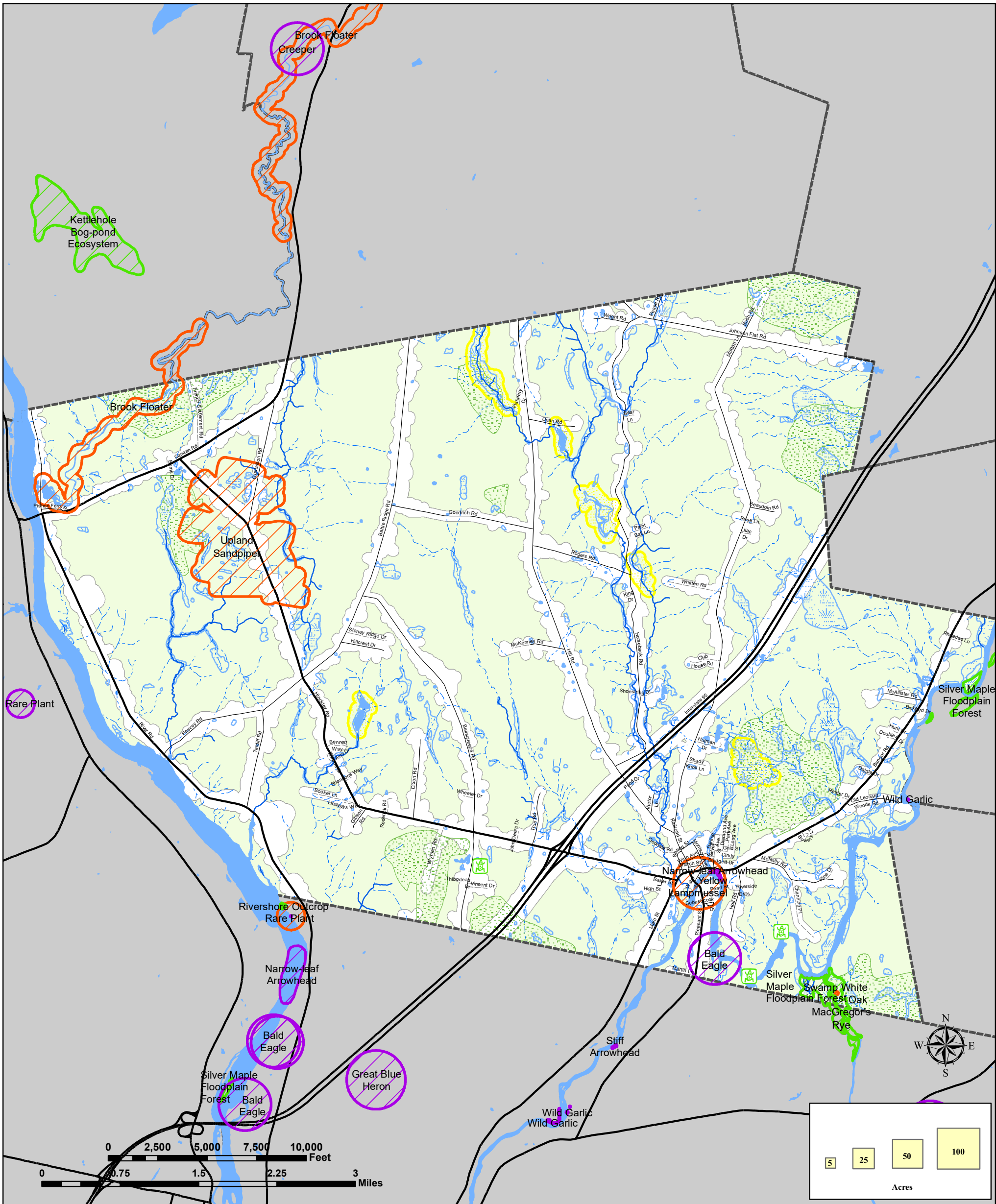
Topography Map 2021 Comprehensive Plan



Map 2-3

Map Legend	
	State Highway
	State Aid Road
	Local Road
	Private Road
	Lakes, Ponds & Rivers
	Perennial Streams
	Intermittent Streams
Clinton Contours	
FEET	
	80 - 140
	141 - 180
	181 - 230
	231 - 290
	291 - 380

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Town of Clinton

Kennebec County, Maine

Critical Natural Resources Map 2021 Comprehensive Plan

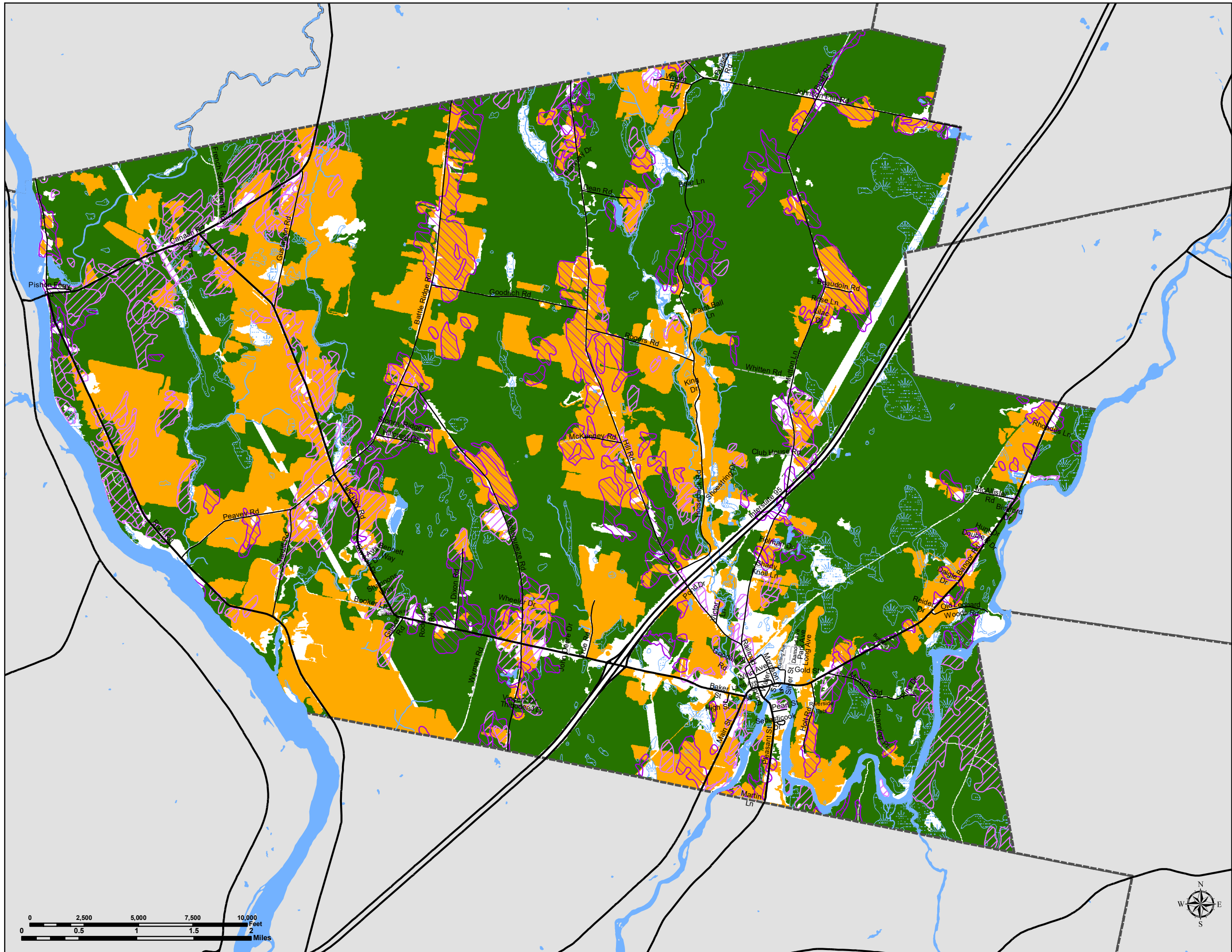
Map Legend	
	Lakes, Ponds & Rivers
	Perennial Streams
	Intermittent Streams
	Significant Vernal pools
	Inland Wading Bird and Waterfowl Habitat
	Deer Wintering Area
	Natural Community
	Species of Special Concern
	Threatened Species
	Wetlands
	Undeveloped Blocks

Map 3-1



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Town of Clinton
Kennebec County, Maine
Agriculture and Forestry
Resources Map
2020 Comprehensive Plan



Map Legend

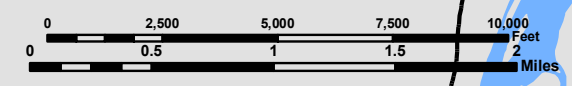
- Local Roads
- - - Private Roads
- Lakes, Ponds & Rivers
- Streams
- Wetlands
- ▨ All areas are prime farmland
- ▨ Farmland of statewide importance

Land Cover

- Cultivated Crops, Pasture, and Hay Land
- Forestland
- Open/Other Land

Map 4-1






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 Data Sources: Maine Office of GIS, Maine DOT Created 11-2019 by JG



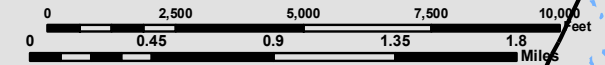
Town & Country Trailriders Snowmobile Club

Town of Clinton
Kennebec County, Maine
Recreational Trail Map
2020 Comprehensive Plan

Map Legend

-  Local Roads
-  Private Roads
-  Lakes, Ponds & Rivers
-  Streams
-  Local Snowmobile Trails

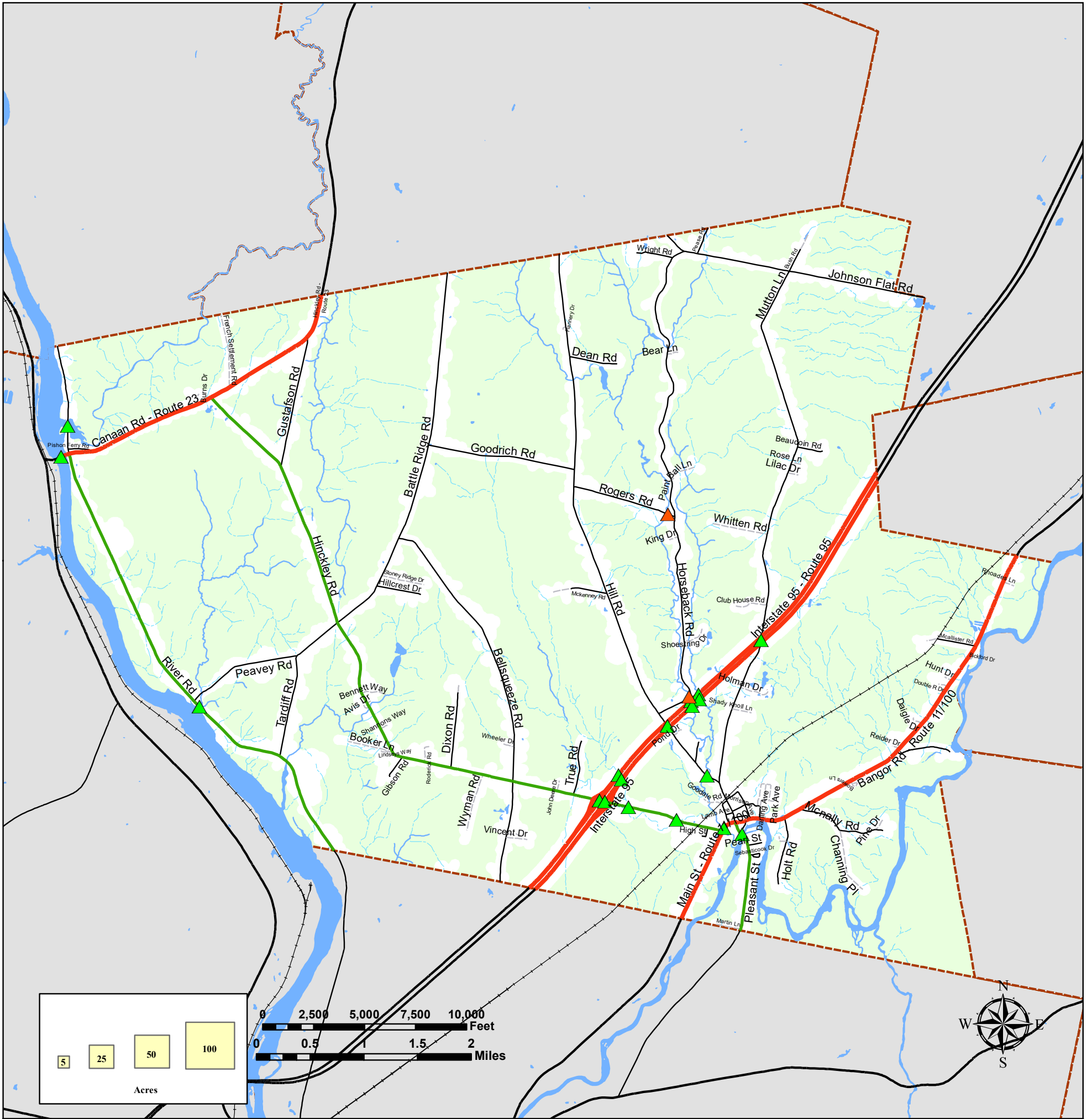
NOTE: Trails are a general estimate and not to be used as an official map or for navigation, nor is this map an accurate depiction of land owners permissions etc.



Map 9-1

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 Data Sources: Maine Office of GIS, Maine DOT Created 03-2020 by JG





Town of Clinton

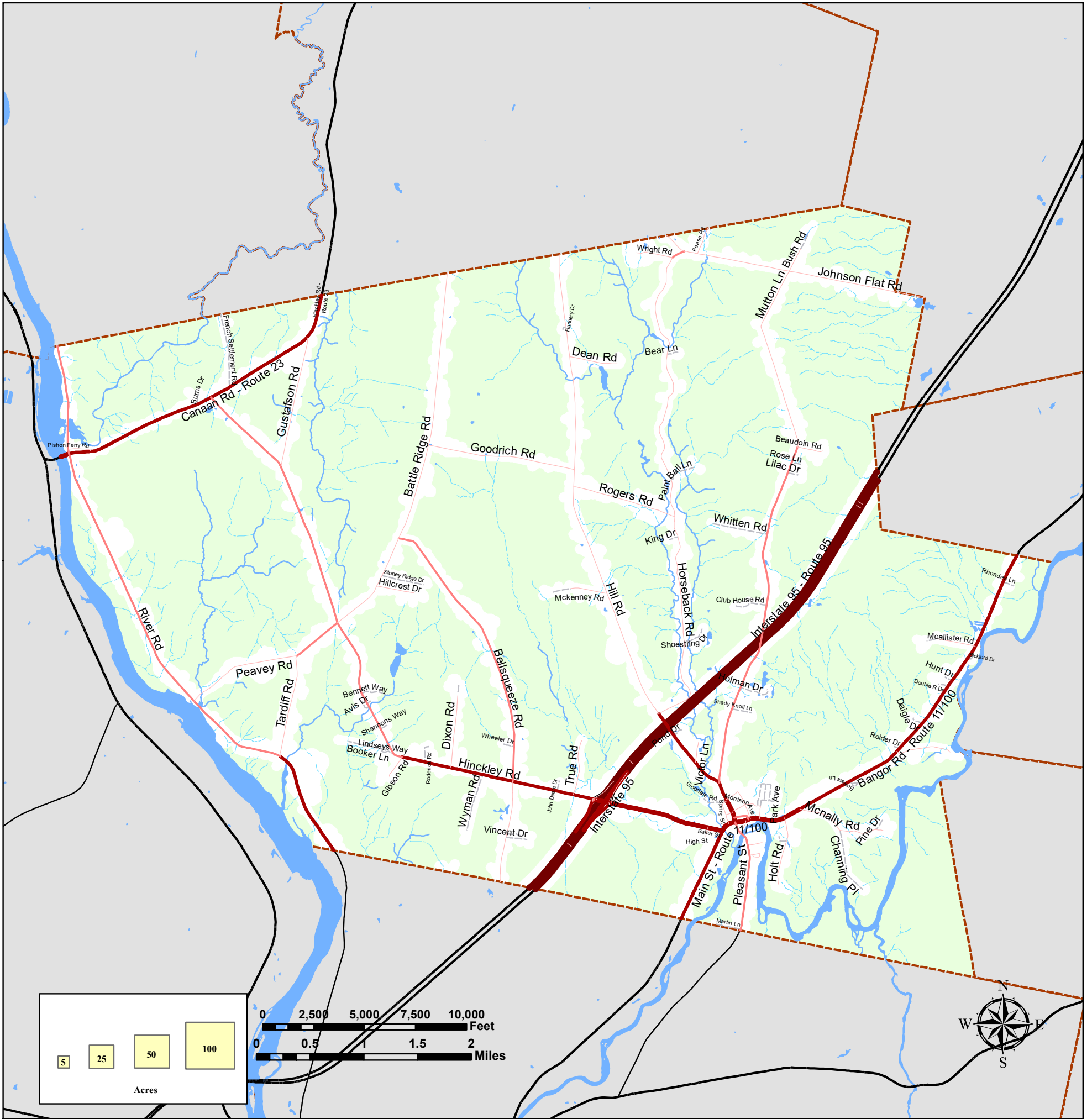
Kennebec County, Maine

General Transportation Map

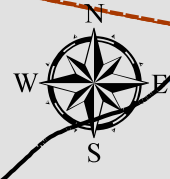
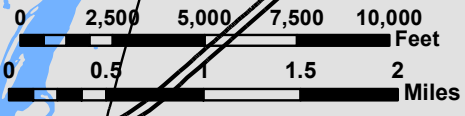
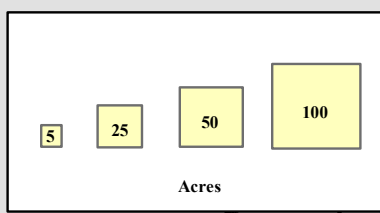


Map Legend	
Clinton Roads	--- Railway
Jurisdiction	— Perennial Streams
— State hwy	— Intermittent Streams
— State aid	— Lakes, Ponds & Rivers
— Local Roads	▲ State Maintained Bridges
— Private Roads	▲ Municipal Maintained Bridges

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 Data Sources: Maine Office of GIS, Maine DOT Created 07-2019 by JG



Town of Clinton
Kennebec County, Maine
Traffic Transportation Map

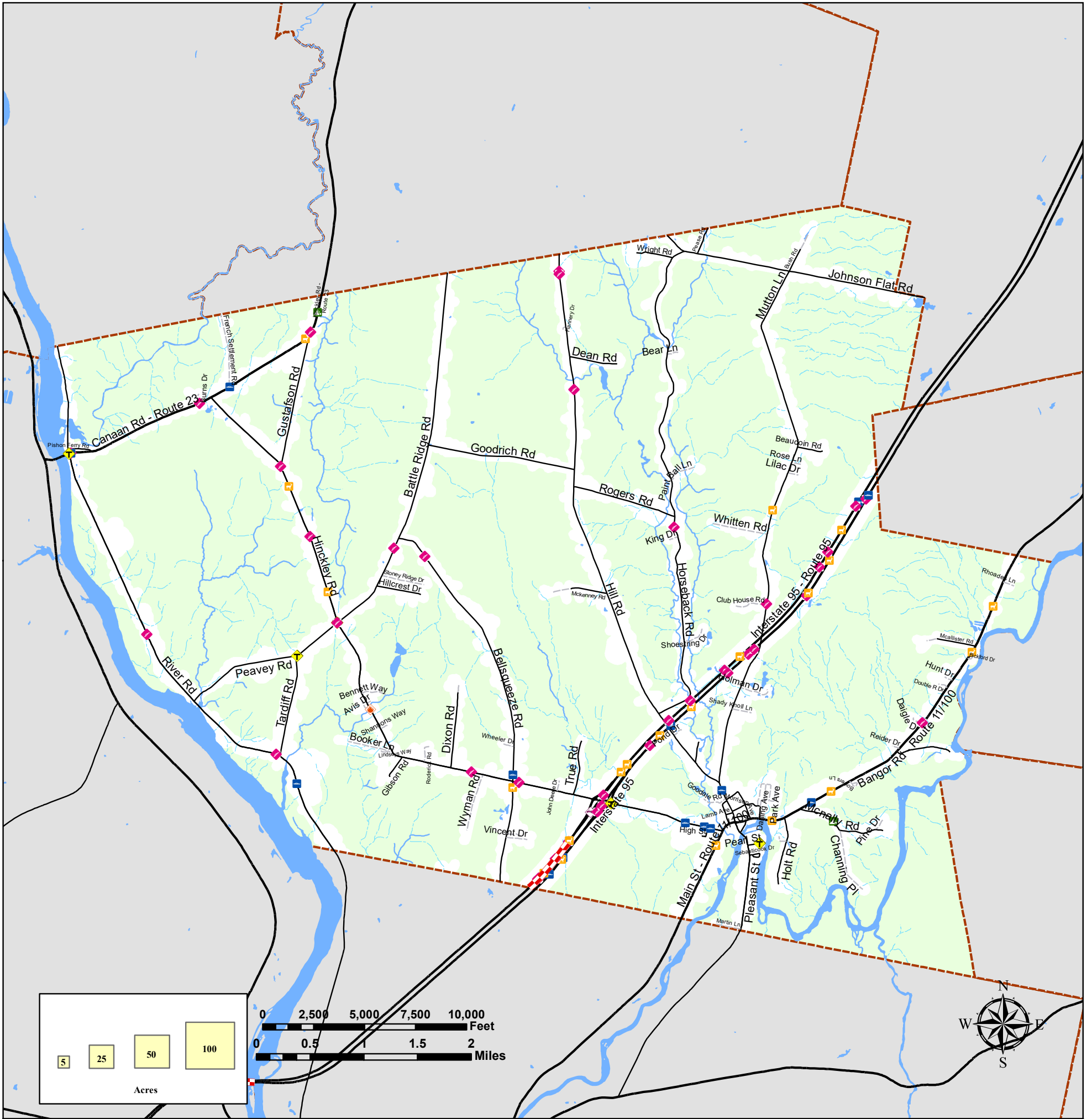


Map Legend			
	10 - 750		Private Roads
	751 - 1500		Streams
	1501 - 3000		Perennial
	3001 - 8000		Intermittent
	8001 - 10550		Lakes, Ponds & Rivers



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 Data Sources: Maine Office of GIS, Maine DOT Created 07-2019 by JG

Map 10-2



Town of Clinton
Kennebec County, Maine
Crashes Transportation Map



Map Legend	
Crash by Type	High Crash Location Segment
Went Off Road	State hwy
Deer	State aid
Rear End / Sideswipe	Local Roads
Intersection Movement	Private Roads
Thrown or Falling Object	Streams
Fire	Perennial
Jackknife	Intermittent
Other	Lakes, Ponds & Rivers

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 Data Sources: Maine Office of GIS, Maine DOT Created 07-2019 by JG

Town of Clinton

Kennebec County, Maine

Existing Land Use Map 2020 Comprehensive Plan Map 13-1

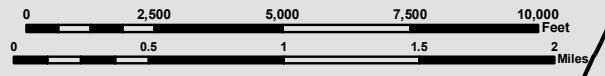
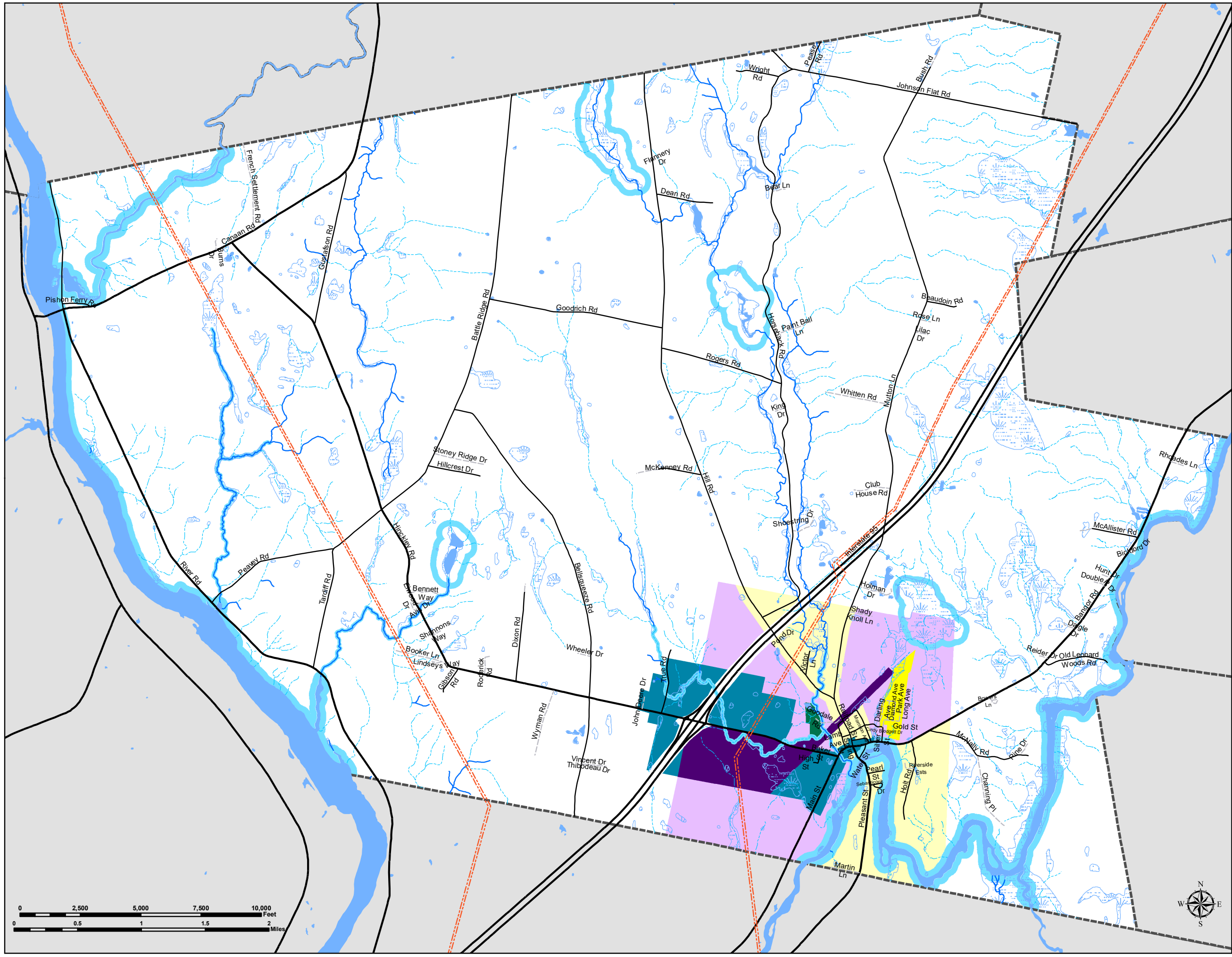
Map Legend

- Local Roads
- - - Private Roads
- Lakes, Ponds & Rivers
- Perennial Streams
- Intermittent Streams
- Wetlands
- Power Transmission Lines

Land Use Zoning

Districts

- Commercial
- Industrial / Commercial
- Low Density Residential
- Medium Density Residential
- Potential Development
- Resource Protection
- Shoreland Zone
- Rural District * (All other areas)



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Data Sources: Maine Office of GIS, Maine DOT Created 11-2020 by JG



Town of Clinton
Kennebec County, Maine

Existing Land Use Map
2020 Comprehensive Plan
Map 13-2

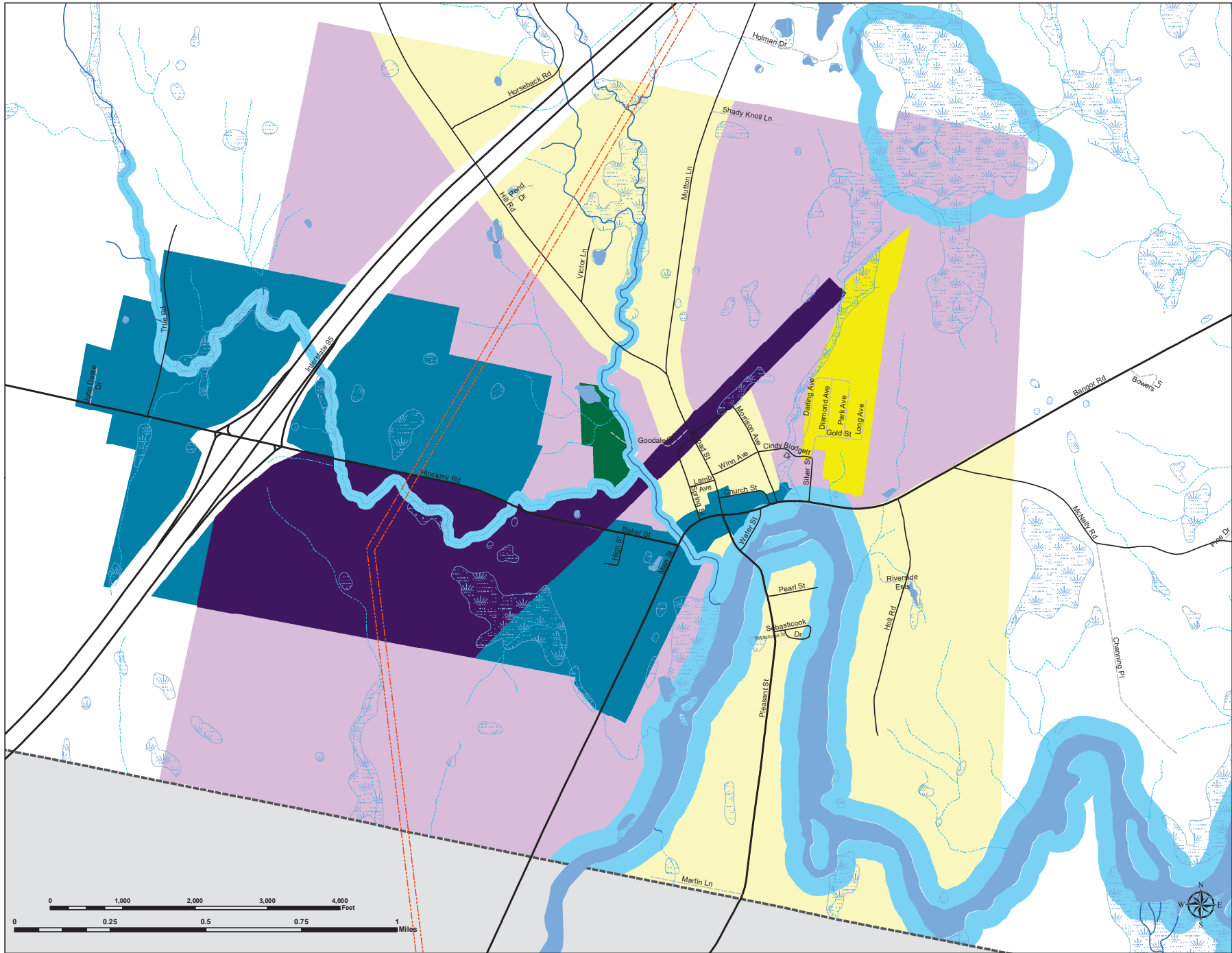
Map Legend

- Local Roads
- - - Private Roads
- Lakes, Ponds & Rivers
- Perennial Streams
- Intermittent Streams
- Wetlands
- Power Transmission Lines

Land Use Zoning

Districts

- Commercial
- Industrial / Commercial
- Low Density Residential
- Medium Density Residential
- Potential Development
- Resource Protection
- Shoreland Zone
- Rural District * (All other areas)



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 Data Sources: Maine Office of GIS, Maine DOT * Created 11-2020 by JG



Town of Clinton

Kennebec County, Maine

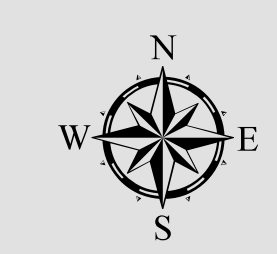
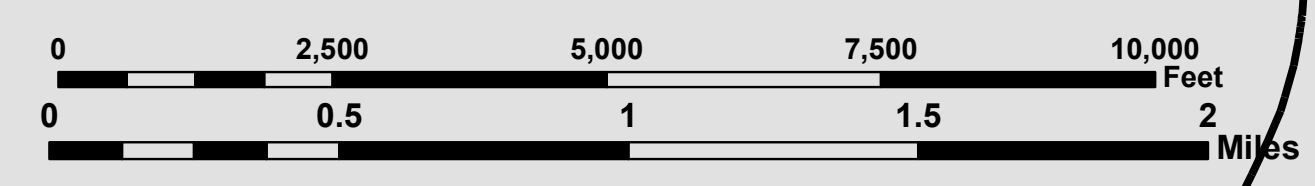
Future Land Use Map
2020 Comprehensive Plan

Section 4, Map 1

Map Legend

- Roads**
 - State Highway
 - State Aid
 - Local Roads
 - Private Roads
 - Rail Road
- Lakes, Ponds & Rivers**
- Streams**
- Wetlands**
- Power Transmission Lines**
- Future Land Use**
 - Growth Areas**
 - Village Area One
 - Village Area Two
 - Economic Growth Area
 - Rural Area
- Development Constraints**
 - Public Water Well
 - Primary Wellhead Protection District
 - Secondary Wellhead Protection District
 - Critical Natural Resource Areas
 - Shoreland Zone Areas*

* NOT TO BE USED AS OFFICIAL SHORELAND ZONING MAP
Neither KVCOG nor the Town of Clinton assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.
Data Sources: Maine Office of GIS, Maine DOT Created 09-2020 by JG



Section 4: Future Land Use Plan

Purpose: To provide guidance for future land use growth and plan for making limited changes to the current Land Use policies and ordinances, if necessary.

Overview: Factors that must be considered in any future development are as follows:

- Existing Land Use: The existing land use trends since 2010 are detailed in Chapter 13, Existing Land Use. Future development should maintain the rural farming character of the town. There has been minimal growth.
- Critical natural resources: Chapter 3, Habitats and Other Critical Natural Resources and Map 3-1, Critical Natural Resources, identify areas in Clinton that need to be protected. Critical natural areas protection such as Shoreland zoning currently exists and is sufficient for future development.
- Aquifer and Wellhead protection: Chapter 2, Topography, Soils, and Water and Map 2-2, Water Resources identify the two aquifers in the Town of Clinton. Clinton Water District has identified a wellhead protection zone. The Well Head Protection zone is depicted on the Section 4, Map 1 Clinton Future Land Use. A map is also available at the town office, and the Clinton Water District office. These areas are sufficiently protected through existing town zoning ordinances, but a review of best practices needs to occur.
- Because of the minimum growth in the last 10 years, the density guidelines as published match the Vision Statement. Density guidelines in Table 13-6 and Table 13-7 need not be adjusted for any of the growth areas below.

Issues: Throughout the Section 2, Analyses the committee identified “Issues” some of which relate to land use, and in particular, future growth. We then developed a strategy, who is responsible, action party, coordination needed, and implementation date. Most of the issues require nothing more than a review and may require minor adjustments of current town Land Use Ordinances. The issues are listed as follows:

- Issue 1-1, Review protection of historic and archaeological resources
- Issue 2-1, Review protection of town’s water quality resources
- Issue 2-3, Reduce junk cars by enforcing ordinances
- Issues 3-1, 3-2, and 3-3, Protect habitats and other critical natural resources
- Issue 4-2, Review safeguards for farm and forestry land
- Issue 7-2, Reinvent village area and finance same (See Village Growth Area 1 below.)
- Issue 8-1, Need additional senior and low income housing (See Village Growth Area 1 below.)
- Issue 8-2, Manage mobile home stock

Future Land Use Plan

Growth areas: Clinton's current Land Use Ordinance contains six different land use zoning districts. Chapter 13, Existing Land Use, Map 13-1 and Map 13-2, depict these districts. Town of Clinton Ordinances allows for future growth to occur in designated portions of the community and restricts other areas. The town ordinances will take precedence over any allowable construction in any growth areas below. Future growth areas can be broadly identified as follows:

1. Village growth areas:
 - a. Clinton's Vision Statement, under the heading "Initiate," addresses the village district needs to be redefined. This is also addressed as Issue 7-1, Reinvent the village area in Chapter 7, Economy.
 - b. This area contains the existing village area in the southeastern portion of the town. See Section 4, Map 1.
 - c. **Growth area one:** The vision calls for the existing village to be redefined to determine current best use and to (re)develop housing, especially low income and elderly capacity, with compatible businesses, services, cultural events, institutions, and recreational activities. This area is intended to serve as a mixed-use growth area for residential and small commercial activities. This village area has (re)development potential.
 - d. **Growth area two:** The village area can be expanded along Main/Route 11/100, Pleasant, Baker, and Railroad Streets. See Section 4, Map 1. Public sewer and water are available.
 - e. A major capital investment will be needed to support revitalization of the existing village area and any expansion. To the maximum advantage possible, grants, tax increment financing (TIFs), and impact fees must be pursued. The housing redevelopment is ideal for regional, public, and private partnerships.

2. Economic Growth Area:

- a. Clinton's Vision Statement, under the heading "Strengthen," indicates commercial expansion should not alter the rural character of the town.
- b. Commercial and industrial growth remains along Route 11/100, Baker Street, and Hinckley Road. See Section 4, Map 1.
- c. **Economic Growth Area:** The Economic Growth Area allows for future growth in accordance with the Vision Statement and the current Land Use Ordinances. Refer to Tables 13-2 and 13-3 of this plan for allowed uses within this growth area. In reference to the Vision Statement, the Town of Clinton and the Clinton Water District should plan for an expansion of water and sewer in this growth area to include what will trigger this expansion of construction.
- d. If an expansion of water and sewer is triggered, community development block (CDBG) grants and/or some other means of financing is required.

Rural area: The following paragraphs cover the remainder of the town of Clinton.

- a. Clinton's Vision Statement, under the heading "Preserve," indicates that all want to preserve the rural/farming community character.
- b. Excluding the village growth areas and the Economic Growth Area, the balance of the land in town will be designated the Rural Area. See Section 4, Map 1.
- c. **Rural Area:** This area is intended for agriculture, animal husbandry, forestry, outdoor recreation, natural resource based activities, and agricultural based activities. Future growth of housing and home-base businesses will be allowed but will be expected to conform to the rural/farming character of the area so that traditional activities such as farming and forestry will not be hindered. This aligns with the Vision Statement and current Land Use Ordinances.
- d. No major capital investment will be needed.

Town Policies:

- (1) To coordinate the community's land use strategies with other local and regional land use planning efforts.
- (2) To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.

Future Land Use Plan

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

(4) To establish efficient permitting procedures, especially in growth areas.

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

Issues:

Need to clearly identify responsibility for locations, type, and scale of development as defined in Clinton’s Vision Statement.

Section 4, Future Land Use Plan

Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
Section 4, Issue 1 Need to clearly identify responsibility for locations, type, and scale of development as defined in Clinton’s Vision Statement.	(1) Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Selectmen	Selectmen	Town Manager, Code Enforcement Officer	2022
	(2) Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:	Selectmen, Town Manager	Code Enforcement Officer, Planning Board	State of Maine Agriculture, Conservation, and Forestry Department	2022

Future Land Use Plan

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.				

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	(3) Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Selectmen	Town Manager	Budget Committee, Clinton Department Heads	Start 2021 during budget process
	(4) Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Selectmen	Town Manager	Code Enforcement Officer, Planning Board, KVCOG, neighboring communities	2026
	(5) Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Selectmen	Selectmen	Code Enforcement Officer, Planning Board	Ongoing through issue resolution

Future Land Use Plan

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
	(6) Track new development in the community by type and location.	Selectmen	Code Enforcement Officer	Planning Board	Begin 2021
	(7) Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Selectmen	Town Manager	Budget Committee, Clinton Department Heads	Starting 2022 during budget process
	(8) Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7. Ch 208.	Selectmen	Town Manager	KVCOG, Code Enforcement Officer, Planning Board	June 2026