

# Town of Wilton Local Comprehensive Plan 2009



A Comprehensive Plan is advisory in nature. Any actions which would create new rules or ordinances or require town expenditures will require separate approval at a Town Meeting .

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## **Vision Statement**

### *Town of Wilton*

The Town of Wilton, comprised of the villages of Wilton, Dryden, East Dixfield, and East Wilton, is a former manufacturing center and agricultural area. It is a peaceful, rural town with historic village centers, picturesque lakes surrounded by wonderful mountain views, open fields, and forested land. It is a friendly community with good schools and excellent outdoor recreation opportunities. The rural lifestyle is important to most that live here. Equally important are the special places to be found in the Downtown Village, Wilson Lake, Kineowatha Park, the agricultural fields, and forest land that define our sense of community.

Over the next twenty or so years, it is our vision that Wilton will continue to preserve its rural character while attracting small businesses in the Downtown Village and within the Commercial Zone of US Rt 2. It is anticipated that Wilton's population growth will be slow, however, new homes continue to be constructed at an average rate of 12 new stick built or modular homes per year, plus an average of 1 mobile home placed on formerly vacant land per year. Wilton recognizes these growth pressures and will work to accommodate growth and provide services in a manner that complements the rural character, the special places, and the values that exist in town today. An important aspect of addressing town needs is infrastructure. We envision a town with good roads, parks, and modern high speed communication systems for both telephone and internet service available throughout the town, as well as continued good water and sewer service areas.

It is our goal to make housing available to all income levels, but in particular to insure that housing remains affordable for working families.

Wilton has several important differentiating characteristics that are important to consider. These include Wilson Lake, Kineowatha Park, the Wilson Lake Country Club golf course, the intersection of two major highways (Rt 2 & 4), and the proximity to Farmington, the University of Maine, and the Franklin County Hospital. In addition, Wilton should take advantage of its proximity to the major ski areas of Western Maine, Mount Blue State Park in Weld, and the network of snowmobile trails that run through town and connect to the ITS system, as well as its own attractions of Wilson Lake and the railroad bed, to promote tourism. Our vision is that Wilton will find ways to benefit from these conditions while not allowing itself to be overwhelmed or subjugated.

## Public Participation Summary

The Town of Wilton Local Comprehensive Plan Committee has changed composition over time. The following persons have contributed as members of the committee:

Si Balch, Jan Collins, Sheryl Mosher, Peter Chamberlain, Conrad Heeschen, Jack Roth, Chris Krauss, Betty Adams, Jean Rand, Nancy Merrow, Steve Engle, Emma Ansara, Angela Werner, Michael Höhne, and Dennis Taylor. Paul Montague, Code Enforcement Officer, served as staff and secretarial support for this project.

The Local Comprehensive Plan Committee held working meetings open to the public on the second and fourth Thursday of each month beginning in November 2006 in the Town Office. Members of the committee reached out to local organizations to describe the Comprehensive Plan process and to gather input. Members of the committee made presentations to or made contact with the following groups: Lions Club, Foothills Land Conservancy, Friends of the Wilton Free Public Library, Wilton First Congregational Church, and Woodland Wanderers Snowmobile Club. Public informational meetings were held on Saturday, May 12, 2007 at the Academy Hill School and again on Saturday, April 5th, 2008. The first meeting was an overview of the Comprehensive Plan Process and discussion of the required topic areas. The second meeting was review the committee's progress and to get input on the Vision Statement. Attendance at these two meetings was sparse. The first meeting saw only 17 and the second had about 25.

Throughout the comprehensive plan process, questionnaires were made available. They were on the town website, passed out at the Annual Town Meetings, were available at the Town Office, and were available at every meeting. Less than 30 questionnaires were returned. The general consensus of these questionnaires was that the respondents were fairly content with Wilton as it is now. There were concerns that the small town rural character of Wilton be preserved with a hope that new small businesses could be attracted to provide more employment opportunities.

All public input was considered in the development of this plan.

## Regional Coordination Program

### Town Goal

Develop and participate in regional programs to achieve common desires.

### Overview

The Town of Wilton realizes that coordination and/or joint action is necessary to address a number of interlocal planning issues. Based upon the results of the inventory and analysis and the various policies contained in the plan, the following interlocal planning issues have been identified:

Economic Growth and Development

Shared Municipal Services

Transportation/Highway Improvements

Varnum Pond Resources

Wilson Stream Resources

### Policy

Support the efforts of the Androscoggin Regional Council of Governments, the Greater Franklin Economic Development Corporation, the Franklin County Chamber of Commerce, and the Wilton Development Corporation to improve and expand the local and regional economy.

Examine the opportunities for regional or multi-town approaches to the development of business parks.

Examine the feasibility of developing shared municipal service programs with adjacent communities.

Seek improvements to the regional transportation systems, including air transportation.

Maintain the economic, recreational, and water quality of Wilton’s water and land resources.

### Strategies

Support and actively participate with the Androscoggin Regional Council of Governments, the Greater Franklin Economic Development Corporation, the Franklin County Chamber of Commerce, and the Wilton Development Corporation and local business people to encourage economic growth.

Responsibility/Time Frame:	Selectmen	Ongoing
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Examine the feasibility of a regional business park with shared development costs and shared property tax benefits.

Responsibility/Time Frame:	Wilton Development Corp.	5 years
	Greater Franklin Economic Development Corp	

Continue to participate with neighboring communities in options for multi-community municipal services and programs including Dixfield, Jay, Carthage, Chesterville, Washington Plantation, Temple, and Farmington.

Responsibility/Time Frame:	Town Manager/Selectmen	Ongoing
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Participate in regional activities to address highway improvements to Rts 2, 156, and 133 and options for improved air transportation within the region.

Responsibility/Time Frame	Town Manager/Selectmen	Ongoing
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Examine the feasibility of working with the Town of Temple to protect and enhance the water resources of Varnum Pond.

Responsibility/Time Frame	Selectmen/Planning Board	Ongoing
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### **Summary of Regional Coordination Efforts**

The following is a list of the existing regional coordination efforts:

SAD 9 School System

Northstar Ambulance Service

Franklin County EMS dispatch

Wilton/North Jay water service

East Dixfield/Dixfield Fire Department

Sandy River Recycling Association

AVCOG

Maine Municipal Association

## Future Land Use Plan

### 1. State Goal

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

### 2. Future Land Use Plan Overview

*The plan must include a Future Land Use Plan that is consistent with the community's vision and other policies in the plan. The Future Land Use Plan brings together plan elements that affect land use. It is intended to synthesize these elements into a cohesive guide to realizing the community's vision, including the development of land use regulations/ordinances. Use the analysis of conditions and trends data in Section 4, in conjunction with the vision statement, to develop the community's Future Land Use Plan.*

*The Future Land Use Plan divides the community into geographical areas identified as either most suitable for growth or most suitable for rural uses unless exempted under 30-A MRSA §4326(3-A), more fully described below. The Future Land Use Plan also identifies critical resource areas within the community. The Future Land Use Plan will be the focus of the Office review for consistency with the Act.*

### 3. Review Criteria for Future Land Use Plan Designations

#### A. Growth Areas

*A community's Future Land Use Plan must identify a growth area or areas. The designation of growth areas is intended to ensure that planned growth and development and related infrastructure are directed to areas most suitable for such growth and development. Land areas designated as **growth area** must be consistent with the following provisions.*

- (1) The Future Land Use Plan must designate as **growth area** those lands into which the community intends to direct a minimum of 75% of its dollars for municipal growth-related capital investments made during the planning period.*

The designated Growth Area 1 is those areas currently in the Downtown Village, Residential I, Commercial, and Industrial Zones. These areas of Town will require capital investments in the water/sewer system to upgrade aging systems and contain the majority of the roads that require maintenance. The Commercial and Industrial Growth and redevelopment areas are shown in red on the Future Land Use Map and encompass the Commercial, Industrial, Downtown Village, and some of the Residential I Zoning areas near the center of town.

Growth Area 2 - Residential Growth areas are shown in yellow and encompass some area that is currently Farm and Forest Zone, as well as Residential I and II. Within these areas, there are some streams and wetlands that would be protected under Shoreland Zoning.

- (2) Built-out or developed areas that may not have capacity for further growth but require maintenance, replacement, or additional capital investment to support existing or infill development must also be designated as growth areas.*



See number 1. above.

- (3) *Growth areas must be limited to land areas that are physically suitable for development or redevelopment. Growth areas may include land areas that are physically unsuitable for development or redevelopment, such as a river, stream, floodplain, small natural hazard area, small lake or aquifer, or small critical natural resource, if the plan addresses how these areas will be protected to the greatest extent practicable or as prescribed by law.*

The former Forster's Mill on Depot Street is in the Floodplain, but the property needs to either be redeveloped or the buildings need to be removed. If redevelopment is considered, the project will have to comply with the Town of Wilton Floodplain Ordinance and the Town of Wilton Shoreland Zoning Ordinance.

- (4) *Growth areas, to the greatest extent practicable, must be limited to an amount of land area and a configuration to encourage compact, efficient development patterns (including mixed uses) and discourage development sprawl and strip development.*

The Downtown Village and Residential I zones are zoned for more compact development than the larger Farm and Forest Zone, but perhaps an allowance for even more compact development could be considered for the RI zones that are served by the sewer system. The current Subdivision Ordinance does allow for more compact development when an open space subdivision is proposed.

- (5) *Growth areas along arterials and mobility corridors must be configured to avoid strip development and promote nodes or clusters of development.*

The Board of Selectmen should request that the Department of Transportation do a study for a service road or other options along US Rt 2 in East Wilton to serve commercial development.

## **B. *Growth Area Exemptions***

This section does not apply to Wilton.

*In some communities, conditions may make the identification of specific areas for residential, institutional, commercial, and/or industrial growth inappropriate. These conditions, as described in 30-A MRSA §4326(3-A) and Section 3.5 of this Chapter, include:*

- (1) *Severe physical limitations;*
- (2) *Minimal or no growth; or*
- (3) *The lack of a village or densely populated area.*

*Communities with one or more of these conditions may develop a Future Land Use Plan that does not identify growth areas for residential, institutional, commercial, or industrial growth pursuant to the criteria identified in Section 3.5. If a growth area exemption is proposed, the plan's description of existing trends and conditions must support the exemption request. Communities with town-wide growth caps or rate-of-growth ordinances are not eligible for a growth area exemption.*

### C. *Shared Growth Areas*

*Pursuant to and in accordance with 30-A MRSA §4325, communities may enter into an interlocal agreement with one or more neighboring communities to designate regional growth areas for anticipated residential, institutional, commercial, or industrial growth and/or related services or infrastructure.*

It is possible that there could be a small shared growth area with Jay on Rt 4 and another shared growth area with Farmington on Rt 2. The Board of Selectmen should initiate the conversation with Jay and Farmington about shared growth areas.

### D. *Transitional Areas*

Wilton does not have areas that would fit the definition of Transitional Areas.

*The Future Land Use Plan may designate as **transitional area** those land areas which the community identifies as suitable for a share of projected residential, institutional, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area. Designated transitional areas are intended to provide for limited suburban or rural residential development opportunities. Land areas designated as **transitional area** must be consistent with the following provisions:*

- (4) Transitional areas may not be defined as growth areas for the purposes of state growth related capital investment pursuant to 30-A MRSA §4301 (5-B).*
- (5) Development standards in transitional areas must limit strip development along roads through access management, minimum frontage requirements, and other techniques.*
- (6) Transitional areas may not include significant contiguous areas of working farms, wood lots, properties in state tree growth and farm and open space tax programs, prime agricultural and forestry soils, unfragmented habitat, or marine resources identified in the conditions and trends in Sections 4.6, 4.8, and 4.10.*
- (7) Transitional areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.*

### E. *Rural Areas*

Much of the area zoned as Farm and Forest meets the definition of Rural Areas.

*The community's Future Land Use Plan must identify a **rural area or areas**. The designation of **rural areas** is intended to identify areas deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat and scenic lands, and away from which most development projected over ten (10) years is diverted.*

*A community's Future Land Use Plan must designate as rural area or areas any portion of the community consistent with the following provisions:*

Rural areas must include agricultural, forest, open space, and coastal lands important to the local or regional natural resource-based economy, including:

working farms, wood lots, and properties enrolled in current-use tax programs related to forestry, farming or open space;

large, unfragmented, undeveloped areas of prime agricultural soils;

important areas for nature-based tourism and outdoor recreation; and

unfragmented habitat.

The area north of a line from the western town corner boundary in East Dixfield to the northeastern town corner boundary with Temple and Farmington is largely under Tree Growth and Open Space current use programs. It includes areas of Prime Farmland and Farmland of Statewide Significance found along the northern part of Weld Rd. It is shown as Rural Area 1 on the Future Land Use Map.

Also, the area bordered by Munson and Black Roads, Wilson Steam, and the Farmington/Chesterville town lines should be included as Rural Area. This includes Pease Pond, the associated flood plain, and the Black and Weeks Farms. This area is shown as Rural Area 2 on the Future Land Use Map.

- (8) The Future Land Use Plan must identify current and proposed mechanisms, both regulatory and non-regulatory, to ensure that the level and type of development in rural areas is compatible with the defined rural character and does not encourage strip development along roads.*

Currently, much of the area considered for Rural Area designation (the green and purple hash marked areas on the Future Land Use Map) is under Tree Growth, Open Space, or Farm Use programs. The Subdivision Ordinance attempts to limit development in the Farm and Forest Zone by requiring that the soil type be considered when subdivisions are proposed in the zone. The result is that structures are still allowed, but that they should be located on the edge of fields and away from any prime farmland soils. There is also a Planning Board ability to require that only 40% of the lot area being subdivided be allowed to be developed impervious area and lawns.

One non-regulatory measure to discourage development in rural areas is for the Town to not accept any roads that have been previously discontinued. Also, the Town may want to consider allowing some maintained roads to go back to dirt or gravel.

Strip development is discouraged by the Subdivision Ordinance, but projects considered under the Zoning Ordinance are reviewed individually. The Zoning Ordinance does allow for shared driveways, but this has not been used frequently.

A better developed requirement to restrict development proposed on land that is classified as prime farmland, land of statewide agricultural significance, and/or currently used as farmland, tree growth or open space needs to be created.

- (9) Rural areas may not include land areas where the community actively encourages new residential, institutional, or commercial development.*

The proposed rural areas are not in areas for consideration for growth areas nor are these areas served by water or sewer. Much of the proposed rural area is served only by discontinued roads without electrical service. These areas should be placed in a separate zone from the Farm and

Forest Zone. It has been suggested that this be called the Forest Zone with more limitations on development than the Farm and Forest Zone.

*(10) Rural areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.*

The proposed Rural Areas abut to rural and farmland in Dixfield, Carthage, Washington Plantation, Temple, Farmington, Chesterville, and Jay.

#### F. **Critical Resource Areas**

*The Future Land Use Plan must identify and designate **critical resource areas** as defined in this Chapter. Land areas designated as **critical resource area** must be consistent with the following provisions:*

*(11) Critical resource areas are those areas in a community most vulnerable to impacts from development.*

The proposed Critical Resource Area is currently identified as the Watershed Overlay District around the Varnum Pond drinking water reservoir. The area has been previously identified as most vulnerable to impacts from development and is given the same restrictions as land in the Resource Protection Zone under the Zoning Ordinance. It is shown in blue on the Future Land Use Map.

*(12) The Future Land Use Plan must identify current and proposed mechanisms, both regulatory and non-regulatory, to ensure that critical resource areas are, to the greatest extent practicable, protected from the impacts of development.*

As mentioned above, this area is considered Resource Protection for zoning purposes. Non-regulatory protection includes town ownership of much of the shoreland of the pond and very little town-maintained road in the area. The town has refused electric power easements through town land in Wilton for property owners in Temple.

*(13) Critical resource areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.*

The Town of Temple has been requested to review the proposed designation of the Critical Resource Area. The shoreland area of Varnum Pond in Temple is more developed than that of Wilton. There are a number of year-round homes on Varnum Pond in Temple.

### 4. **Required Elements for the Future Land Use Plan**

#### A. **Analysis and Key Issues**

*(14) How does the Future Land Use Plan align and/or conflict with the community's vision statement?*

The Future Land Use Plan attempts to preserve the rural character and special places identified in the vision statement while allowing for development within the village areas and other identified growth areas.

*(15) How is the configuration of the growth areas shaped by natural opportunities and/or constraints (i.e. the physical suitability or unsuitability of land for development)? The location of public facilities? The transportation network?*

The Growth Areas 1 and 2 are primarily restricted to areas that are currently served by accepted roads and include those areas served by the water and sewer systems (Growth Area 1). There is a need and opportunity for redevelopment of the downtown village that would preserve the existing character of the village.

*(16) How does the Future Land Use Plan relate to existing regional economic, housing, transportation and natural resource plans? How does the Future Land Use Plan relate to recent development trends?*

The AVCOG Regional Economic Development Plan includes Wilton.

The Future Land Use Plan has been developed keeping the housing, transportation, and natural resource plans in mind. It strives to redevelop areas that need to be improved while not depending on new road construction or extension of either the sewer or water systems. Future development is being planned away from those areas seen as important natural resource areas.

Recent development trends have been split between those areas that are in the growth area and those that are not. There has been an increase in camp development in the more rural areas. Most year-round homes have been built on accepted town roads. The Comfort Inn was clearly built on a site in an area where the Town was encouraging development.

*(17) Are most municipal capital investments currently directed toward growth areas? Why or why not?*

The municipal capital investments are primarily directed towards road maintenance of existing accepted town roads and maintenance of existing infrastructure. This would mean that most of the municipal capital investments have been and are planned to be within the designated growth areas.

*(18) How can critical resource areas be effectively protected from future development impacts?*

Critical Resource areas are protected by state imposed shoreland zoning requirements and are zoned as Critical Resource Areas, Resource Protection Area, Stream Protection Area, etc. The Town of Wilton is not equipped to impose further restrictions on these areas. Areas classified as Critical Deer Wintering Area have been field-verified by IF&W in Wilton, but there is no existing regulatory protection for them other than under the Subdivision Ordinance. If the State of Maine wants to preserve Deer Wintering Areas, then they should provide more information to towns on how to go about protecting them.

## **B. Components**

*The Future Land Use Plan must include:*

*(19) A map or maps showing the following land use areas and any smaller land use districts within them: Growth (unless exempted), Rural, Critical Resource, and Transition (if proposed).*

**See Map 15 Future Land Use and Map 1 Zoning Map**

*(20) Narrative description of each land use area:*

**Rural Area 1: Proposed Forest Zone portion of the existing Farm and Forest Zone.:**

The Town of Wilton's Vision calls for preserving the forest land. It is these areas of town that contribute to the rural culture. It is served mostly by discontinued roads and there is little or no electrical service. Timber Harvesting remains an important economic resource, as well as hunting, off-road recreation, snowmobiling, hiking, and cross country skiing. This is where the hunting camps are located. Within the area are some Resource Protection Area and the Varnum Pond Watershed Overlay Protection Zone. These Rural Areas are located along Gordon Road, Tobin Flats Road, Hanslip Road, Jewell Road, the discontinued portion of Magrath Road, North Pond Road, and a large part of the area bounded by Munson Road, Wilson Stream, and the Farmington and Chesterville Town Lines. A third large area is bounded by North Pond Road, Orchard Drive/Bubier Road, Temple Road, and Farmer Road.

The Rural Area in Wilton is compatible with the current uses. There is concern that many of these properties will be clear cut and developed into house lots. The Town of Wilton does not encourage development in these areas. There are no planned capital investments in infrastructure in the Rural Area.

Development of this area should be discouraged. Much of this area is in Tree Growth or Open Space programs.

The Planning Board should consider a program to purchase or transfer development rights from the owners of larger parcels in this area. This would allow the parcels to continue being harvested for timber or used as agricultural land, but would limit or exclude development.

**Rural Area 2: Farm and Forest Zone served by publicly maintained roads:**

This portion of the existing Farm and Forest Zone is served by publicly maintained roads, has utilities available, but is not generally served by water and sewer. It is an area where residential and small commercial use can be developed.

There are many roads in this zone that will require extensive maintenance.

Wilton's vision is to preserve the rural character of the town. Development of this area should take this into consideration. Any residential subdivisions should be of the open space type. Scenic vistas should be preserved as much as possible in this area.

The Planning Board should consider a program to purchase development rights from the owners of existing farms and larger parcels in an effort to protect prime agricultural soils and soils of state-wide significance.

**Critical Resource Area: The Varnum Pond Watershed Overlay District**

This area extends Shoreland Zoning protection throughout the Varnum Pond Watershed. This is to ensure that Wilton's public drinking water reservoir water quality is maintained. It does contain some Moderate to High Value Waterfowl Habitat and is otherwise classified as Farm and Forest Zone.

Farmer Road is the only town-maintained road in the Wilton portion of the Varnum Pond Watershed. The Town of Temple has just the state required Shoreland Zoning in Varnum Pond.

There are no municipal capital investments planned for this area short of Water Department infrastructure.

Residential development lots in this area are 40,000 sq ft and dwellings are limited to 1500 sq ft.

### **Critical Resource Area: Existing Resource Protection Zones – see the Zoning Map**

These areas are made up of the more important wetlands in Wilton and include the FEMA Flood Zones. Also included in these zones are High and Moderate Waterfowl Habitat. Any residential development is limited to 1500 sq ft dwellings on 40,000 sq ft lots. If any portion of the lot is outside of Resource Protection, then development would have to take place outside of the RP Zone. Non-vegetated lot area is limited to 20% in the RP Zone.

Wilton's vision is to preserve these natural areas and limit development of them. The flood zones are listed as Resource Protection and serve as a buffer to the Wilson Stream, Wilson Lake, and Pease Pond.

For the most part, there are no transportation systems or municipal services in the RP Zones.

### **Critical Resource Area: Existing Shoreland Zone LRR Zone – see the Zoning Map**

These areas are the existing waterfront camp lots on Wilson Lake and Pease Pond. These areas are under state mandated Shoreland Zoning and depicted on the Zoning Map. The Wilton vision for these areas is to protect the water bodies to the greatest extent. The Lake Smart Program offered by the Natural Resource Conservation Service has provided information for property owners on how to limit their impact on the ponds.

Residential density in the LRR zone is 20,000 sq ft on lots served by sewer and 40,000 sq ft on lots not served by sewer. Maximum non-vegetated area on LRR lots is limited to 20% as compared to 40% on lots outside of LRR or RP zones.

They are served by both public and private roads.

### **Wilson Lake Watershed Overlay Zone:**

This area is shown in pink on the Future Land Use Map and is proposed as an area that would require phosphate management plans for any development within the Wilson Lake watershed.

### **Growth Area 1: Commercial Redevelopment**

The Downtown Village, Main Street out to East Wilton, and US Rt 2 East contain the largest Commercial, Industrial, and Downtown Village Zones. Much of this area could be redeveloped from former shoe, woolen, and leather mills. It is well served by town- and state-maintained roads and is mostly served by water and sewer. Three phase power is available throughout much of the area.

Municipal infrastructure will require maintenance and upgrading in these older areas of town, particularly the water and sewer lines.

### **Growth Area 1: Existing Residential Area redevelopment and maintenance**

Most of the Residential 1 Zone could benefit from water and sewer upgrades. Some of the R1 Zone homes are older and run down. Some mechanism to encourage renovation of these homes should be sought out.

This area is served by existing town-maintained roads, with the exception of the state-maintained roads of Main Street and portions of Rt 156.

Residential density is based on 15,000 sq ft when the lot is served by sewer. Some preexisting dwellings are on smaller lots. Development of this area should be encouraged. There is a large area behind the Arkay Trailer Park and Masterman Ave that is vacant and could be developed for high density residential use.

### **Growth Area 2:**

This area is primarily served by town-maintained or state-maintained roads and is suitable for residential development. It is not served by municipal water or sewer. Much of the area is currently in the Farm and Forest Zone and includes the larger existing subdivisions of Fenderson Hill and Applegate Lane. The Planning Board should consider adjusting lot size requirements in this area to allow for more compact development.

*(21) A summary of the key regulatory and non-regulatory approaches, including investment policies and strategies, the community will use to implement its Future Land Use Plan.*

Obviously, Zoning is the primary tool that has been used by Wilton in an attempt to direct growth. TIFFs have been used to encourage economic development in those areas that have been identified as commercial growth areas and should continue to be used. The sewer system was extended to US Rt 2 East in an attempt to encourage commercial development in the 1990s that only recently has been used by the Comfort Inn. It is unlikely that the sewer system can or will be extended to other areas currently not served.

The Town of Wilton has taken the position that it will not accept any more roads. In taking this stance, development of outlying areas is discouraged. The Subdivision Ordinance should make it clear that, if a subdivision is proposed off of a discontinued road, the developer would be responsible for bringing the road serving the subdivision up to the current road standards and that the road would remain privately maintained.

It has been suggested that the Planning Board should investigate a program to transfer development rights from properties that the Town would discourage development on to allow higher density development on properties where development is more appropriate. In addition, conservation easements are another tool that could be used to protect vacant land.

### **C. Policies**

#### *Minimum policies to address state goals:*

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

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

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



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

*(26) To protect critical resource areas from the impacts of development.*

**D. Strategies**

*In addition to the strategies required below, include any strategies as necessary to support the establishment of any rate of growth or impact fee ordinances proposed. These may include strategies found in other sections of the plan.*

*Minimum strategies required to address state goals:*

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

Planning Board	ongoing	high priority
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*(28) Using the descriptions provided in the Future Land Use Plan narrative, enact or amend local ordinances as appropriate to:*

*a. clearly define the desired scale, intensity, and location of future development*

*b. establish fair and efficient permitting procedures and appropriate fees, and streamline permitting procedures in growth areas; and*

*c. clearly define protective measures for critical resource areas.*

Planning Board	1-2 years from plan adoption	high priority
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*(29) Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.*

Board of Selectmen/Town Manager	1-2 years from plan adoption	high priority
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*(30) Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.*

Board of Selectmen/Planning Board	1-2 years from plan adoption	medium priority
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*(31) 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 MRSA §4451.*

Town Manager/CEO	ongoing	high priority
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*(32) Track new development in the community by type and location.*

CEO	ongoing	medium priority
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*(33) Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.8.*

Plan Implementation Committee	5 years from plan adoption	medium priority
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**5. Criteria for Growth Area Exemptions**

This section does not apply to Wilton.

## **Plan implementation:**

Within each topic area, boards, committees, and officials are identified as responsible for carrying out the various strategies. The Board of Selectmen should appoint a Local Comprehensive Plan Implementation Committee to monitor the progress of the plan implementation.

## **Plan evaluation:**

The Local Comprehensive Plan Implementation Committee should be charged with a biannual evaluation of the Town's progress in implementing the plan and report back to the Board of Selectmen.

### **Review Criteria:**

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

# Planning Topic Areas

## 1. Population and Demographics

### 1. State Goals

*None Required.*

### 2. Analyses and Key Issues

*To generate minimum analyses to address state goals, use Conditions and Trends data in Section 4.1(c.) to answer the following questions.*

- (1) Is the rate of population change expected to continue as in the past, or to slow down or speed up? What are the implications of this change?*

According to the State Planning Office's projections, the population of Wilton is in a slow decline and that decline is expected to continue. The implications of this change are that there will be a smaller pool of tax payers to pay for public services and a smaller population of school age children.

- (2) Which demographic groups are the fastest growing and which are in decline?*

It would appear that there is a small bubble of people in the 45-60 year age bracket that will soon be retiring. The younger age groups are in decline.

- (3) What will be the likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?*

This slight change in population will see a lower demand on school services and an increase in services for seniors.

The demand for housing will remain flat, although the demand for low income housing is currently unmet by 75 units and is expected to increase.

- (4) If most of the population growth is the result of newcomers, what can the community do to foster shared outlooks?*

There are a few people coming to Wilton to retire. These are the people who are building the majority of the higher end new homes. They come here because they desire to live in a small rural community. Their outlook tends to fall in line with the general values of the community.

- (5) If your community has a significant seasonal population, is the nature of that population changing? What is the community's relationship to and dependence on seasonal visitors?*

Wilton attracts visitors year round. There are a small number of seasonal summer camps and hunting camps. The Wilson Lake Inn attracts tourists and visitors year round and the new 90 room Comfort Inn will bring in even more.

The proximity of Wilton to three major ski areas and the ITS snowmobile trails attracts many visitors in the winter. Wilton should do more to promote itself as a winter vacation area.

With the addition of the Comfort Inn, the demand for a restaurant on Rt 2 in Wilton is evident. There are few restaurants in either Wilton or Farmington in the general area of the hotel.

(6) *If your community is a service center or has a major employer, what additional effort does it have to make to serve a daytime population that is larger than its resident population?*

Wilton does not have an employer that brings in a significant daytime population and those employers that do have a large number of employees are in facilities that employed far more people in the past. Some of these facilities were working on 24 hour basis.

### 3. Conditions and Trends

Minimum data required to address state goals:

(1) *The community's Comprehensive Planning Population and Demographic Data Set (including relevant local, regional, and statewide data) prepared and provided to the community by the Office or its designee.*

<b>State Planning Office Economics and Demographics Program</b>					
	<b>2000</b>	<b>1990</b>	<b>1980</b>	<b>1970</b>	<b>1960</b>
<b>Total Population</b>					
Wilton	4,123	4,242	4,382	3,802	3,274
Franklin	29,467	29,008	27,098	22,444	20,069
Maine	1,274,923	1,227,928	1,125,043	993,722	969,265
<b>Median Household Size</b>	<b>2000</b>	<b>1990</b>	<b>1980</b>		
Wilton	2.28	2.67	2.68		
<b>Age Cohort Breakdown</b>	<b>2000</b>	<b>1990</b>			
under 5 years	215	340			
5-9 years	258	375			
10-14 years	379	322			
15-19 years	323	295			
20-24 years	199	249			
25-29 years	178	295			
30-34 years	235	356			
35-39 years	314	326			
40-44 years	377	293			
45-49 years	334	282			
50-54 years	285	201			
55-59 years	246	176			
60-64 years	229	182			
65+ years	551	550			
<b>Educational Attainment</b>	<b>2000</b>	<b>1990</b>			
<b>% High School Graduate or Higher</b>					
Wilton	84.9%	83.0%			

Franklin	85.2%	79.7%			
Maine	85.4%	78.8%			
<b>% Bachelor's Degree or Higher</b>					
Wilton	22.8%	19.2%			
Franklin	20.9%	17.7%			
Maine	22.9%	18.8%			
<b>Median Household Income</b>					
Wilton	\$34,562				
Franklin	\$34,846				
Maine	\$41,287				
<b>% of Families Below Poverty Level</b>					
	<b>Percent</b>				
Wilton	5.6%				
<b>Occupation Type</b>					
	<b>Number</b>	<b>Percent</b>			
Management, professional, and related occupations	523	28.3%			
Service Occupations	310	16.8%			
Sales and office occupations	459	24.9%			
Farming, fishing, and forestry occupations	36	2.0%			
Construction, extraction, and maintenance occupations	186	10.1%			
Production, transportation, and material moving occupations	331	17.9%			
	<b>2000</b>				
<b>Commute to work</b>	25 min.				
<b>Unemployment Rate</b>					
	<b>2006</b>	<b>2005</b>	<b>2004</b>	<b>2003</b>	<b>2002</b>
Wilton	6.0%	5.6%	6.4%	6.0%	5.5%
LMA (Farmington LMA)	5.8%	5.9%	5.8%	6.1%	5.2%
Maine	4.6%	4.8%	4.6%	5.0%	4.4%

\*Of the 3,184 people over the age of 16 in Wilton, 1,809 are working. 1,439 commute alone to work, 251 carpool, 6 take some sort of public transportation, including taxi cabs, 16 walk, 13 take other means, and 84 work at home, according to the 2000 US Census.

(2) *Information on natural population change (births and deaths).*

Year	Births	Deaths
2000	55	57
2001	45	39
2002	41	27
2003	34	36
2004	34	40
2005	35	38

2006      49      35

(3) *Significance and role of seasonal population and anticipated trends (as applicable).*

Wilton's seasonal population is not as large as it once was. Most of the "camps" on Wilson Lake have become year-round homes. There are a number of hunting camps located mostly in the north-west section of town. There are also about six seasonal camps on Varnum Pond and 20 or so seasonal camps on Pease Pond.

**4. Policies**

*None required.*

**5. Strategies**

*None Required.*



## **2. Economy**

### **1. State Goals**

- (1) Plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.*
- (2) Promote an economic climate that increases job opportunities and overall economic well-being.*

### **2. Analyses and Key Issues**

*To generate minimum analyses to address state goals, use Conditions and Trends data in Section 4.2.(c.) to answer the following questions.*

- (1) Where does the local population work and how does the community fit into the economic region (labor market area)?*

Many people work out of town and are commuting to Augusta, Lewiston/Auburn, Mexico, Rumford, or Jay. Wilton is largely a bedroom community in the Franklin County LMA.

- (2) Who are the major employers in the region and what is their outlook for the future?*

One major employer in the area is Verso Paper. They seem to be fairly stable at this time. The Franklin Memorial Hospital and all of the associated health care businesses seem to be expanding. Jarden Plastic Solutions (Altrista) in East Wilton appears to be holding steady. UMF is another large employer, along with the MSAD9 school system. A new business, NotifyMD in Farmington, immediately hired 40 people to man their call center and have plans to hire up to 120 staff. The ICT/Barkley's Bank call center is constantly advertising for entry level employees. Spring of 2008 saw the opening of a 90 room Comfort Inn on Rt 2.

- (3) Is the economy experiencing significant change, and how does this, or might this, affect the local population, employment, and municipal tax base?*

Wilton's economy has experienced significant change with the loss of many manufacturing jobs and a shift towards service jobs. With fewer and lower paying jobs available, the local population is either getting by with less or commuting farther to find work. The municipal tax base is becoming more dependent on residential property owners.

- (4) What are the community's priorities for economic development? Are these priorities reflected in regional economic development plans?*

Wilton's priority for economic development is to try to attract businesses, especially light manufacturing businesses, while preserving the traditional rural agricultural businesses and farms.

AVCOG's Regional Economic Development Plan reflects these priorities.

- (5) If there is a traditional downtown in the community, is it deteriorating or thriving? How is this affecting the community?*

There is a downtown community, but the type and quality of the local shops do not seem to attract much business. The Town has tried to foster interest in the downtown through grants and working with a developer to convert the Bass Shoe manufacturing building into office suites.

Wilson Lake abuts the downtown and could be a natural draw for those seeking a unique shopping and recreating experience. In years past the downtown was thriving, with literally dozens of diverse businesses.

*(6) Are natural resource-based industries (including fishing, farming, or forestry) important in the community and, if so, are they growing or declining? What steps has the community taken to support these industries?*

Farming has declined over time, but there is a resurgence of interest in agriculture as a local economic opportunity given the high price of transporting foreign products. There have been some recent successes of young farmers in nearby communities who have found a niche in a specialized market. For example, Amy LeBlanc grows heritage tomatoes. A farmer in Madison has found success in growing hothouse tomatoes that he sells to Hannaford's.

Forestry is still viable in the area, primarily for the paper industry. Several individuals are also involved in providing firewood. The demand for firewood will probably go up as an alternative to heating with gas or oil. The Wilton Zoning Ordinance allows for property owners to process up to 100 cords of firewood per year without any permits. This can make for a good part-time source of income for many people.

*(7) Is tourism an important part of the local economy? If so, does the community want to foster this industry and what steps can it take to strengthen tourism?*

Tourism could be an important part of Wilton's diversification of economy. Overlooked is the fact that we are perfectly situated to attract outdoor enthusiasts for a wide variety of 4-season activities. For example, Sugarloaf and Sunday River have reciprocal ski passes. Skiers can ski both areas while staying 'halfway' in Wilton. Western Maine boasts of world class bass fishing in the nearby Androscoggin River. Registered Maine Guides are willing and able to guide those who wish to hike, fish, hunt, and snowmobile. What we are lacking is the infrastructure to set up "tourism packages". These package plans would be designed to offer lodging, a menu of recreational experiences, and of course, time to visit our shops and restaurants.

The FERMATA study made the following key findings:

- There is a new "experiential" tourism market consisting of visitors interested in learning about nature, culture, and history.
- 76 percent of U.S. travelers state that they "would like to visit someplace they have never visited before."
- 48 percent are interested in a destination that is "remote and untouched."
- 57 percent are attracted by an area's "culture."
- 44 percent would like to "learn a new skill or engage in a new activity" during their trip.
- 81 percent of U.S. adults, or 118 million, who traveled in the past year are considered historic/cultural travelers. These travelers included historical or cultural activities on almost 217 million person-trips, up 13% from 1996.

- Experiential visitors prefer “active, authentic, participatory experiences that they can have a hand in structuring.”
- Experiential visitors value individuality, merit, diversity, and openness.
- Experiential visitors expect and desire authentic, indigenous, home-grown, native, original, genuine, sustainable, and specialized experiences and products. Now imagine what could happen if we worked to implement the findings of the FERMATA report.

The Stony Brook Lodge does provide hunting guide service packages from their location on Morrison Hill Road. They provide local accommodations in addition to guided trips to the surrounding region. Wilson Lake Inn is situated to promote recreational use of the lake and the snowmobile trails. Comfort Inn is a national chain hotel that can provide lodging for a variety of tourist interests in the region.

*(8) What role do/should home occupations play in the community, if any?*

Home occupations are essential to Wilton, particularly after the demise of the manufacturing industry. Many people have found a way to work at home and make a living. Wilton’s Zoning Ordinance allows for home occupations in a great many instances. People making products in their home often benefit by getting help with marketing, product development, packaging, and purchasing of raw materials. Assistance for small businesses can be sought through Western Mountains Alliance, Mountain Counties Heritage, Women Work and Community, and the Greater Franklin Economic Development Corporation. Classes like FastTrack give people the necessary tools to succeed.

*(9) Are there appropriate areas within the community for industrial or commercial development? If so, are performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape?*

There are areas along Rt 2 that are vacant and could be redeveloped for commercial or industrial uses. The Zoning Ordinance Site Plan Review process does have performance standards that pertain to commercial development’s compatibility with surrounding land uses and landscape. There are concerns about the number of driveway entrances that could be granted along Rt 2 and the impact that they would have on traffic flow and safety.

The Downtown Village has several vacant buildings that could be restored and reused. It has been suggested that local crafts people could share retail space to display and sell their products in this area.

*(10) What types of public facilities, including sewer, water, broadband access or three-phase power, are needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them?*

Those areas along the Rt 2 corridor have the needed facilities except that any industrial waste water will require onsite treatment. The area served by sewer on Rt 2 is east of McCrillis Corner Road to the Wilton/Farmington town line. Another concern is that the number of entrances to Rt 2 be limited and therefore, shared entrances should be encouraged wherever possible.

### **3. Conditions and Trends**

*Minimum data required to address state goals:*

- (1) *The community's Comprehensive Planning Economic Data Set prepared and provided to the community by the Office or its designee. See item C. under Population and Demographics.*
- (2) *A brief historical perspective on how and why the current economy of the community and region developed.*

Historically, Wilton's economy has been based upon manufacturing and agriculture. In the town's early years, manufacturing relied upon water to power grist mills, saw mills, carding and spinning mills, and canning factories. The first cotton mill in Maine was started in Wilton in 1810.

Wilton has all but lost its manufacturing industries. Jarden Plastic Solutions continues to produce injection molded plastic items in East Wilton and employs 200 persons. Nichols Custom Welding occupies the former Bass Shoe Factory on Weld Road and employs 15 workers. There are a variety of other businesses located in this building that lease from Nichols. All other large scale manufacturing has left Wilton. The Wilton Tannery and the Foster's Manufacturing buildings remain vacant and are decaying.

The largest employer in the town is ICT, a call center. They employ about 400 people. The ICT call center is also located in a portion of the old Bass Shoe Factory on the Weld Road.

Wilton's economy was once a combination of manufacturing, farming, and logging. As the agricultural component has shrunk, the fields have returned to forests. Over the last century, hundreds of acres have become reforested. A seldom recognized component of a rural town's economy is wood growing, a substantial number of town residents make their living from a combination of sources including farming and wood harvesting.

There has been a shift towards service industry jobs as the manufacturing jobs have gone. The 2000 US Census shows that 28.3% of the jobs were Professional, 26.6% were in Education/Health/Social Services, 24.9% were Sales or Office, 22.6% were in Manufacturing, and 14.5% were in Retail. Only 2% were in the Farming/Fishing category.

- (3) *A list of local and regional economic development plans developed over the past five years, which include the community.*

None.

Wilton is part of a larger economically integrated geographical unit called the Farmington Labor Market Area (LMA). An LMA is comprised of a central community (or communities) and the surrounding territory within commuting distance. The Farmington LMA is comprised of all of Franklin County.

- (4) *A description of the major employers in the community and labor market area.*

ICT Call Center, University of Maine Farmington, Franklin Memorial Hospital, and Verso Paper are major employers in the area.

- (5) *A description of retail stores by type and how the composition has changed over past five or ten years.*

There are no major box stores or chains represented in Wilton other than the Comfort Inn. Dexter Supply lumber yard and hardware store and NAPA Auto Parts are in East Wilton. Wilton Hardware is located downtown, as is Wilton Custom Printing, Food City grocer, Mainly SCUBA dive shop, and Shirttails T Shirts. There are several convenience stores: Shelly's Hometown Market, TJ's Market, Rick's Market, and The Big Apple. Lodging: The Wilson Lake Inn, The Comfort Inn, and Sweden House B&B. Restaurants: Calzolaio Pasta Co., Mandy's Pizza, Athena's Restaurant, Tony's Restaurant, and the New Great Wall Chinese Restaurant.

Over the last five years, many small businesses have come and gone. Several gaming card shops, tanning salons, restaurants, a small engine repair shop, and several gift shops have had short lives here.

- (6) *A description of any economic development incentive districts, such as tax increment financing districts or Pine Tree Zones, in the community.*

Wilton has been open to TIFFs and has recently granted one for the Comfort Inn. In fact, a district was created to accommodate the Comfort Inn.

#### 4. **Policies**

*Minimum policies required to address state goals:*

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

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

- (1) *To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.*

#### 5. **Strategies**

*Minimum strategies required to address state goals:*

- (2) *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).*

Greater Franklin Economic Development Corporation      ongoing      high priority

Wilton Development Corporation

- (3) *Enact or amend local ordinances, if appropriate, to reflect the desired scale, design, intensity, and location of future economic development.*

Planning Board      ongoing      medium priority

- (4) *Develop and adopt incentives suitable for the types and locations of economic development desired in the community.*

Board of Selectmen      ongoing      medium priority

The Town has worked with Nichols Welding to promote new uses of the former Bass manufacturing building. This partnership has been somewhat successful, but Nichols has fallen behind in paying property taxes on the building. The Town should attempt to negotiate getting the forested portion of the Bass property given back to the Town in exchange for a property tax credit for Nichols. This would give the Town a land buffer on Wilson Pond and may provide a little relief for Nichols.

As fuel and transportation costs increase, locally produced products will become more competitive. This is also true for local agricultural products. It is important that the Town of Wilton consider the economic opportunity that local agriculture offers. Local land use ordinances should be reviewed for any adverse impacts that they may place on agricultural land and operations.

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

Board of Selectmen/Town Manager      ongoing      medium priority

The Town of Wilton should continue to actively pursue grants and TIFFs to promote economic growth.

- (6) *Initiate participation in or continue to participate in any regional economic development efforts.*

Board of Selectmen      ongoing      medium priority

Greater Franklin Economic Development Corp

AVCOG

There has been an effort to provide adult education courses in the local area through Central Maine Community College. The Franklin Memorial Hospital, Nichols Welding, the Ken Foster Technical Center, Mount Blue High School, the Adult Learning Center in Farmington, and Mt Abram High School offer these classes. This program began through the efforts of local community leaders and businesses in 2005 and currently has an enrollment of 100 students. The goal of this program is to provide accessible and affordable post secondary education in order to increase individuals earning potential while making a trained pool of employees available to prospective employers.

### **3. Housing**

#### **1. State Goal**

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

#### **2. Analyses and Key Issues**

*To generate minimum analyses to address state goals, use Conditions and Trends data in Section 4.3(c.) to answer the following questions.*

- (1) How many additional housing units, including rental units, will be necessary to accommodate projected population and demographic changes during the planning period?*

None. Wilton's population is projected to go down slightly over the next decade. There are enough units available; however, many of the rental units are in poor repair. There is a current unmet need of 75 affordable housing units according to the State Planning Office data provided.

Recent newly constructed homes tend to be made for higher income retirees from outside of the local area. This trend is likely to cause property values to increase at a rate that will place home ownership further out of the reach of the local population.

The opportunity for affordable homes for purchase will be in the handyman special market. These units may be difficult to finance for the first time home buyer. Mobile homes are also not easily financed.

- (2) Is housing, including rental housing, affordable to those earning the median income in the region? Is housing affordable to those earning 80% of the median income? If not, evaluate local and regional efforts to address issue.*

Those households that earn the median income of \$34,562 can afford housing. Those earning 80% or less of the median income do have a hard time affording the average two bedroom rent. Often the rental units that are available to lower income families are substandard.

Wilton does have low income housing units at Fernwald Apartments, Wilton Senior Housing, and Village View Apartments. These units are usually filled, with a waiting list. There are a total of 105 subsidized rental units and 22 Section 8 Vouchers as of 2006.

Often times, affordable housing in this region means mobile homes that have gone beyond their normal life expectancy. There are several agencies in the area that assist low income families with repair and insulation of homes and mobile homes. These include: Western Maine Community Action, Community Concepts, and Mission at the Eastward. These agencies resources are often stretched to the limit.

- (3) Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community?*

Many of the "camps" around Wilson Lake have been converted to year-round use or could be used year-round. With this trend, the summer community that would patronize the local down

town businesses has been lost. The year-round community is drawn to the larger stores in Farmington.

Wilton still has a fair number of true camps in the north eastern portion of town and around Pease Pond and Varnum Pond.

- (4) *Will additional senior or assisted living housing be necessary to meet projected needs for the community? Will these needs be met locally or regionally?*

The data provided by the State Planning Office suggests that there is an abundance of affordable senior housing units, however, 35.4% of the renter seniors 65 and over are in the less than or equal to 30% median income bracket.

- (5) *Are there other major housing issues in the community, such as substandard housing?*

There are issues of substandard housing in both rental and owner occupied units, especially mobile homes.

- (6) *How do existing local regulations encourage or discourage the development of affordable housing?*

The Wilton Zoning Ordinance does not place limits on individual mobile homes and only requires that new homes be at least 500 square feet in size. These regulations have allowed for affordable homes for individuals (but may preclude construction of studio apartments or similar dwellings). Also, two of the three trailer parks in town have vacant lots and vacant rental mobile homes.

The Zoning Ordinance does limit the development of new mobile home parks to the Residential 1 and Residential 2 Zones only.

### **3. Conditions and Trends**

*Minimum data required to address state goals:*

- (1) *The community's Comprehensive Planning Housing Data Set prepared and provided to the community by the Maine State Housing Authority, and the Office, or their designees.*
- (2) *Information on existing regional affordable housing coalitions or similar efforts.*

Community Concepts, Inc. has and does work with families to construct three bedroom ranch style houses in the area. Their program is very much like Habitat for Humanity. To date, seven of these homes have been constructed in Wilton.

- (3) *A summary of local regulations that affect the development of affordable housing.*

The Town of Wilton Zoning Ordinance allows single mobile homes to be placed in any residential area in town. Also, the minimum size for a single family dwelling is 500 square feet. This allows for affordable housing.

### **4. Policies**

*The following are policies of the Town of Wilton:*



- (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 seek to achieve at least 10% of all housing built or placed during the next decade be affordable.
- (4) To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

## 5. Strategies

*Minimum strategies required to address state goals:*

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

Planning Board    2-3 years from plan adoption                          high priority

The Planning Board should revisit the cluster zoning section of the Subdivision Ordinance to create more of an incentive for cluster zoning and require open space subdivisions.

The Planning Board should consider reducing the minimum residential lot size in the Residential 2 zone to 30,000 sq ft. for lots not served by the sewer system and 15,000 sq ft for those lots that are served by town sewer.

The Planning Board should consider allowing dwellings of 300 to 350 sq ft in some cases.

The Planning Board should consider expanding the Residential 2 Zone, particularly in areas already subdivided that are still zoned in Farm and Forest.

- (2) Allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.

The Wilton Zoning Ordinance currently does allow for accessory apartments in all zones except Commercial, Industrial, Resource Protection, and Limited Residential and Recreational Zones. ECHO units (elder cottage housing opportunity units) are temporary small units allowed in all zones as accessories to residential units. ECHO units are designed to allow for families to care for elder family members.

Two family dwellings are allowed in the Residential 1 and 2 zones under the same requirements as a single family dwelling. With Planning Board Review, two family dwellings are allowed in the Farm and Forest Zone, Limited Residential and Recreational, and Downtown Village Zones.

- (3) Create or continue to support a community affordable housing committee and/or regional affordable housing coalition.

Board of Selectmen    ongoing    high priority

Western Maine Community Action does have programs to assist low income families with their housing needs. Low interest loans are available for families that qualify to make home improvements or replace substandard dwellings.

Community Concepts, Inc. has a program for low income families that assists them to build new homes. This program is very similar to Habitat for Humanity.

The Board of Selectmen should continue the Town's support of these agencies.

The Board of Selectmen should identify abandoned properties to be taken by the Town for unpaid taxes and make appropriate properties available for low income housing units.

- (4) Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A MRSA §4358(3)(M).*

The Zoning Ordinance and the Mobile Home Park Ordinance allow for new mobile homes in the Residential 1 and Residential 2 Zones at present. In looking for growth areas, it may be advisable to rezone some areas that are near town and in the Farm and Forest Zone to Residential Zones. Extension of the current sewer system is not an option for any newly created Residential Zone. These areas will have to be served by onsite septic systems or a new wastewater treatment facility will have to be constructed.

**See Map 3 New Building Permits (1995-2006)**

## **4. Transportation**

### **1. State Goal:**

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

#### *2. Sensible Transportation Policy Act*

*The Sensible Transportation Policy Act (23 MRSA section 73) requires that the State Planning Office and the Maine Department of Transportation establish linkage between that Act and the Growth Management Act. Therefore, Section 4.4, the transportation section of a comprehensive plan, must be developed in accordance with the Sensible Transportation Policy Act in order to be consistent with the Growth Management Act.*

### **2. Analysis and Key Issues:**

*To generate minimum analyses to address state goals, use Conditions and Trends data in Section 4.4(C) to answer the following questions.*

#### *(1) Roads, Bridges, Sidewalks, and Bicycle Routes*

*A. What are the concerns for transportation system safety and efficiency in the community and regain? What, if any plans exist to address these concerns?*

Wilton currently has no local plan to address transportation concerns. DOT has regional plans for the state roads that include daily transit services between Farmington and Bethel along Rt 2, identifying opportunities for driveway entrance consolidation and access management, as well as investment in the trail systems to promote tourism.

There are concerns for traffic safety along the Rt 2 corridor, especially at the intersections of Rt 4, Rt 156, and McCrillis Corner Road. These are the high crash incident intersections in town. Speed is also a concern at these intersections. In Wilton, speed limits on Rt 2 vary from 35 MPH to 50 MPH over a fairly short distance and in several locations.

There is no real concern for traffic congestion. Travel delay is a concern if the speed limit on Rt 2 has to be decreased due to development.

There is no concern for travel volume and type other than road postings in the spring on some roads that causes an interruption for some commercial activities.

Traffic problems caused by driveway entrance locations is becoming a problem along Rt 2, and this may very well cause the speed limit to be reduced.

Road maintenance is a large concern and there is far more road maintenance needed than the town can reasonably afford.

There is no lack of transportation links between the various areas of town, schools, and shopping areas, as long as you travel by car.

There are no closed bridges in town. Questions and concerns often arise over the issue of discontinued roads and public right of passage.

*b. What conflicts are caused by multiple road uses, such as a major state or US route that passes through the community or its downtown and serves as a local service road as well?*

The major conflict that has been identified is increased development along US Rt 2 interfering with traffic flow and safety.

*c. Upon review of state and regional transportation plans, what are their impacts on your current and future community plans? What actions can the community take to address identified impacts?*

Wilton's Planning Board should strive to create an access management plan based on the corridor basis rather than reacting to individual development proposals along Rt 2.

DOT has the Wilton Rest Area property up for sale. They should consider using this property as a park and ride lot.

*d. How do the community's land use regulations mesh with the MaineDOT, regional, and local objectives for transportation system facilities in the community? If growth areas are located on arterial highways, how will growth in these areas affect the ability of the arterial to safely and efficiently move traffic?*

Again, development along Rt 2 will impact traffic flow along the highway. Wilton should consider making changes to the Zoning Ordinance to require shared access points along the highway. There are many small lots along the highway where shared entrances are not going to work. However, there is quite a distance along Rt 2 that is in the flood zone of Wilson Stream that will not be developed.

*e. What is the community's schedule for regular investments in road maintenance and improvement? How are MaineDOT Urban-Rural initiative Program (URIP) funds used to off-set municipal road improvement costs?*

Wilton uses the funds that it receives from URIP in its road repair budget. Wilton's annual highway reconstruction budget has been \$196,000 and paving has been \$85,552. The high cost of asphalt has greatly reduced the distance of road that may be repaired in a given year.

*f. What concerns does your community have regarding its policies and standards for design, construction, and maintenance of public and private local roads and bridges?*

Wilton has a Street Standards Ordinance that has been in place since 2002. This ordinance has worked well for the town for road design. There are few town-maintained bridges in Wilton and few, if any, private bridges used by the public.

## *(2) Parking*

*a. What are the parking issues in the community?*

Parking is a concern in the Downtown Village, particularly during large events, such as the Blueberry Festival. For day to day traffic, parking is adequate.

*b. Do local parking standards promote development in desired areas or do they drive it to outlying areas?*

Development in the Downtown Village does not have to consider parking because of the available public parking. This allows for uses of the existing buildings. Development outside of the Downtown Village is required to provide parking. Usually one space for every 200 sq ft of retail space is required. Other uses have different requirements.

*c. How do local ordinances consider safety related to parking lot layout and circulation for vehicles, pedestrians and all other users?*

These items are considered under the Site Plan Review section of the Wilton Zoning Ordinance.

*d. What community investments are needed to expand or improve parking?*

A Park and Ride lot would be a good addition, particularly if it could also function as overflow parking for the Downtown Village during special events.

*(3) Other modes of transportation:*

*a. What transit services are available to meet the current and future needs of community residents? If transit services are not adequate, how will the community address the needs?*

Other than the Western Maine Transportation bus service, there are no other modes of transportation available. If Wilton had a park and ride lot, it could serve as a bus stop for commuters. A good location for this lot would be the former Wilton Rest Area on Rt 2.

*(4) Coastal Communities Only; NA*

*(5) Environmental and Cultural Considerations:*

*a. What, if any, environmental degradation caused by state or local transportation facilities or operations (e.g. wildlife mortality, habitat fragmentation, erosion, groundwater contamination, non-point source pollution) is occurring?*

Non-point pollution from road runoff and development is a concern for the water quality of Wilson Lake and Wilson Stream primarily.

The salt pile at the DPW garage is now under cover, but there is a concern that the salt and sand mix is still uncovered and relatively close to Wilson Lake.

*b. What are the community's objectives for preserving or protecting important identified or designated scenic, historic, or cultural resources adjacent to transportation facilities?*

The 1995 Comprehensive Plan identified scenic vistas in Wilton and that map has carried over to this plan as MAP 12. Under Wilton's Street Standards Ordinance, roads being constructed or reconstructed are required to provide turnouts at scenic vistas, if practical.

Cemeteries, historic buildings and the few archeological areas have been identified. These topics could be more fully addressed in the Zoning Ordinance.

*c. How does the community address any transportation-related noise concerns?*

The only time this has been a concern is a complaint that trucks were using "jake" brakes downtown. A sign was placed informing truckers that they can't use "jake" brakes in that area.

Any other complaints would be handled through the Board of Selectmen.

*d. What steps can the community take to encourage development to occur in a manner that minimizes transportation-related environmental impacts such as habitat fragmentation and/or vehicular CO2 emissions?*

Encouraging cluster development centered close to developed areas is probably the biggest thing that the Town can do. Having more employment in town would cut down on commute distances for some residents. Having a bus service and commuter lots could also help.

(6) *Land Use:*

*a. How do existing and proposed major transportation facilities complement the community's vision?*

There are no existing or proposed major transportation facilities.

*b. How do local land use plans and decisions affect safety, congestion, mobility, efficiency, and interconnectivity of the transportation system?*

As stated several times, the biggest concern is how development along Rt 2 will affect traffic flow and safety.

*c. How do existing land uses and development trends support or inhibit cost effective passenger transportation systems and the efficient use of freight rail systems?*

The rail bed is now a recreational trail and the tracks have been removed. Getting a rail system back would be costly. The bridges would have to be rebuilt; all new signals and rails would have to be installed. The most efficient transportation system would be buses coupled with park and ride lots.

Development trends have been primarily single family home construction along paved maintained town roads. People might be encouraged to use rail systems, but for reasons stated above, the possibility of bringing back rail service is fairly low.

*d. Does the community have in place, or does it need to put into place, access management or traffic permitting measures? How do these measures correlate with MaineDOT's access management program and regulations for traffic permitting of large development?*

Wilton does have some traffic access measures in place and does require that development along state roads obtain DOT entrance permits as part of the site plan review. The current Zoning Ordinance needs to be reviewed and revised to address this issue. The area of greatest concern is US Rt 2 in East Wilton.

*e. How do the community's local road design standards support the type of village, suburban, or rural land use patterns the town wants?*

Wilton's Street Standards Ordinance is adequate for the needs of the town.

*f. Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a network of local streets? Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead-ends resulting in compact and efficient subdivision designs?*

Of the two recent subdivisions, one can expand the road and the other one is in a highly developed area along a town-maintained road. The Subdivision Ordinance needs to be revised to require compact and cluster development wherever possible.

### **3. *Conditions and trends***

*Minimum data required to address state goals;*

1. *The community's Comprehensive Planning Transportation Data Set prepared and provided to the community by the Department of Transportation, and the Office, or their designees.*

2. *Highways, Bridges, Sidewalks Routes:*

A. ***The road system***

***Classification:*** *Roads can be defined according to the functions they are intended to serve.*

1. Arterials are highways that are intended to provide long-distance connections between towns and regional centers and carry between 5,000 and 30,000 vehicles per day. Curb cuts may be limited by the state to insure safe and smooth traffic flow. Wilton is intersected by two arterials, Rts 2 and 4.

2. Collectors are meant to act as conduits between local or residential neighborhoods and arterials. Volumes typically range from 1,000 to 5,000 vehicles per day. Main St and Rt 156 from Gould's service station in Dryden to Bean's Corner are considered collectors.

3. Local roads are intended to provide direct access to abutting properties and carry between 100 and 1000 vehicles per day. Lake Rd, Temple Rd, Orchard Drive, McCrillis Corner Rd, etc are all considered local roads. All roads not classified by Maine DOT as arterials or collectors are considered local roads.

There are 55 miles of town roads and 14 miles of state roads in Wilton. The life expectancy of a road is 15 years. More than half the roads in Wilton are in less than fair condition. Roads that are in bad condition become worse in winter as plows attempt to scrape snow from the roads and the road and/or the plow sustains damage from uneven surfaces. Currently, Wilton is able to repair approximately 1 mile of road a year at a cost of \$125,000 per mile to regrind and repave a road. Asphalt/hot top is \$78.00/ton(2008). We no longer do road reconstruction, only paving. Areas that need immediate attention, including reconstruction, are High St and Temple Rd. Repaving priorities include the Red School House Rd (from Temple Rd to Pleasant St completed in 2007), Voter Hill Rd, and Morrison Hill Rd.

The town has taken the position that it cannot accept any more roads. Subdivision roads are to be built and maintained by the developer.

There are a number of roads in the town of Wilton which were discontinued under a provision "subject to gates and bars". This phrase has never been defined legally and has been interpreted in various ways by different judges. The land has reverted to abutters on either side of the road, but the town may retain some right-of-passage. This may bind the town to maintain these roads should homes be built along them—even though they do not meet the towns current standards for roads. This could become a financial burden to the town if the issue is not addressed in the near future.

B. ***Safety***

Traffic volume is highest between the southern intersection of Main St and Rt 2 and the northern intersection at the bowling alley. The greatest numbers of vehicular accidents occur in this travel alley, with the most happening at the intersection of Rts 2&4 and Rt 156. Other high crash areas occur at the southern intersection of Rt 2 and Main St, the intersection of Rt 2 with Rt 4, Cemetery Road and Rts 2 & 4, and the Main St, McCrillis Corner Rd, and Rts 2 & 4 intersection. (*see attached DOT Crash Map 4 for details*).

Some citizens have expressed safety concerns regarding parking along the narrow Lake Rd and the location/orientation of parking at the foot of Wilson Lake.

Lighting of business, homes, and parking lots has been identified as a source of concern for traffic safety when the lighting is not shielded and light is directed off the property. The Planning Board should consider a lighting ordinance that requires outdoor lighting to be shielded and directed to shine light only on the property.

Another safety concern is the Main Street in downtown Wilton. The road is narrow and it is sometimes difficult to see pedestrians stepping out between vehicles. Pedestrian safety is a concern in areas of relatively high foot traffic but no sidewalks, including Lake Rd and Main St portions connecting Webb Ave, Eastern Ave, and Arkay Trailer Park.

**C. *Bridges***

Bridges are rated on a scale of 1-9, with a 1 indicating that the structure is in imminent danger of failing and 9 indicating the bridge is in excellent condition. There are 20 bridges in Wilton. Four are municipally owned and maintained, one is owned and maintained by the Maine Central Railroad, and the balance are owned and maintained by the Maine DOT.

The Canal St Bridge (ME DOT) is rated in poor condition in the areas of decking and substructure. The Pond Rd Bridge (ME DOT) is also rated poor for substructure. The poor rating indicates advanced section loss, deterioration, spalling, and/or scour. The culvert at the Rt 156 crossing of Pine Brook (ME DOT) is also in poor condition. All the other bridges in Wilton are in fair to excellent condition. The Goodspeed Bridge over Wilson Stream had extensive work completed in 2007, including replacement of the support structure and decking.

**D. *Parking***

Parking is generally sufficient in downtown Wilton except when there are special events like the Blueberry Festival or for holiday parades. Should the downtown experience revitalization, parking could become a problem. There is a lot off of High St (35 spaces), behind the Bass/Wilson Building (50 spaces), and behind the stores on Main St (12 spaces). These lots are in good condition and provide adequate parking except during the Blueberry Festival. Parking is also available along Main Street.

**E. *Public Transit, Ride Sharing and Other Modes of Transportation***

There is no organized ride sharing program in Wilton. The nearest Park-and-Ride facility is in Farmington at the intersection of Rts 2&4.

Western Maine Transportation System (WMTS) offers the only public transportation available in this area. WMTS serves communities in Franklin, Oxford and Androscoggin counties with administrative offices in Auburn. Last year they transported over 115,000 passengers to medical appointments, school, shopping, etc.

Persons attending Maine Care appointments ride for free. Seniors, persons with disabilities, and children age 5-11 ride for \$1.00 for 25 miles.

One-way public rates for adults are:

\$2.00 0-25 miles

\$4.00 26-50 miles



\$2.50 over 50 miles

Riders age 5 and under ride free as long as there is an accompanying adult.

Without an accompanying adult, the child would ride at the regular child fare. Special monthly trips to the Maine Mall are \$5.00 round-trip. For any ride at least 24 hours notice is required and seats are on a first-come first-served basis.

Funding is from a combination of governmental sources and special limited funding to help cover un-funded rides from United Way of the Tri-Valley Area and Oxford County.

#### F. *Bicycling, sidewalks, and pedestrian paths*

There are no trails specifically developed for bicycles. The Maine Department of Transportation owns the abandoned railroad bed running through Dryden and East Wilton, but the Bureau of Parks and Lands is responsible for its management. The railroad bed is primarily used by snowmobiles in winter and ATVs (4-wheelers) in the summer. The section from East Wilton to Farmington has been usable by an ordinary bicycle but from north of Dryden to Jay there are sandy stretches that would be difficult for a mountain bike. There has been some discussion of making it more bicycle and/or pedestrian friendly, but there appears to be opposition from the current users. If a bridge were built over the Sandy River in Farmington, the trail would be immensely more valuable for all potential users.

In recent years, sidewalk maintenance has suffered due to budget constraints. Sidewalks are now over-laid with asphalt and curbed with hot top. It is cheaper, but not nearly as durable. Granite curbing is \$25/ foot. Sidewalk extensions providing for pedestrian health, safety, or to encourage walking as an alternative to driving, have been discussed by the Board of Selectmen on several occasions.

Walking paths in Wilton are maintained on the Foothills Land Conservancy property at the head of Wilson Lake. Proposals have been floated to develop walking trails to connect Wilton with Weld and Wilton with East Wilton, but these do not appear to have involved any structured or concrete plans.

#### 4. *Policies*

*Minimum policies required to address state goals:*

- (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).*

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

## 5. Strategies

*Minimum strategies required to address state goals:*

- (1) *Develop or continue to update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.*

Board of Selectmen/Town Manager/Hwy Foreman      ongoing      high priority

- (2) *Initiate or actively participate in regional and state transportation and land use planning efforts.*

Board of Selectmen/Town Manager      ongoing      medium priority

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

Planning Board      ongoing      high priority

- (4) *Enact or amend local ordinances as appropriate to address or avoid conflicts with:*

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

Planning Board: review any ordinance amendments for compliance with above.

- (5) *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. Amend the Subdivision and Zoning Ordinances to clearly state that it is the developer's responsibility to make the private or discontinued roads serving the development meet the Town Road Standards all the way from the development to an accepted town-maintained road. This would not apply to single family homes or camps.*

Planning Board      1-2 years from plan adoption      high priority

- (6) *Work with the Maine DOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.*

Town Manager/Highway Foreman

- (7) *Create a task force to develop a plan for the railroad bed that would encourage the greatest public use and continued maintenance of the bed for the public.*

Board of Selectmen/Maine Bureau of Parks and Lands 1-2 years from plan adoption medium priority

**See Map 4. Wilton Crashes 2003-2005 See Map 5. Discontinued Roads**

## **5. Public Facilities and Services**

### **1. State Goal**

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

### **2. Analyses and Key Issues**

*To generate minimum analyses to address state goals, use Conditions and Trends data in Section 4.11© to answer the following questions.*

*(1) Are municipal services adequate to meeting changes in population and demographics?*

Wilton's population hasn't changed dramatically in numbers, but is shifting to an older population. The current municipal services are adequate for the current population.

Varnum Pond, the town's water source, has the capacity to more than adequately serve the town's needs.

*(2) In what ways has the community partnered with neighboring communities to share services, reduce costs and/or improve services?*

Wilton participates in the Sandy River Regional Recycling Program, contracts with Northstar ambulance service, is part of the SAD 9 school district, and uses Franklin County Sheriff's Department for Police and Fire dispatch.

The Water Department sells water to North Jay.

*(3) If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future? How is the sanitary district cooperating in the development of the comprehensive plan and related ordinances, as required by law (38 MRSA §1163-A)? How is the sanitary district extension policy consistent with the Future Land Use Plan as required by (38 MRSA §1163)?*

The community has an award winning WWTP. As far as Future Land Use plans, the Board of Selectmen have voted not to extend any more new mains unless a waiver is requested. Any expansion of the wastewater treatment system is restricted by the capacity of allowable flow to Wilson Stream of 450,000 gallons a day. At present, the flow is at around 230,000 per day. When a flow of 380,000 gallons per day is recorded for 30 days in a row, the town will have to hire an engineer to evaluate the system and make recommendations for upgrade.

*(4) Are existing stormwater management facilities adequately maintained? What improvements are needed? How might cumulative impacts from future development affect the existing system(s)?*

Most of Wilton's stormwater is received by drainage ditches along the roads, leading to small tributary streams, eventually leading to Wilson Stream. The village areas have catch basins with discharge pipes to Wilson Stream. The catch basins, both belonging to the state and the town, are maintained. Improvements could be made through the use of leaching catch basins and constructed stormwater impoundments. Large development should be required to treat stormwater onsite.

*(5) How does the community address septic tank waste? What issues or concerns are there with the current arrangements?*

The WWTP is licensed to accept only 1% of its permitted flow from septage haulers. Some septic waste is taken to the Wilton Sewage Treatment Plant, but the vast majority is trucked to other facilities out of town to Waterville, Mexico, or Augusta. Since the waste has to be trucked quite a distance and fuel prices have risen dramatically, the cost of septic maintenance will only get more expensive. It is estimated that one truck of septage waste equals 240 homes of Biological Oxygen Demand in the plant.

The Wilton Wastewater Treatment Plant is limited in expansion capacity as a function of its discharge permit to Wilson Stream. The current sewage system will not be greatly expanded with the current plant and the ability to accept sewage waste is also limited. Although it is estimated that there is capacity for about 250 new homes, it would not be able to accept additional commercial or industrial waste. Wilton is depending on onsite septic systems to handle waste from new development in the majority of the town that is not served by the sewage treatment system.

*(6) If the community has a public water system, what issues or concerns are there currently and/or anticipated in the future? How is the water district/supplier cooperating in the development of the comprehensive plan and related ordinances? How is the water system extension policy consistent with the Future Land Use Plan?*

The public water system is served by the Varnum Pond reservoir. The capacity of this very clean lake is more than adequate to handle Wilton's future needs. Varnum Pond used to serve both Farmington and Wilton, but no longer serves Farmington.

The water system can accommodate any new development within its current service area, but expansion of this system is not anticipated and new development outside of the area served will have to make use of private wells.

The water treatment plant is a rapid sand system and is capable of producing about 1,000,000 gallons per day. The pond contains about 4,121,652,100 gallons and the town can draw off 2 million gallons a day without any adverse effect. There are concerns that the pond could be overdeveloped or invasive plants will be brought in by boats, thus threatening the quality of the water. The Town of Wilton owns about 2/3 of the land around Varnum Pond and much of the area is zoned as Resource Protection within a Watershed Overlay Zone. However, the Town of Temple does not restrict development on its side of the pond beyond Shoreland Zoning.

Expansion of the water distribution system is not planned at the present time. Some sections have passed their expected service life and will need to be replaced. There is ample capacity to provide service to any new facility within the current service area. Any development outside of the service area of the water system will have to make use of private wells.

*(7) What school improvements, including construction or expansion, are anticipated during the planning period? What opportunities are there to promote new residential development around*

*existing and proposed schools? What steps will be taken to promote walking and bicycling to school?*

Improvements planned for Academy Hill School at this time include replacement of one boiler with a wood pellet boiler, upgrade the HVAC system in the gym to eliminate the steam system, and install ventilation. We are also planning to replace part of the roof over the gymnasium entrance. The cost estimate for these improvements is \$500,000.00.

The only improvement planned for the Cushing School is continued asbestos abatement within the building.

*(8) Is the community's emergency response system adequate? What improvements are needed?*

Wilton's Police department has undergone a complete turnover in 2007. The new chief and officers are well-trained and qualified. A new Lieutenant position has been created to allow for increased management and detective functions. A new office assistant position was created to enable the Police/Fire Department Office to be staffed on a regular basis.

The Police Department facility will require investment in insulation to more efficient material. Additionally, the windows and garage doors will need upgrades within the next 10 years. Handicap parking and entrances will need to be built as soon as possible.

Police Equipment: The Wilton Police Department has extensive equipment needs due to an insufficient replacement system. Upgrades for cruiser equipment are needed. The department computer server is aging and will need to be replaced in the near future. The radio communication system needs to be strengthened for better coverage. This item is a priority for the department and is being addressed currently. Upgrades of shotguns and non-lethal equipment to handle emergency situations are needed.

Wilton's volunteer Fire Department has recently acquired two new trucks and one used truck and has received a grant for training.

*(9) How well is the solid waste management system meeting current needs? What is the community doing to reduce the reliance on waste disposal and to increase recycling? What impact will projected growth during the planning period have on system capacity? What improvements are needed to meet future demand? What efforts have been or will be undertaken regionally to improve efficiency and lower cost?*

The Wilton Transfer Station functions very well and the recycling program is well utilized. Projected growth is not going to be large enough to affect the current capacity. As mentioned earlier, Wilton participates in the Sandy River Regional Recycling Program. Recent data shows about a 15% decrease in the Municipal Recycling Rate from the highest level seen in 1995 to the current adjusted rate of 36.1%.

*(10) How do public facilities and services support local economic development plans? What improvements are needed in the telecommunications and energy infrastructure?*

There are no local economic development plans.

Depending on the area of town, DSL, High Speed Cable Internet, and Dial Up Internet are available. The area covered by DSL is not very large.

Three phase power is available in many areas of town, especially in those areas that had manufacturing.

*(11) Does the community have a public health officer? Are there significant public health issues?*

The community is served by an appointed public health officer who is compensated at the rate of \$300.00 per year. This seems to have served the town well enough. Public Health issues are generally not significant and often are addressed by the Code Enforcement Officer.

*(12) What other public facilities, such as town offices, libraries, or cemeteries, are nearing their respective capacities? How will these facilities accommodate projected growth?*

The current Town Office lacks storage space and could use some expansion of both storage space and office space. The current office is fairly adequate and, if the projected growth remains low, it will continue to remain fairly adequate.

The Wilton Free Public Library underwent an expansion project in 2007-08 that increased the building by the maximum 30% allowed by Shoreland Zoning. The building was also renovated to make it handicapped accessible.

The Wastewater Treatment Plant is at about 56% capacity, but any flow over 80% for any period of time will require a plant upgrade. The plant discharges to Wilson Stream and, owing to the size of the stream, it can not accommodate much more wastewater discharge. If Wilton seeks to increase the area covered by the wastewater treatment system, it will have to consider a new treatment plant, probably a different plant location, and tertiary treatment. However, the plant can handle any anticipated growth within its current service area.

The Wastewater Treatment Plant has just turned 30 years old and will need substantial upgrading. The extent of the upgrade required will depend on future DEP/EPA requirements. There is little opportunity to locate a new wastewater plant in Wilton, as Wilson Stream is quite limited in its ability to take any larger discharge of treated wastewater.

The Water and Sewer Department is funded through and completely supported by user fees. The wastewater plant is paid for and the water plant will be in about 20 years. The fees collected produce income large enough to pay for staff and any foreseeable repairs.

The school system reports that the enrollment is actually on a decline and is projected to continue over the next ten years. The school facilities are in generally good condition and the focus will be on preventative maintenance to insure sustained longevity. With continued decline in enrollment we anticipate no capacity issues, but may be reallocating some space for better use for the district.

*(13) Are the community's priorities for funding needed improvements reflected in the capital investment plan?*

The current capital investment plan considers only equipment needed by the Police, Fire, and Highway Departments. It does reflect the community's priorities at the present and improvements to the Town Office and the Wastewater Treatment Plant are not considered a priority at this time.

*(14) To what extent are investments in facility improvements directed to growth areas?*

The sewer system and public water system were extended along US Rt 2 in East Wilton over ten years ago in anticipation of growth in that area. Little growth occurred and the infrastructure remained idle until the Comfort Inn was constructed in 2007-08 and was hooked up. The Wilton Downtown Village, East Wilton, and Dryden are served by the public water system that was purchased from the Wilton Water Company in 1982. The sewer system serves approximately the same areas. In 2006, the water system was extended to Thompson and Bennett Sts to provide clean water to homes in that neighborhood. Several of the private wells had been contaminated with coliform bacteria.

### 3. **Conditions and Trends**

*Minimum data required to address state goals includes the identification of the following as applicable for the public facilities and services in 4.11(c.) (a through i):*

- (1) location of facilities and service areas (mapped as appropriate);*
- (2) general physical condition of facilities and equipment;*
- (3) capacity and anticipated demand during the planning period;*
- (4) identification of who owns/manages the systems;*
- (5) estimated costs of needed capital improvements to public facilities; and*
- (6) the following information related to each of these public facilities and services:*
  - a. Sewerage and/or Water Supply – Identify number and types of users, and percent of households served.*

Water: 829 residential, 66 commercial, 13 industrial, 19 governmental users

Sewer: 785 residential, 87 commercial

- b. Septage – Identify any community policies or regulations regarding septage collection and disposal.*

The waste water treatment can only take a small amount of septage. There are no local septage policies or regulations. Septage is pumped by haulers who must truck it to Augusta or Rumford.

- c. Solid Waste – Describe the community's solid waste management system. Identify types and amounts of municipal solid waste and recycled materials for the past five (5) years.*

Wilton participates in the Sandy River Recycling Association Program and operates a transfer station on Munson Road. The Sandy River Recycling Association Report for 2006 is included in this section. The town produces about 3,000 tons of solid waste annually and has recycled as much as 53% of its waste in the past. Current levels are 36%.



- d. *Stormwater Management – Identify combined sewer overflows. For Municipal Separate Stormwater System (MS4) communities, describe plan and status of the major goals of the MS4 requirements.*

There are no combined sewer overflows.

- e. *Power and Communications – Availability of electricity (including 3-phase power), telephone, Internet (including broadband), and cable within the community.*

The Commercial and Industrial Zones of Wilton are well served by three phase power. Electricity is available to all lots served by paved roads as well as some of the dirt roads. Many areas in town are served by DSL high speed internet. Many more are served by Bee Line Cable internet. Cell service is good in most areas of Wilton and there are two new towers permitted that will provide better service to the Rt 2 and 4 corridors.

- f. *Emergency Response System – Describe fire, police, and emergency/rescue facilities and equipment. Include average call response times for different services and dispatch location with number of communities served (Public Safety Answering Point, or PSAP), staffing, and training needs; and E911 addressing management system (addressing officer, ordinance, reporting system).*

The Wilton Police and Fire Departments are dispatched via the Franklin County Communications Center which serves as our PCAP Agency. We serve one community but provide mutual aid to the towns of Jay, Dixfield, Farmington, and unincorporated areas of Franklin County. The Town is compliant with E911 but many residences do not have visible housing identification numbers from the street.

The Police Department's training has improved in an effort to meet state requirements. More support is required in this area to fill shifts for leave and to pay tuition for training. The cost of training and amount of required hours has increased without an increase in the training budget, according to Dennis Brown, Chief of Police.

The Wilton Fire Department is staffed by 25 volunteers and shares the same facility as the Police Department. The East Dixfield Fire Department is housed in the East Dixfield Fire Station and is shared with the Town of Dixfield. It is staffed by 17 volunteers.

Response time for emergency calls averages 7 minutes for the Police and Fire Departments.

The Code Enforcement Officer serves as the E911 Addressing Officer. He maintains the maps and addresses to new buildings. There is an E911 Addressing Ordinance.

- g. *Education – Identify school administrative unit. Include primary/secondary school system enrollment for the most recent year information is available and for the ten (10) years after the anticipated adoption of plan. Describe the extent and condition of pedestrian and bicycle access to school facilities.*

The current School Administrative Unit is SAD 9. SAD 9 owns and maintains the facilities. There is an anticipated decline in enrollment over the next ten years. Current enrollment of

Wilton students in SAD 9 was 717 in 2005. There were 149 students in the Cushing School and 199 in Academy Hill.

Pedestrian access to the schools in Wilton is limited by the condition of the sidewalks maintained by the Town of Wilton.

- h. Health Care - Describe major health care facilities (hospitals, clinics) and other providers serving the community. Identify public health and social services supported by the community through municipal subsidy.*

The major Hospital that serves Wilton is the Franklin Memorial Hospital in Farmington. The Umbagog Dialysis Center and the Pine Tree Medical Association Clinic are located in Wilton. There are three dentists in town. Androscoggin Home Health and Hospice Care and Care and Comfort both maintain offices in Wilton. Sweetzer maintains a mental health services office on Depot St.

- i. Municipal Government Facilities and Services – Describe facilities and staffing for municipal administrative, enforcement, and public works operations.*

1. Town Office – Built 1972 with limited storage space and cramped office areas. The meeting room is in the basement. The building may need a new roof, carpet, and some general maintenance soon.

Town Manager, Assistant Town Manager/Tax Collector, Town Clerk, Water/Sewer Department Administration, Code Enforcement Officer, Assessor.

2. Town Highway Garage – The building is serviceable but could use a sand storage shed. A salt storage shed was built in 2002.

Highway Superintendent, mechanic, six truck driver/laborer positions

3. Water/Sewer Department – The water plant is in very good condition. Some water lines, including the main supply line, are in need of replacement. The sewer plant is nearing the time when a complete renovation will be needed.

Water/Sewer Superintendent, Chief mechanic, and two operators.

4. Police/Fire Dept – The building, built in 1988, is in very good condition overall. There is an East Wilton Fire Station that is in poor condition and is not manned. It provides storage for two trucks and some equipment.

Full Time – Chief of Police, Detective, 3 Line Officers, Part Time Office Assistant. There are several reserve officers.

The Fire Department is comprised of volunteers. There is a chief, deputy chief, assistant chief, two lieutenants, and two captains. There are about 25 volunteers within the department. Several new trucks have been recently purchased to bring the department up to date.

Transfer Station – The building is serviceable. The landfill was closed in 1994 and recycling was put into place with large bulky items being compacted into large rolloff containers.

Full Time Manager and Part Time assistant

6. Recreation Department – The buildings have been well-maintained recently, but require constant attention.

Parks and Recreation Director, several part time seasonal positions.

#### **4. Policies**

*Minimum policies required to address state goals:*

- (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.*

#### **5. Strategies**

*Minimum strategies to meet state goals:*

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

Board of Selectmen/Town Manager      ongoing      high priority

The Board of Selectmen and the Town Manager should review the Capital Improvement Plan and incorporate any needed municipal facility improvements.

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

Board of Selectmen/Town Manager      ongoing      high priority

- (3) Explore options for regional delivery of local services.*

The Board of Selectmen and the Town Manager should continue with this item.

## **6. Recreation**

### **1. State Goal:**

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

### **2. Analyses and Key Issues**

- (1) Will existing recreational facilities and programs in the community and region accommodate projected growth or changes in age groups in Wilton?*

The population of Wilton is shifting towards the older age brackets as the 20 to 40 year old population decreases. With this shift will come the need to consider recreational facilities and programs geared towards senior citizens. The current recreation program is working well for school age children. The programs offered at Kineowatha Park have been given high praise in the questionnaires returned to the Town Office.

- (2) Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable?*

There has been interest expressed in having a large indoor recreation center. Other than that, the present recreational facilities seem to be fulfilling the needs of the population. The existing buildings at Kineowatha Park are being well-maintained and the Recreation Director has been making progress in upgrading them.

- (3) Are important tracts of open space commonly used for recreation publicly-owned or otherwise permanently conserved?*

The Railroad Bed Trail that runs from Dryden through East Wilton is owned by the State and is maintained, in part, by the Woodland Wanderers Snowmobile Club and area ATV clubs. This has become a very important part of the snowmobile trail system. It is also heavily used by ATVs, and, to a lesser extent, by bicyclists and walkers.

The Foothills Land Conservancy owns 238 acres of wetland and wet meadow at the northern end of Wilson Lake. This land is under a permanent conservation deed restriction and is available for public recreation.

Almost all of the forested land in Wilton is privately owned. Much of this land is available for hunting, but as these or nearby areas become developed, there is a possibility that this use will become restricted.

- (4) Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements?*

At present, the Foothills Land Conservancy operates on its own and the Town of Wilton has no open space fund. Conservation easements have been discussed as a tool, but none have been established to date. Numerous other state and regional land trusts exist, that may also have a role in land protection.

*(5) Does the public have access to each of the community's significant water bodies? Is the type of access compatible with the protection of public drinking water sources?*

The Town's major water bodies are Wilson Lake, Pease, and Varnum Ponds. Wilson Lake is served by a public landing at its southern end. This hard-surfaced ramp and parking area was originally developed by the state and is maintained by the town. The public landing is used throughout the open-water fishing season and is also used for access to the lake during ice fishing season. A second access for carry-in boats is located behind Goat Island off the Pond Road; it is also used for access during ice-fishing season. In addition, swimming access is available on Lake Rd adjacent to Bass Park and at Kineowatha Park.

Pease Pond is not served by a public boat landing due to land ownership patterns and the current lack of demand for public use.

Varnum Pond, located in north central Wilton, is served by two carry-in boat access locations. One is off the McGrath Road, and the second is at the end of the North Pond Rd. Access is also available in Temple off of Varnum Pond Rd. Considering the level of use and the fact that the pond serves as the source of Wilton's public water supply source, access appears adequate at this time.

*(6) Are recreational trails in the community adequately maintained? Are there use conflicts on these trails?*

The railroad trail is well-maintained by the Woodland Wanderers Club and the Maine Bureau of Parks and Lands has done work to improve the parking areas in Dryden and East Wilton for the trail.

There is an active maintained network of snowmobile trails across private land throughout the town. Woodland Wanderers Club manages and maintains these.

Abandoned public roads that still maintain a public easement could be developed into additional trails (but note legal issues discussed on page 39).

If there are conflicts between ATV riders and the snowmobile riders, it has been kept to a minimum.

*(7) Is traditional access to private lands being restricted?*

As stated above, as the large tracts of forested land become developed, access may become restricted.

### **3. Conditions and trends**

*(1) The community's Comprehensive Planning Recreation Data set prepared and provided to the community by the Department of Conservation, and the Office, or their designees.*

None provided.

*(2) A description of important public and private active recreation programs, land and water areas (including hunting and fishing areas), and facilities in the community and region, including regional recreational opportunities as appropriate, and identification of unmet needs.*

**A. Recreational Programs:**

The Town of Wilton Recreation Department maintains a sports program for elementary through middle school age children that includes soccer, basketball, baseball, softball, and swimming lessons. The centerpiece of the town's recreation areas is Kineowatha Park. This 62-acre park, which borders the eastern shore of Wilson Lake, was acquired by the town from the State of Maine in 1987. However, the park had a long history before acquisition by the town. It is believed that the park originally began as Bacheller's Music Camp and Blue Mountain Camps. The property was purchased by Elizabeth Bass and Mr. McCall in 1914. Bess Bass later became the sole owner and operated a girls' camp for many years. Later the property was owned by the Roys, who deeded the property to the State of Maine in 1975. In a deed dated October 22, 1987, the state deeded the park to the inhabitants of Wilton with the provision that the property be used as a public outdoor recreation park.

The Wilton Fish and Game Club maintain a shooting range for target and skeet shooting.

The Meadow Lanes Bowling Alley on Rt 2 provides a facility for recreational and league bowling.

The Wilson Lake Country Club maintains a nine-hole golf course. It has recently been sold but will continue to be operated as a golf course for at least 10 years.

The Wilson Grange in East Wilton is striving to revitalize the traditional agricultural grange and associated activities.

The Woodland Wanderers Snowmobile Club promotes group snowmobiling activities and actively works to maintain the snowmobile trails in the area.

Mount Blue State Park in Weld is located close to Wilton, approximately 15 miles northwest of the village. The park provides camping, fishing, ATV and snowmobile trails, and hiking and cross country ski trails.

**Land and Water areas:**

The most heavily used water area for recreation is Wilson Lake. It is important for swimming, boating, fishing, and ice fishing. Hunting mostly takes place in the large forested areas in the north and western areas of the Town.

**Community recreational facilities:**

Kineowatha Park offers a variety of outdoor recreation activities. There are several buildings and picnic areas available for group activities. There is also a public swimming beach. This is the only Town-owned facility that has restrooms open to the public.

Bass Park offers a playground and access to Wilson Lake for swimming and fishing.

East Wilton Park is located on Main Street beside the fire station in East Wilton. The one-half acre park is considered to be in good condition and offers a playground. A little league baseball field is located behind the Community Action Agency office.

Dryden Park is similar in size to Bass and East Wilton Parks and is located on Village View Street. It offers a playground and a horseshoe pit.

**School Recreation Facilities:**

Recreation facilities located at the SAD 9 buildings in Wilton include the Academy Hill School gymnasium. This is used by the Wilton Recreation Department for adult basketball, grades 2-8 basketball, volleyball, aerobics, and gymnastics. In addition, there is a baseball/softball field and playground at the Academy Hill School. The Cushing School has a gymnasium and small playground.

**B. *Unmet needs:***

There have been suggestions that more programs need to be implemented for senior citizens, and perhaps an indoor recreation/community center.

An inventory of any fresh water bodies in the community determined locally to have inadequate public access.

Varnum Pond, the Town of Wilton's drinking water source, has limited public access and probably more access should not be encouraged in an effort to protect the water quality of the reservoir.

Pease Pond has no public access due to the lack of public roads in the area. There appears to be little interest in public access to this pond.

- (1) *A description of trail systems, trail management organizations, and conservation organizations that provide trails for all-terrain vehicles, snowmobiling, skiing, mountain biking, or hiking.*

The Woodland Wanderers Snowmobile Club provides maintenance of the local trails, to include the railroad bed trail that is owned by the Maine Bureau of Parks and Land. A Trail Map is included in this section.

The Foothills Land Conservancy maintains walking trails on their property at the north end of Wilson Lake.

- (2) *A map or list of publicly-used open spaces and their associated facilities, such as parking and toilet facilities.*

See above section 2.

- (3) *A list of local land trusts in the area.*

Foothills Land Conservancy  
PO Box 331  
Wilton, ME 04294

**4. *Policies***

*Minimum policies required to address state goals.*

- a. *Maintain/upgrade existing recreational facilities as necessary to meet current future needs.*
- b. *Preserve open space for recreation as appropriate*
- c. *Have at least one major point of public access to major water bodies for boating, swimming and fishing.*

It is a policy of the town to encourage the development of a system of trails and designated bicycle/walking routes connecting neighborhoods, schools and recreation areas.

It is a policy of the town to maintain Kineowatha Park as a public outdoor recreation area.

It is a policy of the town to develop a community-wide long-range recreation plan.

It is a policy of the town to assure that future development does not reduce the value of the abandoned railroad bed.

It is a policy of the town to assess the recreational value of undeveloped town-owned property.

## 5. Strategies

*Minimum strategies required.*

*a. Create a list of recreational needs and assign responsible parties*

Recreation Committee	high	12 to 18 months
----------------------	------	-----------------

*b. Include any capital needs identified in the Capital Investment Plan*

Recreation Committee	med	12 to 18 months
----------------------	-----	-----------------

*c. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses.*

Board of Selectmen/Wilton Wanderers	ongoing
-------------------------------------	---------

*d. Work with land trusts to pursue opportunities to protect open space and recreational land.*

Board of Selectmen	ongoing
--------------------	---------

Conservation Commission may need to be reestablished.

*e. Provide education about the benefits and protections for landowners allowing public recreational access on their property.*

Assessor	ongoing
----------	---------

### Comp Plan Implementation Strategies:

1. The Parks and Recreation Committee should develop a long-range Recreation Master Plan. This plan should build upon the Kineowatha Park Long Range Plan and address all recreational needs of the community, including access to surface waters.

Responsibility: Parks & Recreation Committee

Time Frame: 48 Months from Plan Adoption

Funding: The town should utilize a portion of a state implementation grant to support this effort.

2. The town should continue to provide a portion of snowmobile registration refund to the Woodland Wanderers Snowmobile Club.

Responsibility: Finance Committee/Town Meeting



Time Frame: Ongoing

3. Ordinances, including the Zoning Ordinance and any future subdivision ordinance, should contain performance standards requiring new development to minimize negative impacts on trail corridors, including the old railroad bed.

Responsibility: Planning Board/Plan Implementation Committee

Time Frame: 18 Months from Plan Adoption

4. The Parks and Recreation Committee and Plan Implementation Committee should develop a long range plan to implement the bicycle and pedestrian trail system identified in the Future Land Use Plan.

Responsibility: Recreation and Plan Implementation Committee

Time Frame: 36 Months from Plan Adoption

5. Local ordinance provisions should be developed that consider the impacts of driveways and other accesses across the railroad bed trail.

Responsibility: Planning Board/Plan Implementation Committee

Time Frame: 18 Months from Plan Adoption

6. The town should support programs such as Project Land Share and Land Owner Recognition Programs which encourage continued public access to private property for outdoor recreation.

Responsibility: Conservation Commission

Time Frame: Ongoing

**See Map 6 Recreation**

## **7. Marine Resources**

This section does not apply to Wilton.

## **8. Water Resources**

### **1. State Goal**

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

### **2. Analyses and Key Issues**

*To generate minimum analyses to address state goals, use Conditions and Trends data to answer the following questions.*

- (1) Are there point sources of pollution in Wilton? If so, is the community taking steps to eliminate them?*

The old Wilton Land Fill. This property has a management plan and is regularly monitored.

The Wilton Tannery Site. DEP is aware of this brownfield area and has made recommendations for remediation.

The Wilton Waste Water Treatment Plant. This facility is operation under the conditions of its permit and is regularly monitored.

The classification of the water bodies are not threatened from these sources presently.

- (2) Are there non-point sources of pollution related to development, agriculture, forestry or other uses that are affecting surface water resources and riparian areas? If so, are existing regulations sufficient to protect these resources?*

Non-point pollution sources include septic systems and stormwater runoff. The Shoreland Zoning Ordinance and the Subsurface Wastewater Treatment rules provide a measure of protection from non-point source pollution. Site Plan Review and the Subdivision Ordinance address proper erosion control for development projects.

State Best Management Practices (BMPs) manuals exist for timber harvesting and farming. The timber harvest notification law creates a chain of information and inspection between all commercial timber harvesting and the Maine Forest Service.

- (3) Are local Shoreland Zone standards consistent with state guidelines and with standards found on adjacent shoreland areas in neighboring towns?*

Yes. The current Shoreland Zoning Ordinance is in the process of being updated to reflect the new state requirements for 2009.

- (4) Are Point and/or non-point sources of pollution threatening groundwater supplies?*

There is documented impact to private wells in the Battlefield area of Wilton that includes Thompson and Bennett Streets. The wells showed elevated fecal coliform counts which was attributed to a high groundwater table and poor septic systems in the neighborhood. The Town of Wilton, in 2006, provided town water to all property owners who wished to hook up. One failed septic system was replaced in 2006 under the DEP Small Community Grant Program.

Other known threats to ground water are subsurface fuel storage tanks. In 2006, two former gas stations had tanks removed. In one case, 88 tons of contaminated soil was removed to a site owned by Commercial Paving and Recycling in Scarborough.

- (5) *Are public groundwater supplies and their recharge areas adequately protected? Are any public water supply expansions anticipated? If so, have suitable sources been identified and protected?*

Wilton's public supply is Varnum Pond. It is protected by a Watershed Overlay District on the Zoning Map. This Zoning tool is designed to protect the pond's watershed. The Town of Wilton owns much of the property along the shoreline of the pond.

There are no projected expansions of the current water distribution system.

- (6) *What non-regulatory measures can Wilton take to protect or enhance water quality? Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?*

The Friends of Wilson Lake promote the protection of Wilson Lake. Their members provide volunteer water quality monitoring and promote public education on the problem of invasive plants. The Maine Volunteer Lake Monitoring Program also provides water quality monitoring and public education.

The Foothills Land Conservancy owns about 238 acres at the northern end of Wilson Lake. This is primarily wetland and wet meadow. This land is important for wildlife, recreation, and water quality protection.

- (7) *Do Local road construction and maintenance practices and standards adequately protect water resources? Do public works crews and contractors use best management practices in daily operations (e.g. salt/sand pile maintenance, culvert replacement, street sweeping, and public works garage operations?)*

The Town Highway Department has taken classes in best management practices. The private contractors are generally aware of these same practices and conditions are placed on projects permitted by the Planning Board that reference the Maine Erosion and Sediment Control BMPS.

The town sand pile, with salt mixed into it, is uncovered and therefore drains salted water into Wilson Lake.

- (8) *Are Flood Plains adequately identified and protected? Does Wilton participate in the National Flood Insurance Program? Is the Flood plain management ordinance up to date and consistently enforced?*

The Flood Plains are identified as Resource Protection Zones on the Zoning Map and the Town Office has several copies of the current FEMA Flood Insurance Rate Maps. The Town does participate in the National Flood Insurance Program. In 2006, there were 12 active policies with a total premium of \$7202.00 and coverage of \$1,212,400.00. There were 4 losses paid a total of \$10,931.81 for 2006.

The Flood Plain Management Ordinance was enacted in 2001 and is up to date. It is enforced by the Code Enforcement Officer.

### 3. Conditions and Trends

(1) Data Set and Watershed Map

See Map 7.

Pond	Acres	Max Depth	Mean Depth
Wilson Lake	568	88 feet	40
Pease Pond	109	19 feet	14
Varnum Pond	330	75 feet	38

#### Significant Fisheries and aquatic plant communities

Data sources: The lake fish species list is generated from IFW's lake inventory database.

#### Lake Fish Species Inventory for Varnum Pond

MIDAS = 3680

Common Name	Scientific Name
American eel	Anguilla rostrata
Blacknose dace	Rhinichthys atratulus
Brook trout	Salvelinus fontinalis
Brown bullhead	Ameiurus nebulosus
Chain pickerel	Esox niger
Creek chub	Semotilus atromaculatus
Fallfish	Semotilus corporalis
Golden shiner	Notemigonus crysoleucas
Lake trout	Salvelinus namaycush
Landlocked salmon	Salmo salar sebago
Pumpkinseed	Lepomis gibbosus
Rainbow smelt	Osmerus mordax
White sucker	Catostomus commersoni
Yellow perch	Perca flavescens

Data sources: The lake fish species list is generated from IFW's lake inventory database.

**Lake Fish Species Inventory for Pease Pond  
MIDAS = 5198**

<b>Common Name</b>	<b>Scientific Name</b>
American eel	Anguilla rostrata
Brook trout	Salvelinus fontinalis
Brown bullhead	Ameiurus nebulosus
Chain pickerel	Esox niger
Fallfish	Semotilus corporalis
Golden shiner	Notemigonus crysoleucas
Largemouth bass	Micropterus salmoides
Redbreast sunfish	Lepomis auritus
Smallmouth bass	Micropterus dolomieu
White perch	Morone americana
White sucker	Catostomus commersoni
Yellow perch	Perca flavescens

Data sources: The lake fish species list is generated from IFW's lake inventory database.

**Lake Fish Species Inventory for Wilson Lake  
MIDAS = 3682**

<b>Common Name</b>	<b>Scientific Name</b>
Alewife, landlocked	Alosa pseudoharengus (landlocked)
American eel	Anguilla rostrata
Brook trout	Salvelinus fontinalis
Brown bullhead	Ameiurus nebulosus
Chain pickerel	Esox niger
Fallfish	Semotilus corporalis
Golden shiner	Notemigonus crysoleucas
Lake trout	Salvelinus namaycush
Landlocked salmon	Salmo salar sebago
Pumpkinseed	Lepomis gibbosus
Rainbow smelt	Osmerus mordax
Redbreast sunfish	Lepomis auritus
Smallmouth bass	Micropterus dolomieu
White perch	Morone americana
White sucker	Catostomus commersoni
Yellow perch	Perca flavescens

*(2) Points of Public Access:*

**Wilson Lake**

Public Boat Ramp at the foot of the lake off of Canal Street

Bass Park

Kineowatha Park

Lake Rd Parking area and launch area for canoes and kayaks

Foothills Land Conservancy conservation land off Pond Rd

### **Varnum Pond**

off McGrath Rd

off North Pond Rd

off Varnum Pond Rd. in Temple

### **Pease Pond**

No Public Access

### **Flood Plains: see the Town of Wilton Zoning Map.**

#### *(3) Pond, Lake and Stream descriptions*

Wilton has two great ponds that are completely within the town, Wilson Lake and Pease Pond. Varnum Pond is shared with Temple and is the drinking water reservoir for Wilton and North Jay. Bonney Bog Pond is in Jay, but its watershed is shared with Wilton.

Wilson Lake provides a great deal of recreation. Kineowatha Park has a swimming beach on the east side of the lake. There is a public boat ramp at the southern end of the lake and another public access at Lake Rd. There is plenty of opportunity for boating, swimming, fishing, and ice fishing.

Hydro power from the dam at Wilson Lake was important to the early economy of Wilton and the main reason for the development of the downtown village. Now the pond is primarily a recreational water body, with conservation land owned by Foothills Land Conservancy at the north, private homes and camps, and Wilson Lake Inn.

Varnum Pond is surrounded by land owned by the Town of Wilton, private seasonal camps, and a few year-round homes. There is limited public access to this pond and it remains fairly well protected from development and pollution. In 2007, the Town began a timber harvest management plan on town owned land near the pond. This management plan was designed by Alan McGrath, a licensed forester, with emphasis on Best Management Practices for timber harvest in the Shoreland Zone.

Pease Pond has no public access and about 25 seasonal camps. Limited access and a large Resource Protection Zone will serve to protect the pond from pollution.

Wilson Stream is the major drainage system in Wilton, draining upwards of 80 percent of the town's total land area. The southwestern portion of town drains towards the Sevenmile Stream. Wilson Stream at East Wilton has a drainage area of some 46 square miles, an area slightly greater than the total land area of Wilton. Wilson Stream originates in Perkins Plantation and flows to Sandy River at Farmington Falls. Major tributaries include Temple Brook, Varnum Stream, Stony Brook, Coubers Brook, and the outlet of Pease Pond.

Under the State of Maine surface water classification system, the portion of Wilson Stream above Wilson Lake has a B classification. These waters are suitable for drinking water supply after treatment; fishing, recreation, in and on the water; and as habitat for fish and other aquatic life. Below Wilson Lake, the main stem of Wilson Stream has a classification of C. This classification allows for the same uses as class B.



*(4) Threats to water quality or quantity.*

Wilton is not unique in threats to water quality. There are the usual non-point sources of pollution from septic systems and storm water runoff, as well as possible elevated phosphorus levels from development. There have been concerns raised over the impact of possible human wastes from people camping out on boats on Wilson Lake that resulted in a live aboard ordinance enacted at the 2005 Town Meeting.

Water quantity has been an issue with the level of Wilson Lake. The water level is controlled at the dam at the southern end of the pond by the Town of Wilton Water Department. The Water Department keeps very good records on the water level and is held to very close tolerances by DEP.

**-Wilson Lake**

**WATER QUALITY SUMMARY**

WILSON Lake, Wilton

Midas: 3682, Basin: Primary (01)

The Maine Department of Environmental Protection (ME-DEP) and the Volunteer Lake Monitoring Program (VLMP) have collaborated in the collection of lake data to evaluate present water quality, track algae blooms, and determine water quality trends. This dataset does not include bacteria, mercury, or nutrients other than phosphorus.

Water quality monitoring data for Wilson Lake has been collected since 1974. During this period, 8 years of basic chemical information was collected, in addition to Secchi Disk Transparencies (SDT). In summary, the water quality of Wilson Lake is considered to be average, based on measures of SDT, total phosphorus (TP), and Chlorophyll-a(Chla). The potential for nuisance algal blooms on Wilson Lake is low to moderate.

Water Quality Measures: Wilson Lake is a non-colored lake (average color 15 SPU) with an average SDT of 5.3m (17.4ft). The range of water column TP for Wilson Lake is 7 – 9 parts per billion (ppb) with an average of 8 ppb, while Chla ranges from 1.3–13.0 ppb with an average of 5.1 ppb. Recent dissolved oxygen(DO)profiles show low DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is low. Oxygen levels below 5 parts per million stress certain cold water fish, and a persistent loss of oxygen may eliminate or reduce habitat for sensitive cold water species.

The flushing rate is the amount of time required for the lake water to be renewed each year. The average flushing rate is about 1-1.5 flushes per year for Maine lakes. The flushing rate for Wilson Lake is 2.58 flushes per year.

**-Pease Pond**

**WATER QUALITY SUMMARY**

PEASE POND, WILTON

Midas: 5198, Basin: Primary

The Maine Department of Environmental Protection (ME-DEP) and the Volunteer Lake Monitoring Program (VLMP) have collaborated in the collection of lake data to evaluate present water quality, track algae blooms, and determine water quality trends. This dataset does not include bacteria, mercury, or nutrients other than phosphorus.

Water quality monitoring data for Pease Pond has been collected since 1990. During this period, 3 years of basic chemical information was collected, in addition to Secchi Disk Transparencies (SDT). In summary, the water quality of Pease Pond is considered to be average, based on measures of SDT, total phosphorus (TP), and Chlorophyll-a (Chla).

The potential for nuisance alga blooms on Pease Pond is low.

Water Quality Measures: Pease Pond is a non-colored lake (average color 16 SPU) with an average SDT of 4.5\*m (14.9\*ft)( The \* means the Secchi disk was visible on the bottom of the lake. If the lake were deeper the SDT would be greater). The range of water column TP for Pease Pond is 12-23 parts per billion (ppb) with an average of 16 ppb, while Chla ranges from 4.1-8.9 ppb with an average of 6.7 ppb. Recent dissolved oxygen (DO) profiles show no DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column(internal loading) is low.

The flushing rate is the amount of time required for the lake water to be renewed each year. The average flushing rate is about 1-1.5 flushes per year for Maine lakes. The flushing rate for Pease Pond is 2.11 flushes per year.

**-Varnum Pond**

According to the 2007 Annual Drinking Water Quality Report prepared by the Town of Wilton Water Department, 259,863 gallons per day are pumped from Varnum Pond to serve the needs of the water customers. Water quality data recorded by the department shows that turbidity of the pond was under the limit of 0.549 ntu. The highest turbidity reading for 2005 was 0.24 ntu.

*Per Acre Phosphorus Allocation*

LAKE	TOWN	DDA	ANAD	AAD	GF	D	F	WQC	LOP	C	P	
Pease Pond	Wilton	854	80	774	0.25	194	7.96	mod-sensitive	m	1.00	0.041	
Unnamed Pond	Wilton	434	0	434	0.15	65	2.88	mod-sensitive	m	1.00	0.044	
Varnum Pond	Wilton	847	80	767	0.25	192	11.79	good	h	1.00	0.061	
Wilson Lake	Wilton	8048	970	7078	0.25	1770	72.1	mod-sensitive	h	0.75	0.031	
DDA	Direct land drainage area in Township in acres											
ANAD	Area not available for development in acres											
AAD	Area available for development in acres (DDA - ANAD)											
GF	Growth Factor											
D	Area likely to be developed in acres (GF x AAD)											
F	lbs. phosphorus allocated to towns share of watershed per ppb in lake											
WQC	Water quality category											
LOP	Level of Protection (h=high(coldwater fishery);m=medium)											
C	Acceptable increase in lake's phosphorus concentration in ppb											
P	lbs. per acre phosphorus allocation (FC/D)											

source: DEP Division of Watershed Management - June 2003

To date, there have been no documented water quality and/or invasive species problems in Wilton's water bodies. The Friends of Wilson Lake (FOWL) administers the invasive plant monitoring program in cooperation with the town.

*(5) Water resource advocacy groups active in Wilton*

Friends of Wilson Lake (FOWL)

Foothills Land Conservancy

*(6) Past and present activities to monitor, assess and/or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species.*

Wilton has several volunteers who participate in PEARL water quality monitoring program. These volunteers provide routine data collection of phosphate levels, Secchi Disc readings, and bacterial levels of the ponds.

The Friends of Wilson Lake provide personnel to monitor boats at the public boat landing for invasive species of plants. They also provide public education about the problem of invasive plants.

*(7) Estimated yield of public drinking water sources.*

The Wilton Water Department reported that 172,254,000 gallons were pumped from Varnum Pond in 2007. Varnum Pond is the only public drinking water source in Wilton.

*(8) Location and nature of significant threats to drinking water supplies.*

Wilton is fortunate in that Varnum Pond is located in a remote and relatively undeveloped part of town. There is a concern that development on the northern shoreline in Temple may impact water quality of the pond. There are a number of camps and year round homes located in this region of the pond. There are also a number of camps in Wilton, but they are very old existing structures that are only used in the summer months.

Another concern that could impact water quality is the use of motorized watercraft on the pond. There is no restriction on horsepower or fuel type and there is a boat landing in Temple that is sufficient to launch power boats.

*(9) A summary of existing lake, pond, river, stream, and drinking water protection and preservation measures, including local ordinances.*

The Wilton Zoning Ordinance includes a Watershed Overlay District around the watershed of Varnum Pond, Shoreland Timber Harvest Regulations, incorporation of flood zones in the Resource Protection Zone, a Flood Zone Ordinance, and Shoreland Zoning in accordance with the State of Maine Model Shoreland Zoning Ordinance.

#### **4. Policies**

*Minimum policies required to address state goals*



(6) *Make water quality “BMPs” information available to loggers and farmers.*

CEO referral to NRCS and Maine Farm Bureau      ongoing programs      high priority

(7) *Adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community’s officials, employees and contractors.*

Board of Selectmen/Town Manager/Highway Foreman      ongoing      high priority

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

Board of Selectmen/Water Dept      ongoing      high priority

(9) *Provide educational materials at appropriate locations regarding aquatic invasive species.*

Board of Selectmen/FOWL      ongoing      high priority

## **9. Critical Natural Resources**

### **1. State Goal**

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

### **2. Analysis and Key Issues**

- (1) *Are existing regulations sufficient to protect the community's critical natural resources threatened by development, overuse, or other activities?*

It is not obvious that Wilton's critical natural resources are seriously threatened by development, overuse, or other activities. However, it is not obvious that Wilton's regulations are adequate to protect them, not having been put to the test.

- (2) *Are local shoreland zone standards consistent with state guidelines and with the standards on adjacent shorelands in neighboring towns?*

Wilton regularly amends its ordinances to reflect state guidelines dealing with shoreland zones and is preparing to do so at the 2009 Town Meeting. However, it is waiting to see if proposed timber harvest guidelines ever become adopted by enough towns to trigger them becoming official within a subsequent 18 month period. It is anticipated that they may be changed before that time. Temple does not protect its side of Varnum Pond in the same way Wilton does, since it does not use it as a public water supply.

- (3) *What non-regulatory measures can the community take to protect critical natural resources? Are there opportunities to partner with local or regional advocacy groups?*

Wilton could purchase or accept critical land or easements, and work with local land trusts to protect land. The Comprehensive Plan could explicitly state that it is a goal of the town to achieve such protection, giving underlying and specific reasons. This could help land trusts seeking funding for land protection.

- (4) *Is there current regional cooperation or planning underway to protect shared critical natural resources?*

To our knowledge there is no ongoing regional cooperation or planning that addresses shared critical natural resources

- (5) *In what other areas will protection of critical natural resources advance comprehensive plan policies (e.g. water resources, economy, recreation, agriculture, and forestry, etc.)?*

Protecting scenic vistas from development might protect some farmland or forest land from development.

### **3. Conditions and Trends**

*Minimum data required*



Board of Selectmen/Town Manager      1 year from plan adoption      high priority

*(6) Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared natural resources.*

Board of Selectmen      1-2 years from plan adoption      medium priority

*(7) Reestablish a Conservation Commission to identify land that would be in the Town's best interest to protect through conservation easements.*

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

Board of Selectmen/Conservation Commission      1-2 years from plan adoption      medium priority

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

CEO      ongoing      high priority

**See Maps 1. Zoning 2007, 2. Land Cover, and 8. High Value Plant and Animal Habitats**



## 10. Agricultural and Forest Resources

### 1. State Goal

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

### 2. Analyses and Key Issues

To generate minimum analyses to address state goals, use Condition and Trend data in Section 4.10(c) to answer the following questions.

- (1) How important is agriculture and/or forestry to the community and region? Are these activities growing, stable, or declining? Are the farms or woodlots in the community important for non-economic reasons, such as scenic landscapes, wildlife habitat, outdoor recreation, or historic significance?

#### Forestry:

Wilton is over 80% forested, making trees the town's most important natural resource and key to the quality of life and economic prosperity of the town's citizens. Wilton's forests are in parcels of various sizes and are owned by private owners with a variety of objectives. Forests provide jobs, clean water and air, wildlife habitat, and recreational opportunities.

The census records comparing 1990 to 2000 are interesting but possibly inaccurate.

Agriculture & Forestry # of Workers

1990 = 15 workers = .79% of the work force

2000 = 36 workers = 2.0% of the workforce

At the very least it shows that this work is relatively steady.

There are currently seven Maine licensed foresters living in Wilton.

#### The MFS Timber Harvest information report for Wilton shows from 1996 to 2005

Number of harvests = 258	Ten year average = 26/yr	2005 = 23
Selection harvest = 7163 ac	Ten year average = 716/yr	2005 = 367ac
Shelterwood harvest = 719 ac	Ten year average = 72/yr	2005 = 22 ac
Clearcut harvest = 40 ac	Ten year average = 4/yr	2005 = 0 ac
Total harvest = 7922 ac	Ten year average = 792/yr	2005 = 389 ac

Most landowners have harvested wood from their land in the past and intend to in the future.

A common harvesting system is partial removal of the volume in the stand. This may range from 25 to 75% of the stand. The stand then re-grows and may be harvested again at intervals of 10 to 40 years.

The quality of forest remaining after a harvest depends of which trees are removed and the care taken during the harvest operation to protect remaining trees.

Much of the present forest, on all but the steepest slopes, is grown up agricultural land. Forests are generally characterized by a mixture of hardwood species on the better drained sites and softwood on more poorly drained sites. The forests of Wilton are mostly hardwood types with

the softwood areas restricted to dry ridge tops and wet seeps and low lands with high water tables. Some good pine stands occur on abandoned fields.

The total acreage in town is approximately 28,000 acres, so there are over 22,000 acres of forest. If an estimate of 12 cords per acre is made, and it is assumed each cord is worth \$10.00, then Wilton's forests have over 200,000 cords growing in them with a commercial value to landowners in excess of 2 million dollars.

The acreage in forests is largely stable, with a few acres converted to house lots and a few acres added from abandoned agricultural land.

The forests have over twenty species of trees which attain commercial size, as well as numerous other smaller species of trees and shrubs, many having value to wildlife.

### *Agriculture:*

Local agriculture is beginning to experience a revival as local produce becomes more economically advantageous because of shipping costs. That being said, land value for development has increased rapidly, making the purchase of land for new agricultural endeavors prohibitive as well as providing a temptation for existing farms to sell for development.

Farmland, like forest land, is important in preserving Wilton's rural character and lessens the need for increased municipal services. These traditional land uses preserve scenic resources of the town while preserving the rural cultural values.

#### *(2) How are land use patterns and land values contributing to the loss of farm or forest land?*

The largest contribution to the loss of farmland has been overall market conditions. Farming continues to be a difficult venture in the face of international competition, pressures to "get big or get out" (which does not translate well to traditional New England farm organization and land use patterns). The sprawl we observe now taking over inactive farmland may not appear to be that great, but the larger problem will be when we again need to produce food locally.

Gradual increase in land value and a flat or declining value of the standing wood leads to gradual subdivision and conversion of land from forest to house lots. There has been no large amount of loss in the last decade, but house lot value will continue to trump woodlot value on the lower slopes and better soils.

#### *(3) What regulatory and non-regulatory steps is the community currently taking to support productive farm and forest lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community?*

Other than administering state current land use programs, the town is doing nothing to actively support productive farm and forest lands, although the town does own about 230 acres of forest land, some of which has been actively managed. The former methodology for land assessment did indirectly help farm owners, as assessed land values were fairly low, generally lower than the state-determined values in the F&OS Program. This would have the same result in reducing pressure to sell off farmland. Assessed values for woodland were generally higher than state-determined Tree-Growth values, but, particularly on back lots or those on back roads, not more than twice as much. Some owners were content to pay a bit more tax, but were not likely to sell off or develop the land. (see #5 for how this may change in response to Wilton's recent

reevaluation) The Foothills Land Conservancy has protected one property containing productive farmland but does not have the resources to greatly increase its holdings, although its mission does include protecting farmland.

- (4) *Are there undeveloped parts of town in which prime farmland soils are prevalent? Are there undeveloped parts of town in which have soil suitable for forest uses? If so, how are these areas currently being used? How are they being protected?*

The largest areas of undeveloped prime farmland and land of statewide importance can be found in the intervals along Rt 156. These intervals also largely correspond with the aquifers the state has identified. One area of about 6 acres was mined for gravel in the 1960s, another 8 acres has been mined over the past 18 years, another 18+ acre parcel has been permitted for gravel extraction, and the former owner of a fourth (60 acres) suggested that possibility, as well as topsoil mining. There is nothing in the Zoning Ordinance prohibiting gravel or sand mining of prime farmland soils, although excavation is limited to no deeper than 2' above the normal water table. There is no restriction on topsoil mining.

There are also several extensive areas of prime farmland along Rt 133 and on or near Munson Rd. There are many other smaller scattered areas of prime farmland; some are in forest areas and some have already attracted one or more houses. Most of Wilton's prime farmland has been built on, from the original village area, to early subdivisions (Park/Maple), to more recent subdivisions (Fenderson Hill, Applegate).

#### Soil Suitable for Forest Uses:

As with all rural communities in Maine, Wilton is primarily forested. Soils are important to wood production. In soils rated "good" for forest uses, growth rates are high and produce good yield of forest products. In soils rated "poor," growth rates are so slow and intensive that management may not be justified as an economic practice.

Recent work on forest quality site identification has found that rooting depth, water availability, and nutrients all contribute to how well trees grow and what species do better. The most important of these is rooting depth. From general observation it appears that Wilton has generally good forest sites characterized by site-indicating species such as sugar maple and white ash. The same slopes which diminish site quality for farming or housing development may make excellent sites for growing trees. Those more limited sites with restricted rooting zones created either by higher seasonal water tables or shallow ledge are normally characterized by softwood species forest of spruce, fir, and cedar. The mixed hardwood/softwood species forests normally occur at intermediate sites.

- (5) *Are farm and commercial forest land owners taking advantage of the state's current use tax laws?*

The 1995 plan noted that as of 1992 no land in Wilton was enrolled in the state's Farmland and Open Space Program. In 2007 there were 1,942.05 acres. This could change, as Wilton underwent a revaluation in 2007 that dramatically changed how land was valued. Prior to this, land was valued based on the total acreage in a parcel. For most farms this meant that their per-acre valuation was not large. However, the new scheme seeks to extract the maximum tax value out of every parcel, and assumes there is a ten acre "trophy lot" in every parcel. This has resulted in increases in per acre values of much farmland, up to 10 times the prior values. Ironically, no

matter how many lots an owner may sell from a large lot, there will still be another 10 acre trophy lot assessed against the remaining land as long as the lot is 10 acres or more.

On the other hand, the area enrolled in the Open Space program could decrease, because, in an attempt to weed out land felt to be inappropriately classified, or more properly enrolled in the Tree Growth program, the Selectmen directed the Assessor to require all Open Space enrollees to reapply for 2009.

The 1995 plan makes no mention of the Tree Growth Tax Law (TGTL) that taxes forest land based on the county average of the value of similar woodland. In 2007 there are

Parcels = 63

Forested acres = 4977

Non – forested = 173

This is approximately 20% of the forested acres in town.

### **See the Open Space and Tree Growth Map 10**

*(6) Has proximity of new homes or other incompatible uses affected the normal operations of farms or woodlot owners?*

Proximity of new homes has not appeared to markedly affect the normal operations of remaining farms in Wilton. Construction of new home in currently inactive fields will preclude their future agricultural use, however. The same situation is true for forest management activities.

*(7) Are there large tracts of agricultural or industrial forest land that have been or may be sold for development in the foreseeable future? If so, what impact would this have on the community?*

The MFS Timber Harvest information report for Wilton shows from 1996 to 2005

73 acres were reported as harvested for a change of land use.

Some large tracts, primarily forest land, have already been sold, if not for immediate development, then for non-forest purposes. One 700 acre parcel was claimed by its new owner to have already been subdivided into 24+/- lots, but the Planning Board did not accept this and stated that it would have to undergo review. The owner (a large statewide forest operator) did not pursue subdivision further and the parcel was subsequently sold as a whole. Within the past 5 years nearly 2400 acres of forest land (almost 1/12 of Wilton) in just the western third of Wilton have been sold. Many of the parcels have been resold several times since 1998, for an equivalent area of nearly 6100 acres. If any of these large and largely remote parcels were developed it would be contrary to Wilton's Comprehensive Plan, but not prohibited by the Zoning Ordinance or Subdivision Ordinance. It would drastically accelerate sprawl. We can hope that the new or subsequent owners come to take an interest in the land for its wood-growing potential. The 60 acre intervale parcel mentioned in #4 as a candidate for gravel mining is part of what may be one of the most dramatic views in Wilton. Fortunately, it is now owned by a local dairy farmer.

*(8) Is clear-cutting an issue in the community? Is the clear-cutting related to normal woodlands management, or is it in preparation for land development?*

Clear-cutting is not an issue in the community. In general, residents of Wilton and other towns in the area are unaware of significant ownership and management changes in the region. The clear-cutting or heavy harvesting that has taken place seems to be normal practice today. Since these owners have no intention of holding the land after the harvest, and indeed may have resold the land before the harvest was complete, it is clear they do not really care what happens to the land. The subdivision incident already noted suggests that maximizing the short-term return is the real goal and development may well be part of it.

For woodlots that will be owned for long periods of time, clear-cutting can be used as a legitimate regeneration harvest method. There are numerous examples in town showing successful results. Town residents seem to accept a wide range of forest management practices.

*(9) Do local farmers and/or loggers take steps to minimize impacts on natural resources in the community? Do local farms participate in Natural Resource Conservation Service programs?*

Local farms do participate in NRCS programs, but recent privacy concerns make it difficult to obtain information. Most farmers appear to be at least aware of BMPs and DEP guidelines.

Most loggers follow the Maine Forest Service (MFS) Best Management Practices for erosion control. All commercial harvests are filed with MFS and available to field inspections by the state.

*(10) How does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers' markets, or community-supported agriculture)?*

Wilton owns 230 acres of forest land that is available for normal forest management and another 50 acres at Kineowatha Park.

The largest parcel protects Wilton's water supply, Varnum Pond. Forest management plans and harvests have been carried out on this and another parcel on the Guy Chandler Rd. There are no community gardens, farmers' markets or CSAs in Wilton.

*(11) Does the community have, or need, a street tree or other tree planting and maintenance program?*

Wilton does not have a street tree program. The community has numerous trees growing throughout the village, but the trees are the responsibility of the individual land owners.

### **3. Conditions and Trends**

*Minimum data required to answer state goals*

*(1) The community's Comprehensive Planning Forestry Data prepared and provided to the community by the Maine Forest Service.*

There are currently seven Maine licensed foresters living in Wilton.

#### **The MFS Timber Harvest information report for Wilton shows from 1996 to 2005**

Number of harvests = 258      Ten year average = 26/yr      2005 = 23

Selection harvest = 7163 ac	Ten year average = 716/yr	2005 = 367ac
Shelterwood harvest = 719 ac	Ten year average = 72/yr	2005 = 22 ac
Clearcut harvest = 40 ac	Ten year average = 4/yr	2005 = 0 ac
Total harvest = 7922 ac	Ten year average = 792/yr	2005 = 389 ac

- (2) *A map and/or description of the community’s managed forest lands, including information on the importance of these resources to the local and regional economy and rural character.*

**See Open Space and Tree Growth Map**

- (3) *Information on the number of farms and acres of farmland in the community enrolled in the state farm and open space law taxation program, including changes in enrollment over the past 10 – 20 years.*

It is difficult to determine how much of the land in Open Space is also agricultural land. Wilton has a great deal of land in open space that should be in Tree Growth. There are about 14 active farms in Wilton, if you include people who hobby farm. The number of acres in agricultural use is relatively stable, but every year a few more house lots are carved out of the larger farm lots.

There are 2450 acres enrolled in the Open Space program as of 2006. The Town Assessor required all Open Space enrollees to reapply for 2009 in an attempt to reduce what is perceived by some as inappropriate use of the program.

- (4) *Information on the number of parcels and acres of land enrolled in the state TGTL, including changes in enrollment in the last 10 – 20 years.*

The 1995 plan makes no mention of the Tree Growth Tax Law (TGTL) that taxes forest land based on the county average of the value of similar woodland. In 2007 there are

Parcels =63

Forested acres = 4977

Non-forested = 173

This is approximately 20% of the forested acres in town.

- (5) *A description of any community farming and forestry activities (eg. State tree program, community garden, farmers’ market or community forests), including identification of managing officials and/or organizations.*

Wilton owns 230 acres of forest land that is available for normal forest management and another 50 acres at Kineowatha Park. The largest parcel protects Wilton’s water supply, Varnum Pond. Forest management plans and harvests have been carried out on this and another parcel on the Guy Chandler Rd.

**4. Policies**

*Minimum policies required to address state goals.*

- (1) *To safeguard lands identified as capable of supporting commercial forestry.*







## **11. Historic and Archaeological Resources**

### **1. A. State Goal**

*To preserve the State's historic and archaeological resources.*

### **2. B. Analyses and Key Issues**

*To generate minimum analyses to address state goals, use Conditions and Trends data in Section 4.9 (c.) to answer the following questions.*

*(1) Are historic patterns of settlement still evident in the community?*

Early history in Wilton was concentrated in East Wilton along Wilson Stream where there is still a thriving village with a post office, several small businesses, and Jarden Plastic Solutions which employs about 200 people. New in East Wilton is the Comfort Inn, which will provide new jobs and stimulate further activity in East Wilton.

Settlement along Wilson Stream was further developed by G.H. Bass Company with the location of their 1900 vintage factory building on the edge of Wilson Lake and what is now considered downtown Wilton. Fortunately, the old Bass building still stands and currently houses a high end restaurant called Calzolaio Pasta Co. in the basement, and offices in the upper floors.

The remnants of an old Indian trail called Cohoss Trail, which was also used by the military, can be found now on the Weld Rd. in Wilton. This road follows Wilson Lake and then Wilson Stream and leads westerly to Mt. Blue State Park.

Many attractive homes still exist on Bass Hill, which is on the East side of Main St. These homes were originally the residences of the movers and shakers for the Bass Shoe Company.

*(2) What protective measures currently exist for historic and archaeological resources and are they effective?*

Archaeological resources which are located close to Wilson Lake or Stream are protected by the State of Maine's shore land zoning laws. Because of this, there are many scenic views provided by undeveloped land in these areas. Even the sprawl of Rt 4, evident in surrounding towns such as Farmington and Jay, has skipped over Wilton because of the nearness of Wilson Stream to this road.

Although Wilton has considerable historic resources, including a 1900 vintage downtown area and many lovely farms in the surrounding areas, there is no protection for them. There is no historic district or codes pertaining to historic properties. Two of the downtown buildings, the Wilton Public Library and the Wilton Farm and Home Museum, are on the National Register of Historic Properties, but this designation provides no protection for these buildings, although it is certainly a great honor.

Any building in the town can be torn down without delay at any time, and there is no code governing the design of new construction in the town. There is no guarantee that new construction in the downtown area will fit gracefully into the existing nineteenth century style. Wilton has been lucky thus far, but as development pressures grow, the town is vulnerable.

Because of the small size of the downtown area stretching on Main St. from The Bass building to Wilton Academy, one hideous mistake could ruin the town forever and for everyone.

- (3) *Do local site plan and/or subdivision regulations require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources?*

Applicants are supposed to check with the state, but the state has only a map showing suspected archeological resources around the waterways.

- (4) *Have significant historic resources fallen into disrepair, and are there ways the community can provide incentives to preserve their value as an historical resource?*

The downtown area looks considerably better because of a recent Façade Grant obtained by the town which provided about \$10,000 to each downtown property owner to improve the exterior of their properties. There are still private homes along Main St. which need repair and paint, such as the York homestead originally built as the home and office of Dr. York in about 1920. There are also a number of apartment buildings which have not been well maintained.

The Goodspeed mansion, a Queen Anne Victorian located on Bass Hill, is in a state of ruin, although this property has recently been sold to a new owner. This estate was built by the Goodspeed family, who also donated the public library to Wilton, and hence has important history. Also, in East Wilton, the owner of the Sweden House, an old inn, has passed away. This property sits elevated overlooking Wilson Stream and is an important landmark because of its size, beauty, and visibility.

The old Forster Manufacturing building, formerly the former Wilton Woolen Mill, is in a state of ruin and currently for sale. This property is on the edge of the Wilson Stream, and most of the windows have been broken out. A bright future is still possible for this property, but becomes more unlikely as time passes.

In the surrounding rural areas, there are numerous farms in a state of disrepair. Many homeowners have lost the skills required to maintain their own properties, and they lack the necessary funds to hire repairs done.

There are many ways to provide incentives to preserve historic resources, but there is some political opposition to make any rules which might inhibit a person's right to do whatever they want with their own property.

- (5) *Is there an active historical society and does the community adequately support its efforts?*

The Wilton Historical Society is well established financially, with a one hundred thousand dollar endowment, and they are housed in the Wilton Farm and Home Museum, which is the original Bass Shoe boarding home. The museum has an impressive collection of antiques and memorabilia and a working forge in the basement run by the Western Maine Blacksmiths, but thus far they have not tackled the issue of preserving other historic properties in Wilton. The society's membership is elderly, and they rely solely on volunteers to open and operate the museum. This precious institution faces difficult times unless they can attract a younger population in the near future.

### 3. **Conditions and Trends**

*Minimum data required to address state goals.*

- (1) The community's Comprehensive Planning Historic Preservation Data Set prepared and provided to the community by the Historic Preservation Commission, and the Office, or their designees.*
- (2) An outline of the municipality's history, including a brief description of the historic settlement patterns and events contributing to the development and character of the community and its surroundings.*

#### **Historic Background**

In 1735, the General Court of Massachusetts voted that a tract of land be provided to Captain William Tyng and his Company for services against hostile Indians in 1703. This original grant was later found to be within the State of New Hampshire, and the proprietors were compelled to relinquish their rights to the land. Several years of litigation ensued, and the proprietors in turn petitioned the General Court of Massachusetts, asking for another grant of land as reparation for the losses they had sustained. In 1784, a new land grant, Tyng's Township, was made. The original settlers called the town Tyng Town, but it was later incorporated as the Town of Wilton.

In 1790, Samuel Butterfield, who is generally acknowledged as the first settler of Wilton, built a saw mill and grist mill at East Wilton. He later moved to Wilton and constructed a saw mill and a grist mill at the outlet of Wilson Lake; he also built the first house in Wilton. Also in 1790, the first meeting house was built, and in 1802 the first steps were taken to incorporate the town.

In 1803, the town was incorporated and given the name of Wilton, after Wilton, New Hampshire.

The town's Sesquicentennial Report points out that the location of Wilton's industries had a strong influence on the growth pattern of Wilton. Original plans in 1808 were for a town center on the North Pond Rd adjacent to the Meetinghouse lot. However, with Samuel Butterfield's saw mills in East Wilton and the establishment of industry at the outlet of Wilson Lake and along the banks of Wilson Stream, the town's centers of development proceeded to grow in the areas of what are now Wilton Village, defined by Main St. between the Bass Building and Academy Hill School, and East Wilton.

Manufacturing development began in East Wilton with Samuel Butterfield's mill; in 1810 the first cotton mill in the state was built there, and in 1840 a woolen mill was established there. However, the location and subsequent growth of the Bass Shoe Company and the Wilton Woolen Mill in Wilton (or Upper Village as it was then called) gave impetus to what was to eventually become the major developed area of the town. Wilton's early industries were dependent upon water power. Hence, Wilson Stream logically became the primary focus of the town's development.

Wilton remained primarily a manufacturing community until the mid-nineteen-nineties. Through two historical periods (the first from the end of the 18<sup>th</sup> century to the middle of the 19<sup>th</sup> century, the second from then to the present), Wilton has supported considerable manufacturing typical of each period. During the early frontier days when each small community had to be largely self-sufficient, Wilton had numerous mills and factories dependent primarily on hand and water power. There were grist and saw mills, carding and spinning mills, tanneries, canning factories,

carriage and blacksmith shops, a peg mill, a hat shop, a clover seed mill, an iron foundry, and a potash mill. The first cotton mill in Maine was started in 1810 with two looms brought from England. By 1840, there was also a woolen mill and a cutlery factory at East Wilton.

With the advent of the railroad in 1859, Wilton no longer needed to be entirely self-sufficient, and many small operations closed or converted to manufacturing suited to the times. Thus, the second period of Wilton's industrial development was characterized by the establishment of larger manufacturing operations using increasingly efficient kinds of machinery. The F. H. Bass Shoe Company was established in 1876. In 1891, the Walker Woolen Mill, founded in 1840 at East Wilton, was converted from yarn to cloth production, and in 1901, the Wilton Woolen Mill was built. This building is now occupied by the Forster Manufacturing Company in Dryden.

Since the early 20<sup>th</sup> century, Maine manufacturing typically has been oriented either to raw materials or to low-priced labor rather than to market accessibility. Thus, the major industries have been wood-users (pulp, paper, and wood products); food processors using fish or native agricultural products; or textile and leather goods manufacturers depending primarily on a ready pool of unskilled and semi-skilled labor. Food processing depends about equally on the accessibility of its raw material and on low-cost labor.

In terms of economic trends Wilton typified the economy of the state. Maine lost (between 1950 and 1960) approximately 12,000 jobs because of the exodus of textile manufacturers; Wilton lost 600-700 jobs for the same reason.

In the state, leather production and shoe manufacturing helped to restore some of the jobs lost through migration of textile firms. In Wilton, the establishment of the Wilton Tanning Company in 1961 augmented existing leather goods employment. In 1950, textiles employed more than 25,000 persons in Maine and ranked first in that respect among Maine manufacturing industries. At that time, leather ranked second and employed 19,800. In 1960, textiles ranked fourth and employed 13,400 while leather ranked first and employed 23,700. G. H. Bass Company eventually expanded operations to include a Weld Rd location.

Wilton's other major industry, Forster Manufacturing Company, Inc. produces small wood products which have long been represented on the Maine scene. Since at least 1949, the history of the wood products industry in Maine has been somewhat erratic, with the entire period showing some tendency toward decline in production because of competition from the Mid-Atlantic states where raw material is more plentiful and techniques more advanced. There is also increased competition from low-priced foreign imports. Forster Manufacturing Company, Inc. has been in business for many years at several locations in Maine. The move in 1960 to Wilton was due in part to a fire which destroyed their plant in Strong. The Strong plant was eventually rebuilt, and a large portion of the wood-products/manufacturing operations was moved back there.

In 1995, the company was acquired by Diamond International. Meanwhile, the plastic cutlery manufacturing division of the company, based in East Wilton, was thriving. The major focus of Forster Manufacturing Company in Wilton shifted away from wood products when the croquet part of the business was sold. Currently in Wilton only the plastic portion of the company remains. Now called Jarden Plastic, this company employs about 200 people.

Over the last decade since 1995, Wilton has experienced the painful loss and decline of their major manufacturers due to relocation of these companies to countries having a cheaper labor

force. Bass Shoe was officially and completely out of Wilton as of 2003. Many people who now live in Wilton must commute to work in other communities. Nearby Farmington, having both a college and a hospital, employs many people, as do the two paper mills in Jay, and Lewiston/ Auburn as well as Augusta are only one hour away.

Wilton’s saving grace has been its unique setting on a lake and stream surrounded by mountains and its well preserved historic villages surrounded by a rural New England landscape with many attractive farms. Tourists enjoy visiting Wilton because of its physical beauty, and there is a growing retirement community here too. Good schools and outdoor recreation opportunities are also attractive to families.

There is increasing professional employment in Wilton as the nineteenth century Bass Shoe Building on the edge of the lake has been converted into a high end restaurant called Calzolaio Pasta Co. in the basement, with office spaces on the upper floors. The former Weld Rd location of the Bass Shoe Company has become home to Wilton’s largest employer, ICT, a call center and Nichols Welding, among many smaller businesses as well.

A state and federal façade grant in the amount of \$100,000 was shared among downtown property owners in 2005, making the downtown area of Wilton much more attractive and desirable as a place to start businesses and to rent apartments. The Goodspeed Memorial Library located downtown and on the National Registry of Historic Properties is undergoing expansion and by 2008 will be fully accessible on the outside and will have a newly constructed mezzanine floor inside. Wilton has much to be proud of and every reason to be optimistic with good planning.

- (3) *A brief description of the location, type, extent, condition, use, local, regional, and/or national significance of historic resources, including but not limited to buildings, millworks, bridges, statues, cemeteries, trees, landscapes, and federally and/or locally designated properties and/or districts.*

**TABLE I-48**

**Sites of Historic Significance  
Shown on Map I-11**

NUMBER	SITE DESCRIPTION
1.	<b>ISAAC BROWN FARM</b> , on Temple Road and Voter Hill Road, site of second schoolhouse, District I, 1811. First male child born there—Hammond Brown, Born Sept. 28, 1793; first school class held in barn, teacher Mary Fletcher, 1802; first church services (Church of Christ, Free Will Baptist), held in 1793 on this farm.
2.	<b>OLD BUTTERFIELD HOUSE</b> , East Wilton, home of Henry Butterfield, where first Town Meeting in Wilton was held on August 10, 1803.
3.	Site of first schoolhouse in Wilton, Adams District #2, on the former Charles Adams farm, East Wilton, built 1804.

NUMBER	SITE DESCRIPTION
4.	Site of first textile mill in the town of Wilton, located on Wilson Stream near Hamlin and Beedy farms, East Wilton; built 1810 by Solomon Adams for a cotton mill; second textile mill in the state, on land bought by Abraham Butterfield.
5.	Site of first town business and first dam, called Upper Dam (made of wood), 1815, in East Wilton, on site now occupied by the home of Mr. & Mrs. Donald McKeen. First town business was blacksmith shop; Preston Hough, owner, started about 1800; first dam was built to power a grist mill, saw mill and trip hammer; later the site of the Scythe Shop founded in 1836 by Calvin Kyes; sold in 1864 to Hiron Holt & Company, which made the "lightning hay knife" patented on March 7, 1871; sold in 1894 to Clark & Parsons, and sold out in 1904.
6.	Site of first Methodist Meeting House, built 1818, Orchard Drive, Wilton. Timbers in the shed of the Colby Miller House across the road were taken from this building. Site marked by a bronze plaque in 1976.
7.	Site of Quaker Settlement, Temple Road on the Wilton-Temple boundary. House now owned by Clinton Savage, was lived in by Adam Mott, Jr., who was known for his enormous size and for driving his own team of oxen to Washington, D.C. to see President William Henry Harrison and introducing himself as the "greatest Whig in Maine."
8.	<b>OLD WHITE MEETING HOUSE</b> , erected about 1830, which later became the top floor of Wilton Academy, established in 1867. First meeting of the trustees was held February 13, 1866.
9.	<b>SYLVIA HARDY HOUSE</b> , Depot Street, Wilton. Sylvia Hardy (1823-1888) was known as the Maine Giantess who, it is believed, was 6'8" tall, and traveled with the P.T. Barnum Circus. Close friend of Gen. and Mrs. Tom Thumb.
10.	<b>G.H. BASS &amp; COMPANY</b> , Wilson Stream, Main Street, Wilton. 1904 three story red factory building at the foot of Wilson Lake.
11.	<b>BASS BOARDING HOUSE</b> , Canal Street (National Register)
12.	<b>WILTON WOOLEN COMPANY</b> , Depot Street. Original mill started by Dimon Fernald, who carded flax and did some weaving; was built near the present Wilton Post Office. It was sold to Flavous J. Goodspeed, and, in 1891, Frank and George Goodspeed moved the operation to Depot Street, where Forster Manufacturing is now housed. Wilton Woolen Company made black fabric for overshoes, then made 75% of all automobile cloth in the country and wool fabric for general and WWII use. Closed in 1958.

NUMBER	SITE DESCRIPTION
13.	Site of Wilton Manufacturing Company (woolens) at Lower Dam, East Wilton. It was later known as the Walker Mill, Moosehead Manufacturing, where blankets were made for WWI. It burned about 1935.
14.	<b>LOVERS' ROCK</b> , West side of old Rt 2, East Wilton, near Sweden House.
15.	<b>WILTON PUBLIC LIBRARY</b> , Main Street, Wilton, built 1916 by Frank and George Goodspeed and given to the town in memory of their parents. (National Register).
16.	<b>JOHNSON WOOD PLACE</b> , oldest home in Wilton on its original foundation; New Jay Street.
17.	<b>BATES HOUSE</b> , Lot #68; name of builder, R.D. Bates, chiseled in rock foundation, Pond Road at upper end of Wilson Lake.
18.	<b>DASCOMBE FARM</b> , built before 1803; traces of Old County Road on the property; massive stone slab fireplace base. Weld Road across from the golf course.
19.	<b>DAN WEBB FARM</b> , built around 1827; purchased by the Chandler family in 1865; original paneling in one bedroom. Corner of Old Rt 2 and Orchard Drive.
20.	<b>ELDER BAXTER PLACE</b> ; original exterior. Timbers in shed taken from old Meeting House which stood across the road. Birthplace of Dr. Wm. J. Trefethen; 1888; corner of Orchard Drive and Colby Miller Road.
21.	<b>CAPT. WM. WALKER HOUSE</b> , original brick fireplace in living room, arches in cellar; grave of Capt. Walker in orchard; Noyes Road, East Wilton.
22.	<b>GORHAM BEAN HOUSE</b> , Main Street, East Wilton; once the home of Franklin Johnson, President of Colby College.
23.	<b>EAST DIXFIELD SCHOOL</b>
24.	<b>MYSTIC VALLEY GRANGE</b>
25.	<b>CIVIL WAR MONUMENT</b>
26.	<b>CONGREGATIONAL CHURCH</b>
27.	<b>ST. LUKE'S EPISCOPAL CHURCH</b>
28.	<b>WELLS CANNERY</b>
29.	<b>UNION CHURCH</b>
30.	<b>STRUCTURES AT KINEOWATHA PARK</b>

NUMBER	SITE DESCRIPTION
31.	BASS HILL HOMES

**Cemeteries:**

There are a number of cemeteries found in Wilton which provide insight into the town's history. The following provides a short description of the early cemeteries are located on Map-I-11.

- a. **East Wilton Cemetery**, located in East Wilton, this is by far the best kept Cemetery. There is a fountain which plays in summer, fed by a spring; a large flower urn, in memory of the unknown dead. It is well-landscaped with cedar trees of great girth, maples and spruce. A granite wall in front with an iron fence and a receiving tomb was the gift of Jonathan C. Phillips in 1896. The cemetery is very large today and is still in use although Wilton has another very large cemetery, Lakeview overlooking Wilson Lake.
- b. **Hathaway Cemetery**, located on Rt. 2 toward Dixfield at the end of Wilson Lake, one stone (field stone) C. or E. H. 1833. Sits on the edge of a hay field.
- c. **Wilkins Farm Cemetery**, on Rt. 156 toward Weld. After the Intervale, first left turn over the brook. Go to the end of the road and cemetery is on knoll on left. White farmhouse on right rebuilt over old Wilkins Farm that burned.
- d. **Priest or Elwell Cemetery**, on Orchard Drive, so-called Brown Neighborhood Road. A small graveyard surrounded on three sides by a stone wall. Large footstone in shape of a headstone. Other set fieldstones in cemetery--no markings visible.
- e. **Lochhead Cemetery**, probably one of four original cemeteries in Wilton set up during incorporation. Located next to Sweden House.
- f. **Eben Eaton Cemetery, Indian Cemetery, French Cemetery**. It is believed that this is one of the original four cemeteries laid out at Wilton's incorporation but the center of town changed, and it was soon forgotten.
- g. **Voter Hill Cemetery**. No writings on field stones, but about four visible laid out in an even pattern.
- h. **Quaker Cemetery**. Many slate rocks which once had markings that are no longer visible.
- i. **Brown Neighborhood Cemetery**.
- j. **Dan Knowles Cemetery**. Few stones with any inscriptions, but dozens or more field stones marking obvious graves, size of which determined by head and foot stones.



Difficult to find. Moses Varnum, Revolutionary soldier, is buried there according to a genealogical study prepared by family some years ago.

- k. **Baxter-Powers Cemetery.** Only two stones in upper left corner and three footstones in middle right side--no marks. Surrounded by a stone wall on all four sides.
- l. **Old Bluff Cemetery.**
- m. **Chesterville Line Cemetery.**
- n. **Adams Farm Cemetery.**
- o. **Chandler Stone Cemetery.**
- p. **Weld Street Cemetery.**
- p. **Academy Hill Cemetery.**
- q. **Adams Cemetery.**

*(4) Identify local historical society and/or preservation organizations.*

The Wilton Historical Society has been active and maintains the Wilton Farm and Home Museum.

*(5) A general description of potential threats to the existence, physical integrity, or quality of identified historic and archaeological resources.*

Many of the historic buildings have fallen into disrepair. Any renovation may not preserve the original architecture.

#### **4. Policies**

*Minimum policy required to address state goals.*

*(1) Protect to the greatest extent practicable the significant historic and archaeological resources in the community.*

#### **5. Strategies**

*Minimum strategies required to address state goals.*

*(1) For sites with identified potential for historic and archaeological resources, through local land use ordinances require subdivision or commercial property developers to look for and identify any historical and archaeological resource and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.*



## **12. Fiscal Capacity and Capital Investment Plan**

### **1. State Goal**

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

### **2. B. Analyses and Key Issues**

*To generate minimum analyses to address state goals, use Conditions and Trends data in Section 4.12(c) to answer the following questions.*

- (1) *In general, are tax revenues from new development offsetting the cost of needed additional services and capital investments?*

In order to continue providing the services that the people of Wilton have come to expect, taxes continue to increase. New development is not offsetting the total cost of needed additional services and capital investments.

- (2) *What are the capital investment and budgeting priorities identified in other sections of the plan?*
- (3) *What changes in the community's tax base are anticipated and how will it affect the community? What impact do tax exempt properties and tax incentive programs have on taxes?*

The community's tax base is and will most likely remain primarily comprised of residential homeowners. There has been a recent increase of retirees moving to town and building substantial homes while not making use of schools. This trend may allow for the level of services to remain as it is. The recent Comfort Inn TIFF appears not to have had any large impact on taxes or to the local tax payer, however, this is a fairly modest TIFF.

- (4) *How does the community currently fund its capital investments? How will future capital investments identified in the plan be funded? Does the community have any impact fee ordinances?*

Currently, Wilton funds its capital investments through current revenues and reserve funds. The Town has been aggressively paying down its debt. Future funding will continue to rely on this strategy combined with grant funding and perhaps low interest loans. The Town has not instituted any impact fee ordinances.

- (5) *If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds?*

Wilton does have sufficient borrowing capacity because of its relatively low debt.

- (6) *How do county and school administrative unit assessments and/or obligations affect local ability to finance proposed capital investments?*

SAD 9 currently totals 51% of the tax assessment and Franklin County totals 6%. This leaves 43% of the taxes for municipal services and capital investments. For 2007, this figure was \$1,300,952.

How are state or local spending limitations, such as those in P. L. 2005, Chapter 2 (effective June 29, 2005) (hereinafter “LD 1”), affecting the community’s ability to pay for needed infrastructure and services?

LD1 has forced the Town to prioritize capital expenditures and postpone them as long as possible. This strategy may work for awhile, but will eventually cause problems as more and more items are added to the capital improvement list than are taken off.

*(7) What efforts has the community made to participate in or explore sharing capital investments with neighboring communities?*

Wilton is involved in regional programs that share capital investments in the following:

SAD 9 schools, Sandy River Recycling Association, North Star Ambulance, Androscoggin Valley County Council of Governments (regional economic development, salt and culvert program).

In 2005, Wilton participated in a Regional Fire Service Study to explore regional fire apparatus needs.

### 3. **Conditions and Trends**

*Minimum data required to address state goals:*

*(1) Identify community revenues and expenditures by category for last five (5) years and explain trends.*

The largest source of revenue for the town is property taxes. The following table lists the local valuation, property tax revenue and the town’s mil rate for the last five years.

#### Local Valuation and Mil Rate

Wilton

2002-2007

<b>Year</b>	<b>Assessed Valuation</b>	<b>Personal Property</b>	<b>Mil Rate</b>	<b>Property Tax Commitment</b>
2002	124,968,540	12,625,243	21.60	2,973,976
2003	128,905,600	13,277,880	21.60	3,071,163
2004	130,653,135	12,614,350	20.30	2,908,330
2005	133,051,451	11,411,024	20.70	2,990,373
2006	128,376,622	11,045,931	21.70	3,025,470

Source: Town of Wilton Annual Reports

Note: After the revaluation done in 2007, the mil rate was set at 12.90. The 2008 mil rate is 13.15.

*Revenue Sources*

*2002-2006*

<i>YEAR</i>	<i>PROPERTY TAX COMMITMENT</i>	<i>EXCISE TAX</i>	<i>LICENSES, PERMITS &amp; FEES</i>	<i>INTERGOVERNMENTAL</i>	<i>CHARGES FOR SERVICES</i>	<i>INTEREST &amp; PENALTIES</i>	<i>MISCELLANEOUS</i>	<i>TOTAL</i>
<i>2002</i>	<i>2,973,976</i>	<i>523,300</i>	<i>22,690</i>	<i>540,098</i>	<i>140,258</i>	<i>25,363</i>	<i>30,573</i>	<i>4,256,258</i>
<i>2003</i>	<i>3,071,163</i>	<i>521,417</i>	<i>20,460</i>	<i>557,899</i>	<i>125,094</i>	<i>18,857</i>	<i>35,823</i>	<i>4,350,713</i>
<i>2004</i>	<i>2,908,330</i>	<i>546,403</i>	<i>11,618</i>	<i>566,811</i>	<i>150,006</i>	<i>32,358</i>	<i>28,606</i>	<i>4,244,132</i>
<i>2005</i>	<i>2,990,373</i>	<i>566,858</i>	<i>29,398</i>	<i>535,060</i>	<i>103,690</i>	<i>59,627</i>	<i>24,600</i>	<i>4,309,606</i>
<i>2006</i>	<i>3,025,470</i>	<i>579,178</i>	<i>21,378</i>	<i>541,705</i>	<i>67,306</i>	<i>58,388</i>	<i>11,053</i>	<i>4,304,478</i>

(2) *Describe means of funding capital items (reserve funds, bonding, etc.) and identify any outside funding sources.*

The Town of Wilton shops aggressively for competitive federal and state grant monies for capital improvements. We will continue to utilize these sources, as we have:

- \$100,000 FEMA grant for fire equipment (2005)
- \$100,000 CDBG Main Street storefront improvements (2005)
- \$100,000 Bennett and Thompson Street water extension (2006)
- \$100,000 Library Accessibility (2007)
- \$ 37,000 FEMA Fire Training Grant (2007)

Wherever possible, the Town has chosen a pay as you go strategy for Highway improvements and equipment:

- \$182,000 Fire Truck (2006) from surplus
- \$ 86,000 Backhoe (2006) budgeted item
- \$102,000 Loader (2007) budgeted item

The revaluation performed in 2007 is an effort to more fairly apportion the property tax burden in accordance with property market value. The total amount of tax collected derives from what voters approve at town meeting.

(3) *Describe the community's tax base, its degree of stability and any anticipated changes during the planning period. Include local and state valuations and local mil rates for the last five (5) years.*

See table under item 1 above.

(4) *Identify any significant tax-exempt properties.*

- Kineowatha Park Town of Wilton 42.82 acres.
- Wilson Lake Cemetery Town of Wilton 17.29 Acres
- Pine Tree Medical Association 1.15 acres
- Railroad Bed Trail State of Maine
- Academy Hill School SAD 9
- Cushing Academy School SAD 9
- Town of Wilton woodlots off Gordon Rd 106 acres
- Town of Wilton US Rt 2 West Map 27, Lot 42, 36 acres
- Town of Wilton Map 15, Lot 11 Boat Ramp at Wilson Lake
- Town of Wilton Map 15 Lots 17, 18, and 138A parking lots
- Town of Wilton Map 28, Lot 16 Transfer Station 40 acres

(5) Calculate current revenue dedicated to tax incentive programs (e.g. tax increment finance district, tree growth, farmland, and open space).

Total assessed valuation of all forest land in tax year 2007	\$498,368
Total value of land classified as farmland for 2007	\$ 44,340
Total valuation of all land now classified as open space for 2007	\$693,784
Tax Increment Finance District estimate for Comfort Inn	\$598,448

(6) Identify LD 1 limits for the previous five years. Describe any occasions where LD 1 limits were surpassed, including the purpose and amount.

The Town of Wilton only has LD 1 limits since 2005:

2007	2006	2005
\$1,059,463	\$996,937	\$949,970

#### 4. Policies

Minimum policies required to address state goals:

- (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) Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.
- (4) To reduce Maine's tax burden by staying within LD 1 spending limitations.

#### 5. Strategies

Minimum strategies required to address state goals:

- (1) Implement the capital investment plan (CInP) by developing a capital improvement program (CIP). Include major maintenance items such as: new roof to the Town Office, renovations to the Waste Water Treatment Plant, construction of a sand shed at the Highway Department Garage, etc.

Selectmen/Town Manager/Capital Investment Plan Committee	ongoing
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- (2) Review and/or update the capital improvement program annually or biennially.

Selectmen/Town Manager/capital Investment Committee	ongoing
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- (3) Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Town Manager/Selectmen	ongoing
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- (4) Consider the need of increasing the reserve fund to put the Town in a better financial position.

**D. Capital Investment Plan**

The comprehensive plan must include a capital investment plan that:

- (1) Identifies and summarizes all anticipated capital investment needs within the planning period, including estimated costs and timing, and identifies which are municipal growth-related capital investments;
- (2) Establishes general funding priorities among the community capital investments; and
- (3) Identifies potential funding sources and funding mechanisms.
- (4) Considers operating costs and ways to conserve energy.

**Wilton Capital Investment needs 2008-2015**

Year	Department	Item	Cost	Funding Source
2008	Public Works	Dump Truck	\$134,000	The following items have been identified by the Department Heads as high priority items to be funded by Current Revenues or Reserve Funds except as noted.
		Loader	\$120,000	
		Temple Rd (section)	\$104,000	
	Fire	Tanker	\$280,000	
	Police		\$ 25,960	
	Total		\$663,960	
2009	Public Works	Dump Truck	\$120,000	
		McCrillis(section)	\$128,592	
		Pleasant St	\$ 73,423	
		Police	\$ 25,960	
		Total		\$347,975
2010	Public Works	1 Ton Dump	\$ 65,000	
		McCrillis (section)	\$128,592	
		Jay Street	\$ 36,096	
		Police	\$ 25,960	
		Total		\$375,648
2011	Public Works	Grader	\$175,000	
		Orchard Drive(section)	\$ 99,264	
		Fenderson Hill	\$ 37,950	
	Police		\$ 25,960	
		Total		\$338,960
2012	Public Works	Dump Truck	\$134,000	
		Orchard Drive(section)	\$ 99,264	
		Butterfield Rd	\$ 36,300	
		Cemetery Street	\$ 3,300	
	Police		\$ 25,960	
	Total		\$298,824	
2013	Public Works	Loader	\$120,000	
		Lake Rd	\$153,408	
		White School House	\$ 9,900	
	Police		\$ 25,960	



	Total		\$309,268	
2014	Public Works	1 Ton Dump Pond Rd	\$ 65,000 \$189,504	
	Police		\$ 25,960	
	Fire	Quint Truck	\$1,200,581	GRANT
	Total		\$1,481,045	
2015	Public Works	Dump Truck High Street Terrace Drive Bryant Rd	\$120,000 \$ 67,680 \$ 16,500 \$ 18,150	
	Police		\$ 25,960	
	Recreation	Pickup Truck	\$ 43,810	
	Total		\$292,100	

### 13. Existing Land Use

#### 1. State Goal

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

#### 2. Analysis and Key Issues

*(1) How is most recent development occurring: lot by lot; in subdivisions; or in planned developments? How is recent development consistent with the community’s vision?*

Most recent residential development has been on a lot by lot basis along existing roads. There have been no major subdivisions within the past 12 years. A subdivision ordinance, recommended in the 95 plan, was finally enacted in 2003 but only a few very small subdivisions have been reviewed since. Prior to this there were several rural, Planning Board reviewed small-lot road-front subdivisions which were marketed out of state for second homes but which have seen increasing construction of year-round dwellings. Land on Bass Hill was subdivided and numerous houses have been built. These homes are on town water, but the sewer system does not serve this neighborhood.

Subdivisions reviewed and approved by the Planning Board prior to the adoption of the Subdivision Ordinance:

Bass Hill/Taylor, Prospect St	4 lots	1996
Bass Hill Estates, Prospect St	6 lots	1986
Elwell Estates II, Orchard Drive	4 lots	1987
Elwell Estates, Orchard Drive	8 lots	1976
Eastman Subdivision, Temple Road	3 lots	1996
Louise Farrington, Webster Road	4 lots	1979
Fenderson Hill, Fenderson Hill Road	43 lots	1974
Flagstaff Subdivision, Flagstaff St	3 lots	1981
Hardy Farm Estates, Hardy Farm Rd	13 lots	1975
Bates Brook, Chandler & Pond Rd	13 lots	1989
Laun Estates, Temple & Voter	7 lots	1987
Maple Terraces, Terrace Dr	22 lots	1978
Morris Heights, Orchard Drive	4 lots	2000
Morrison Subdivision, Applegate	27 lots	1976
Olivewood Estates, Olivewood Cir	14 lots	1989
Ridgecrest Heights, Ridgecrest	8 lots	1976
Robin Hill, Sunrise Ave	14 lots	1982
SST, Camp Road	4 lots	1987
Stony Fields, Stony Fields Rd	4 lots	1989
Sunny Acres, Main Street	4 lots	1989
Temple Road Heights, Temple Road	8 lots	1989
Village View Acres, Village View	5 lots	1979
Welch Farm Estate, Rt2 & Lake Rd	3 lots	1981

Development is not occurring consistent with the preferred pattern in the last Plan, largely because no steps were taken to ensure that it would. Much recent home construction has occurred in areas with views, often in fields.

Much development has been taking place outside the areas designated as “suburban residential” in the 1995 plan (Map II-1) and in the F&F zone. Although the Bass Hill development noted above was in an area designated “Compact Residential,” it has actually been quite sprawling and low density, similar to that occurring on outlying roads.

*(2) If the community considers itself rural, urban, or suburban, what are the characteristics that contribute to that sense? How does it fit in the regional context?*

Many people in the community consider Wilton to be rural, though large parts of the town might be considered suburban. The proximity to the mountains coupled with extensive views helps bolster the sense of rural-ness. Wilton is in part connected to two very large blocks of undeveloped land of 34,000 and 61,000 acres. There are also a number of large hayfields still being operated, if not as many active farms as there once were. Regionally, Wilton is very much part of two competing directions. One is the resource-based economy dependent on undeveloped land for timber harvesting as well as outdoor recreation. The second is as a bedroom community or suburb, dependent on the service center of Farmington, with its University, Schools, and Hospital.

*(3) Is recent development occurring predominantly within or adjacent to traditional settlements or expanding into rural areas?*

See 1

*(4) How effective are current land use regulations and other non-regulatory measures in directing growth to appropriate areas and protecting critical resources? How might they be improved?*

*(5) How do current regulations promote or inhibit development in keeping with the community’s traditional village or neighborhood character?*

4 & 5 There are no real teeth in Wilton’s land use regulations. Pretty much anything can be built anywhere, even with the “home occupation” provisions of the ordinance. Although Farm & Forest zones could protect those resources, they are largely a catch-all zone. Both the subdivision ordinance and the zoning ordinance have provisions for “cluster” development, but neither provides any real incentive for it, or even requires the submission of a cluster development alternative in a development application. Many high-toned land use policies were stated in the 1995 Plan, but most of the implementation strategies suggested were not likely to fulfill the policies. Moreover, most of the implementation strategies themselves were never incorporated in the Zoning Ordinance.

The subdivision ordinance applies equally to rural and urban land and may actually be a deterrent to construction in or near the village areas. Since the ordinance requires one access point and internal roads it is difficult to create lots along village streets even if they would be similar to the existing pattern. These provisions may be more suitable to protecting rural areas from being split up into small lots.

- (6) *Given current regulations, development trends, and population projections, how many new residential units and how much commercial, institutional, and/or industrial development will occur in the planning period? Where will this development go?*

If Wilton’s population goes down or holds steady, there should be little need for much additional residential development, but this doesn’t mean it won’t occur. There will be little industrial development unless it does not produce wastewater. Treatment plant capacity is not limited by the plant itself, but by the available flow in Wilson Stream. We could address this problem by requiring development to incorporate low-water use appliances, etc. Most development will go wherever someone with the financial capacity owns the land; there is a prevailing attitude that landowners should be able to do whatever they want with their land. Most residential development will continue to be along roads, especially where there are views.

- (7) *What is the community’s administrative capacity to manage its land use regulation program, including planning board and code enforcement officer?*

Wilton’s Code Enforcement Officer is still a half-time position, although it has been combined with a half-time clerk position that makes the CEO more available to the public. The CEO is also the Local Plumbing Inspector. Often times, there is not enough time to aggressively pursue enforcement issues or properly review complex applications prior to the Planning Board hearing.

The Planning Board is made up of seven members and two alternates. There has been difficulty filling these volunteer positions in the past, but there currently is a full board. The Planning Board has tried to have the CEO become a full time position in the past, but the current arrangement is much better than the past part-time-only CEO situation.

- (8) *Are environmentally suitable areas within or adjacent to the growth area(s) identified for the location of mobile home parks?*

There are three mobile home parks in Wilton; at least two of them have room for additional homes. All are within the growth area and are served by water and sewer. Wilton has always permitted placement of a mobile home in any location; they are treated like any other type of residence.

Land Use	% total land area 1977	% total land area 1993	% total land area 2007
Residential	2.8	4.0	
Commercial/industrial	0.3	0.5	
Educational/Recreational/Religious	0.2	0.2	
Mixed Urban	0.7	0.7	
Agricultural	10.0	9.5	
Wetlands and Water	5.0	5.0	
Woodland/Forest	81.0	80.1	

**Woodland/Forest**

The 6000+ acres block of forestland west of Rt 156, about 21% of Wilton’s land area, is part of a larger unbroken block of 34,165 acres extending into Dixfield and Carthage. Another 1200+ acre

block of forest land in the NW corner of town is part of a much larger unbroken block of 61,076 acres extending through Temple to Weld, Phillips, Avon, and Strong. The second largest block within Wilton is over 4000 acres to the east, west and south of Varnum Pond. This block has seen increasing construction of houses on hillsides with good views.

Within the past 5 years alone, nearly ~~1400~~ 2400 acres in the western part of the town alone has been sold and resold after extensive heavy harvests. Most of these parcels were part of large holdings owned by local or regional families. The parcels were sold to forest operators operating statewide, who either carried out the harvests themselves or who quickly flipped the lots to other operators who did the harvesting. Ultimately the land was again sold, generally to persons out of state or from southern Maine, for second home or recreation uses.

### **Agricultural Land**

Historically agriculture and forestry have been important components of the town & region's economy. These lands continue to be important, increasingly for non-economic reasons.

Agricultural land use, primarily hay fields and orchards, comprise the second largest use of land in Wilton. An informal survey indicates that there are about 7 beef producers and 5 dairy operations in Wilton today. 9 operations produce hay and only 3 orchards remain [one may be in Jay]. 7 horse operations were noted. These categories overlap, so the numbers do not add up to the total number of farms, which may be around 30, of all sizes. We should differentiate between farmland which is cut for hay and farm operations which actually do the cutting, for instance.

There is more land available for farming than there are active farmers. Thus, it is getting more difficult to keep land open by having farmers cut hay. Some fields are reverting to brush as a consequence. In addition, fields are ideal house lots with good soils and often with excellent views. Almost all the orchards on Orchard Drive have been converted to houses over the past 20+ years. Anywhere with an existing or potential view has a good potential to becoming a house lot. There are some places where the farmer has managed to resist selling house lots, even when frequently asked, but Wilton's recent revaluation drastically increasing the value of land may tip the balance.

In 1985 it was estimated there were over 500 acres of orchards discernable on aerial photos in Wilton. The 1995 plan estimated that orchards comprised 15% of the 2800 acres of agricultural land in Wilton (420 acres). There is surely a lot less land in orchards now. Since the last plan was done several orchards have been abandoned (and the trees cut for their lumber in one). Even in the late 1980s Wilton's assessor stated that Wilton's orchards were economically obsolete (old trees and old methods of management). [but note Agriculture Census listed 498 acres of orchards in 1982, 348 acres in 1992 and 222 acres in 1997 for the entire county.]

The 1995 plan noted that as of 1992 there was no land in Wilton enrolled in the state's Farmland and Open Space Program. In 2007 there were 1,942.05 acres in Open Space. This could increase, as Wilton underwent a revaluation in 2007 that dramatically altered how land is valued. Prior to this, land was valued based on the total acreage in a parcel. For most farms this meant that their per-acre valuation was not large. However, the new scheme seeks to extract the maximum tax value out of every parcel, and assumes there is a ten acre "trophy lot" in every parcel. This has resulted in per acre values of much farmland up to 10 times or more the prior values. Ironically, no matter how many lots an owner may sell from a large lot, there will still be another 10 acre trophy lot assessed against the remaining land as long as the lot is 10 acres or more.

On the other hand, the area enrolled in the Open Space program could decrease, because, in an attempt to weed out land felt to be inappropriately classified, or more properly enrolled in the Tree Growth program, the Selectmen directed the Assessor to require all Open Space enrollees to reapply for 2009.

### **Residential land use**

Some of Wilton's near-village neighborhoods such as Maple/Park Streets, Sunset and Eastern/Webb Avenues are older subdivisions with modest lots and modest homes. More recent subdivisions have occurred well outside the traditional residential areas.

### **Routes 2 & 4 land use**

Rts 2 and 4 are the major transportation corridors through Wilton in both the N-S and E-W directions. In the early 1960s a major highway bypass was built, routing these highways away from the village areas of Wilton and East Wilton. It had been thought that lack of water and sewer utilities limited commercial development along the new highway corridor, so in 1993 the utilities were extended from East Wilton toward the Farmington line. It was not until at least 10 years later that any construction took place along this stretch, with Dexter Supply opening in 2001 (but not originally connected to the sewer system), a speculative office building built in 2006, but not yet occupied, and a Comfort Inn begun in 2007 with the aid of a substantial tax break.

Over the years numerous other businesses have come and gone along Rt 2 & 4 from Wilton to the town line, whether in the East Wilton mini-malls or standing alone elsewhere along the strip. As of 2007 there are 11 vacant buildings/storefronts on this section. Development in Wilton may be limited by a desire to be closer to Farmington, and will only occur when most reasonably affordable Farmington locations have been developed. Other restrictive factors affecting major development include the proximity to the Wilson Stream floodplain and excessive slopes.

Rt 2 west of the Rt 4 junction has not experienced the development seen towards the east, largely due to the lack of traffic volume. This section of the corridors is a mix of undeveloped land, some residential and a very few small commercial uses. There are only four businesses along this section, fewer than in 1995. From the intersection of Rt 2 & 4 to the Farmington town line there are three commercial areas/nodes. These are at the intersections of Rt 2&4 and Rt 156 in Dryden, Rt 2&4 and the Munson Rd, and East Wilton.

### **Wilton Village land use**

The relocation of Rt 2&4 in the 1960s and changing labor/employment patterns greatly reduced the importance of the village as a center of commerce. Bass Shoe's construction of a modern factory and office on Weld St in the 1960s, and the move of the Town Office from downtown to Weld St in 1971 also reduced reasons for people to go downtown.

As in 1994, the major anchors in the village today include the post office, two banks, a hardware store, and a small supermarket. There are three restaurants and a thriving video-rental store, as well as a range of other services. Since 2000 the old Bass Building has become a place of employment again, although not a commercial draw, with the exception of a popular restaurant. The public library and two churches are also located along Main St.

The 1995 plan noted that in 1980 a CDBG had been used to spiff up downtown, but there were still a lot of empty storefronts. Within the past 2 or 3 years there has been another round of grants to help spiff up a number of buildings, but there are still many empty storefronts. You'd think we'd learn. It takes more than appearances to bring a village to life. Despite suggestions dating back more than 20 years, the Board of Selectmen has been unwilling to even consider moving the Town Office back into the village area where it would help generate traffic for other businesses.

### **Industrial/Manufacturing land use**

Wilton's Industrial zones are essentially "spot" zones around existing industrial buildings. The first factories were located along Wilson Stream, for its waterpower, in the village areas of both Wilton and East Wilton. The Old Bass building near downtown and the Forster's plant in Dryden (originally built as a woolen mill) are surviving examples of the larger second generation of such mills. Since the 1995 plan, both companies have stopped using these buildings. The Forster plant has been vacant for the past 10 years, but the Bass building has been partially renovated and now houses offices, a restaurant, and a small manufacturing office. Bass Shoe moved its offices from Wilton to southern Maine in the 1980s and 1990s, and stopped using its Weld Rd building as a warehouse in 2004. Since 1999, the office section has housed a call center, and beginning in 2005, Nichols Enterprises has undertaken to develop the factory part, with its own manufacturing and different types of other tenants. The former Forster plastics plant in East Wilton is still operating more than ten years after receiving a TIFF. The old Wilton Tannery Building has been vacant since around 1998. Unsuitability of the spaces for today's manufacturing processes, the corporate trend towards moving all manufacturing overseas, as well as potential environmental problems, probably limit the possibility that some of these buildings will ever be used for manufacturing again.

### **3. Conditions and Trends**

*Minimum data required to address state goals*

- (1) *An existing land use map, but land use classification (such as mixed-use, residential, commercial, institutional, industrial, agricultural, commercial forest, marine, park/recreational, conserved, and undeveloped land.*

**See Map 1 Zoning Map**

- (2) *Summary of current lot dimensional standards*

**See Table B Bulk and Space Standards**

- (3) *Description or map identifying the location of lots and primary structures created within the last ten years; including residential, institutional, commercial, and industrial development.*

**See Map 2 Building Permits issued 1995 to 2006**

- (4) *Map depicting the constraints to development identified in the plan (may be a combination of maps from other sections).*

**See Map 1 Zoning Map, Map of Sewer System, Map of Water System**

(5) *Identify locations in the community where mobile homes parks are allowed.*

**See Map 1 Zoning Map – Mobile home parks are allowed in the R1 and RII Zones**

(6) *Provide a brief description of existing land use regulations and other tools utilized to manage land use, including shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances.*

The Town of Wilton has a Zoning Ordinance with Shoreland Zoning, Watershed Overlay, Stream Protection, Resource Protection, Downtown Village, Commercial, Industrial, Residential, and Farm and Forest Zones identified. The flood zones have been incorporated into the Resource Protection Zone and Wilton does have a Flood Zone Ordinance that is in compliance with current requirements. Commercial projects are reviewed by the Planning Board under Site Plan Review. There is a street standards ordinance and a subdivision ordinance. The Mobile Home Park Ordinance allows mobile home parks to be established in the Residential I and II zones.

The Farm and Forest Zone in the Zoning Ordinance is fairly broad and allows for many uses, from residential to commercial. This should be considered when looking to designate new growth areas and areas to be designated rural agricultural/forestry.

The Subdivision Ordinance does not require cluster zoning and does not give any incentives to have cluster zoning.

(7) *Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least (10) years into the future.*

Given that Wilton has seen between 12 to 20 new single family homes each year in the recent past and that each home outside of the area served by the sewer system is required to have a minimum of 40,000 square foot lots, it could be expected that Wilton will need a minimum of 120 acres to a maximum of 200 acres for new residential growth over the next ten years.

**See section 3 Future Land Use for land policies**

**See Future Land Use for land strategies**



**Certification of the Town of Wilton Local Comprehensive Plan**

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

Town of Wilton Board of Selectmen:

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## **Maps**