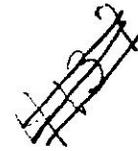


1980

**Town of
Brooksville**



COMPREHENSIVE PLAN



BROOKSVILLE
COMPREHENSIVE PLAN

Prepared by:
The HANCOCK COUNTY
PLANNING COMMISSION

Under the Direction of:
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October 1980

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Acknowledgements

This plan could not have been completed without the assistance of the people of Brooksville, including town officials, the Brooksville Citizens' Review Board, and those residents who answered the opinion survey and participated at the public hearing.

Without their willingness to share their time, thoughts, and hopes for the future, this comprehensive plan could not have adequately presented or attempted to understand the problems and opportunities the community faces.

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I
INTRODUCTION

I. INTRODUCTION

A. PURPOSE

A comprehensive plan is a process of examining and evaluating the assets and problems that exist in the town. The plan recommends actions to help remedy existing problems and/or prevent possible future problems. It is comprehensive because all aspects of the town are examined, such as land use, housing, transportation, municipal services, population characteristics, the local economy, taxation, government expenditures, and the environment. It also sets forth a logical order in which the recommendations should be achieved.

The basic information and recommendations contained in the plan will be used as a guide by town officials in making decisions on such issues as roads, housing, and improving town services. The plan is not a law or an ordinance, but once adopted by the townspeople it does provide the basis for local regulations, ordinances and programs.

A comprehensive plan serves many purposes, including the following:

- To assure that the future of the town is guided to the maximum extent possible by local control rather than state and federal mandates;
- To promote efficiency and economy in town government and services;
- To conserve the character of the town, and yet promote economic development; and,
- To provide an action program for the town so that it can systematically achieve the future it has selected.

The plan does not contain the last word on the issues and problems existing in the town, now or in the future. It is flexible and must remain so because circumstances change. It presents an assessment of the existing problems and rational suggestions for improving the situation based on conditions as they exist today.

B. BACKGROUND

This document is the result of a two-year planning effort by the Town of Brooksville. The planning project, authorized by the Board of Selectmen in the fall of 1978, was prepared by the Brooksville Citizens' Review Board with technical assistance from the Hancock County Planning Commission. Funding of this project was made possible by two local assistance grants from Maine's Coastal Program, with funds from the Office of Coastal Zone Management, National Oceanic and Stmospheric Administration.

The Citizens' Review Board was a group of citizens including members from the Planning Board as well as interested individuals. The Board met periodically to oversee the work on the comprehensive plan, to review and discuss the information contained within it, and to develop its recommendations.

The comprehensive plan was developed in two phases. The first phase, beginning October 1978 and ending September 1979, dealt with the preparation of a land use data base. The purpose of the data base was to compile information pertinent to the Town of Brooksville. It included the most recent information available concerning the natural, economic and human resources of the community. It also included regional and historic perspectives to place the town in a larger context of time and place. Copies of the Brooksville Land Use Data Base Report are available on loan from the Brooksville Free Public Library.

In addition to this data, the Citizens' Review Board prepared and distributed an opinion survey to residents and non-residents for the purpose of providing the Board with more information upon which to develop a comprehensive plan. The survey was designed to cover the adequacy of existing town services and facilities, future growth and development, and certain specific town issues. In June 1979, 441 questionnaires were distributed of which 99 were returned for an overall response rate of 22 percent. Sixty-three residents and 36 non-residents responded. Survey results are presented in their entirety in the Brooksville Land Use Data Base Report.

The second development phase of the comprehensive plan, beginning October 1979 and ending September 1980, dealt with the analysis of the information in the data base and opinion survey; then the development of a desired future, recommendations, and a five-year action program to achieve the town's desired future.

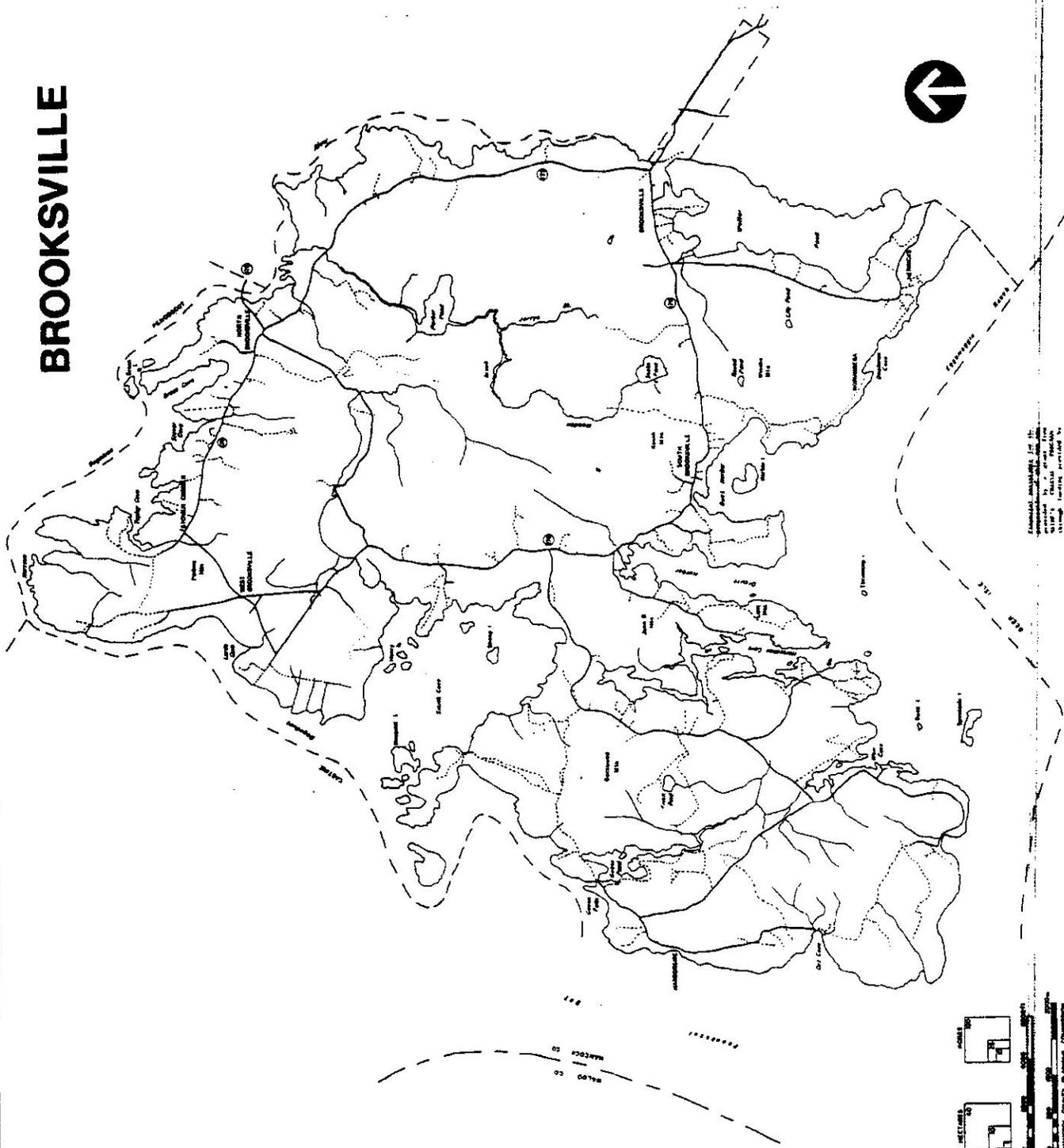
C. SCOPE

This planning document is a summary of the information and statistics reviewed by the Brooksville Citizens' Review Board over the past two years. The plan consists of the sections as outlined on the following page.

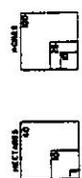
Outline and Description of Sections Contained in this Plan:

- I. INTRODUCTION: The purpose , background and scope of the planning process.
- II. GOALS: A statement of general policies upon which future town actions, ordinances, and regulations will be based.
- III. RECOMMENDATIONS: A statement of objectives designed to address identified town problems and needs, and to explore existing opportunities for the town.
- IV. SUMMARY OF FINDINGS: A summary of the collected data concerning the natural, economic, and human resources of the town, including regional and historical perspectives.
- V. ANALYSIS OF FINDINGS: An analysis of the above data as it relates to the town's future growth and development.
- VI. FUTURES: A description of the Probable Future of the town, assuming that existing conditions continue, and a Desired Future based on the results of the opinion survey.
- VII. ACTION PROGRAM: An action program which outlines a five-year schedule of when the recommendations should be undertaken to help achieve the desired future of the town.

BROOKSVILLE



Revised 1974
Source: U.S. Geological Survey, 1:50,000 Scale Topographic Map, 1963
Aerial Photographs, 1963
Photoreduction, 1974
Cartographic Control, 1974



Scale: 1 inch = 1 mile
1:50,000
U.S. Geological Survey, 1974
Aerial Photographs, 1963
Photoreduction, 1974
Cartographic Control, 1974

MAP I

GOALS

II

II. GOALS

The following goals of this comprehensive plan for the Town of Brooksville are a statement of the policies upon which the recommendations are based. These goals also serve to direct future town actions, ordinances and regulations. The goals were developed by the Brooksville Citizens' Review Board after lengthy discussions concerning the present and desired future character of the town. The basis for developing the goals was derived from the opinions expressed by those who responded to the questionnaire.

It is a goal of the Town of Brooksville to:

1. Protect the health, safety and welfare of the residents of the community;
2. Preserve and protect the rural, architectural, historic, and scenic character of the community;
3. Provide for the anticipated growth of the community;
4. Procure, maintain and enhance the local control powers of the residents of the community;
5. Preserve and protect the natural resources of the community;
and,
6. Encourage appropriate economic growth in the community.

RECOMMENDATIONS

III

III. RECOMMENDATIONS

A. TOWN ADMINISTRATION

1. Situation

Brooksville has a selectmen/town meeting form of government. This form of government is dependent largely upon the donation of time and effort by elected and appointed town officials. It is striking to note that the cost of town administration represents an average of only seven percent of the total town budget.

The Brooksville Opinion Survey reflects that roughly fifty-six percent of the respondents considered the town government effective in carrying out its duties. Several of the resident respondents suggested that the town should consider a town manager form of government to improve the effectiveness of the town government. Fifty-six percent of the resident respondents felt that the town should seek additional funds from state and federal agencies for town projects.

Projections of increases in population, cost of municipal services, and state/federal regulations will make the task of administering local government more complex. This increasing complexity undoubtedly will not only require more time of town officials, but also greater participation from Brooksville citizens themselves.

2. Recommendations

- a. Town officials should study a means of encouraging greater citizen participation in local affairs and community projects.
- b. Town officials should continue to make selective use of state, federal and regional agencies and funding sources to enhance their capacity to meet the increasing demands made on town offices.
- c. The Selectmen should appoint a special committee to study the feasibility of adopting a town manager form of government.
- d. The Selectmen should continue their efforts in preparing a capital improvement program for the town, which examines anticipated large capital expenditures, lists them, determines when items will need to be replaced/purchased, and recommends a method of financing.

- e. The town office should have available a description of the duties and responsibilities of each town position for distribution to potential office holders, new officials, and the general public.
- f. The town should perform energy audits on town owned buildings to determine measures necessary to assure maximum energy conservation.

B. TOWN SERVICES

Brooksville residents generally are satisfied with the adequacy of existing services and facilities. However, there are certain services they feel could use some improvement. Services checked most frequently in the Brooksville Opinion Survey as needing improvement were road maintenance, recreation facilities, fire and police protection, and services for youth.

The future growth and development of Brooksville will directly affect the following town services:

1. Recreation

a. Situation

The 18-44 age group, those generally of child-bearing age, increased 28.4 percent from 1970 to 1976. This implies that the number of pre-school and school-aged children will increase in the near future. There has already been a 56.3 percent increase in the number of children between the ages of five and seventeen from 1970 to 1976. This growth is expected to continue and indicates that the demand for recreation and other services for youth will likely increase.

b. Recommendation

The Selectmen and Planning Board should appoint a recreation committee to plan and propose development of recreation facilities and services for the town.

2. Roads

a. Situation

As the cost of labor and materials increases so will the cost of road maintenance and repair. New development in previously undeveloped areas of town could increase the number of miles of roads that must be maintained, further increasing the cost. The amount of state funding for maintenance of state aid roads will also affect the operations and costs of this town service.

b. Recommendation

The Selectmen and Planning Board should identify all town roads, determine the status of each (active, discontinued, abandoned, or private), and develop a priority system for improving active town ways.

3. Police Protection

a. Situation

The town constables, along with the police protection provided by the County and the State, appear to serve the town adequately. However, as the population of the town increases, there may be a demand for improved coverage and response from law enforcement officials.

b. Recommendation

The Selectmen and town constables, in conjunction with the County Sheriff's Department and State Police, should identify law enforcement problems in Brooksville and determine what feasible steps could be taken to improve police protection in the town.

4. Fire Protection

a. Situation

The importance of fire protection will become even greater as residential development increases. Additionally, a greater use of wood-burning stoves will likely increase the calls on the fire department as well.

b. Recommendations

- 1) The Volunteer Fire Department should continue to take advantage of workshops and training programs on fire fighting and continue to promote fire prevention.
- 2) The town should continue to maintain cooperative inter-local agreements for fire protection.

5. Solid Waste Disposal

a. Situation

Brooksville pays the town of Sedgwick for the use of its dump. Enforcement of the federal and state waste disposal laws will likely increase the cost of disposal. Brooksville's cost associated with the use of the Sedgwick dump will probably continue to increase.

b. Recommendation

Town officials should continue their involvement in regional efforts to seek a long-range solution to the solid waste disposal problem.

C. TAXATION

1. Situation

Most residents who answered the Brooksville Opinion Survey felt that one of the most important problems facing the town is rising taxes. Although the town's valuation is lower than the regional average, it has come close to tripling since 1970. Additionally, the town's tax assessment has more than doubled since 1971. Undoubtedly, there will be continuing pressure to keep local taxes as low as possible, while the cost of providing municipal services continues to increase.

Two factors that affect the local tax base are public lands and the Tree Growth Tax Law. A large parcel of publicly owned land in Brooksville is the Holbrook Wildlife Sanctuary. The sanctuary, which averages \$2,600 per year. The Tree Growth Tax Law allows land to be assessed at a low rate to encourage forest prevention and sound management practices. Although there are presently no parcels of land in Brooksville taxed under this classification, the potential exists.

2. Recommendations

- a. Town officials should consider the potential impact of the Tree Growth Tax Law on the municipal tax base and consider means of alleviating potential problems.
- b. The Planning Board should review its subdivision regulations to assure that large subdivision developments will have minimal impact on the cost and provision of town services.

D. LAND USE

1. Situation

The Town of Brooksville encompasses approximately 20,836 acres; 795 of which are water with the rest being mostly forested. Development in the town has occurred along the public roads which generally follow the coast. The most concentrated development is found in five areas of the town.

The Brooksville Opinion Survey indicated that most residents realize the town is growing and are not adverse to some land use regulations to assure that the quality of life in town is not lowered. However, they want to keep red tape and infringement on individual rights to a minimum. Sixty-one percent of the survey respondents felt that development in Brooksville should be guided by a local planning and ordinance program.

Forty-six percent of the respondents noted that they would like to see commercial and industrial development in specifically designated areas. Over seventy percent supported the protection of important environmental areas (i.e., timber resources, agricultural land, un-developed shoreline, wildlife habitats, wetlands, steep slopes, groundwater sources, etc.) from adverse development. A majority of the survey respondents noted that they would like to see the population of the town stay the same or increase slowly.

Land use regulations which have been adopted by the town include a shoreland zoning ordinance, a flood hazard ordinance, and a shellfish ordinance. There are also subdivision regulations which were adopted by the Planning Board. The town is also responsible for assuring that standards under the Maine State Plumbing Code are administered.

Environmental constraints such as steep slopes, areas where bedrock is near the surface, wetlands, and poor soils are critical factors in determining appropriate land use regulations for the town. The town has prepared a land use data base of which one section, using all available data, is devoted to the environmental constraints of the town. When a medium intensity soil survey is completed for the town by the Soil Conservation Service, it will be possible to better identify land suitable for residential, commercial and agricultural development on a townwide basis.

2. Recommendations

- a. The Planning Board annually should review and recommend revisions, if necessary, to the town's shoreland zoning ordinance to clarify any provisions considered either vague, ambiguous, or contradictory.

- b. The Planning Board should review its subdivision standards and recommend these standards as an ordinance for town adoption to insure the proper development of future subdivisions..
- c. A special committee, to work in conjunction with the Planning Board, should be appointed to study a variety of land use measures designed to preserve and protect the rural, semi-developed character of the town, to facilitate desirable economic growth, and to conserve and protect the natural resources of the town. Included in their study should be an analysis of the environmental constraints to determine suitable areas for future development. Following their study, the committee should recommend for town adoption those measures considered appropriate for the town. Types of land use regulations which could be examined include a minimum lot size ordinance, site plan review ordinance, building code, supplemental plumbing code, etc.

E. HISTORIC PRESERVATION

1. Situation

The character of the Town of Brooksville is influenced to a great extent by buildings of historic and architectural significance. An overwhelming eighty-two percent of those who responded to the Brooksville Opinion Survey favored the town encouraging the preservation of its historic sites and buildings.

2. Recommendation

The town should support the efforts of the local historical society in inventorying all historic sites, buildings, and documents and take steps to assure their preservation.

F. ECONOMIC DEVELOPMENT

1. Situation

Although there are residents involved in fishing, cutting wood, and harvesting blueberries, Brooksville's economy is more service-oriented now than it was in the past. Many residents of the town commute to work in Blue Hill, Bucksport and Ellsworth.

Many of the residents and non-residents who answered the survey were receptive to the future development of light industry (i.e. craft industries, boat building, research firms). They also seemed to favor the continued development of trade and service (i.e. retail stores, repair services, professional services); tourism and recreation (i.e. boat rental and sales, tourist lodging); and resource extraction and production (fishing, aquaculture, farming). The development of heavy industry was opposed by the majority of survey respondents.

2. Recommendations

- a. Town officials should study a means of encouraging the development of small businesses and light, non-polluting marine-oriented industry within Brooksville to broaden the tax base and provide more local employment opportunities.
- b. The town should stay informed of state economic development studies and proposals that might affect the town.

G. PUBLIC ACCESS TO SHORELAND AREAS

1. Situation

According to the Brooksville Opinion Survey, many of the residents and non-residents who responded viewed public access to shoreland areas as an important issue. Eighty-two percent of the survey respondents noted that they would like to have the town maintain additional right-of-ways for public access to the shore. Sixty-seven percent felt that the town should acquire shoreline for public use.

There is very little publicly owned land in Brooksville along coastal or fresh water shoreline. Public access to the shore is essential for local fishermen, and offers excellent opportunities for outdoor recreation.

2. Recommendations

- a. The Selectmen and Planning Board should continue their efforts in investigating areas of public access to the shore, utilizing available Coastal Zone Management funds to research potential or assumed public access points whose titles are unclear or have not been legally established.
- b. The Selectmen and Planning Board should investigate the acquisition of suitable shoreland areas for public use.
- c. The Selectmen and Planning Board should seek funds to conduct a harbor utilization study. The study should include recommendations for the future use of these areas, and also determine the feasibility of constructing a town dock.

**SUMMARY of
FINDINGS**

IV

IV. SUMMARY OF FINDINGS

A. REGIONAL PERSPECTIVE

To obtain a better understanding of the factors influencing developments in Brooksville, it is important to consider the town's location and relationship to other communities in the area, as well as the effect of influences external to the immediate region.

Brooksville is located at the southwest end of the Blue Hill Peninsula in Hancock County, one of the fastest growing counties in Maine. The Maine State Planning Office estimated that the County had a year-round population of 42,000 for the year 1979, which is an increase of 21 percent over the 1970 population of 34,505. The population of the region is concentrated along the coast and fluctuates dramatically with the seasons, more than doubling in the summer months.

The region is known for its miles of coastal shoreline, numerous offshore islands, vast forests, and productive blueberry barrens. Industrial and business activities in the region center around wood products, fishing, services, and tourism. Unemployment in the region fluctuates with the season, generally doubling during winter months.

Transportation routes in the region include state designated highways, secondary state aid roads, and town roads. The condition of the roads in Hancock County does not compare well with those in the State as a whole. In its 1976 Maine Highway Sufficiency Study, the Maine Department of Transportation reported that nearly 43 percent of the roads in the region were in "critical condition." Although the private automobile is the major form of transportation in the region, the area is also served by bus (Greyhound Bus Lines), plane (Bar Harbor Airlines), and ferry (Maine State Ferry Service). Public transportation for the vast majority of the region is limited.

Within the region there is one city (Ellsworth), thirty-six towns, one village corporation (Lucerne-in-Maine), one plantation (Great Pond), and fifteen unorganized townships. With the exceptions of Bar Harbor, Bucksport and Ellsworth which have town councils, all of the towns within the region are governed by a selectmen/town meeting form of government. Ten larger towns have town managers.

State valuations for towns in the region range from \$900,000 for Osborn to \$171,200,000 for Bucksport. Municipal valuations in the region also have a wide range, from \$518,535 for Osborn to \$169,357,490 for Bucksport.

Four major factors influencing valuations and tax assessments in the region are public lands, the Maine Tree Growth Tax Law, the high value of coastal property, and industrial/commercial development. State and federal lands are not taxable, so considerable amounts of land are removed from the tax roles. The Maine Tree Growth Tax Law allows nearly 46 percent of the land in the region, which generally is owned by paper companies and large woodlot owners, to be assessed at much lower rates. Coastal land in the region is generally worth considerably more than inland acreage and is taxed accordingly. Bar Harbor, Bucksport, and Ellsworth are the three major industrial/commercial centers in the county which is reflected in their higher valuations.

B. HISTORIC PERSPECTIVE

The purpose of looking at historic events that have influenced development in Brooksville is to obtain a clearer understanding of the town's present situation.

The Penobscot Bay area was extensively explored in the early 1600's. However, major settlement did not begin until the late 1700's after the conclusion of the conflict between the French and English. In 1763, with the signing of the Treaty of Paris, the land in the region was ceded to England and annexed to the Massachusetts Bay Province. Rapid growth and development of the Penobscot Bay area continued throughout the mid-1800's. Major economic activities of the region included ship-building, shipping, fishing, forestry, quarrying for granite, and mining. Brooksville was incorporated on June 13, 1817 and was named after the Governor of the Commonwealth of Massachusetts, John Brooks. One-fifth of the taxable property of Penobscot and Castine, and one-eighth of the taxable property of Sedgwick was taken to form Brooksville.

Employment and population in the region began to decline after the Civil War due to changes in transportation, i.e., the development and expansion of the railroads opening new settlement opportunities in the interior of the United States. During the early 1900's the population in the Hancock County region continued to decline, while fishing, mining and forestry remained important sources of employment.

During the late 1800's and early 1900's, when steamships were in use, many summer vacationers visited Brooksville for extended periods of time. Hotels and summer cottages were built to serve these people. At the turn of the century there were two hotels, one at South Brooksville and one at Cape Rosier. The summer crowd supplied an important source of employment at a time when the economic base of the region was eroding.

Following the steamship period, development in Brooksville was affected by the use of the automobile making the town more accessible to summer visitors and to trade of goods and services. The growth of industry and jobs in Bangor, Bucksport, and Ellsworth also affected development in Brooksville. Although some residents are still involved in fishing and cutting wood, the economy of Brooksville is more service oriented now, with many residents commuting to work in the three major job centers.

C. HUMAN COMMUNITY

This section describes some characteristics of Brooksville residents. The number, age, sex, income and employment characteristics of residents are considered because of their effect on the demand for services and on land use. To assess future demand, population projections are also considered.

Brooksville's population has changed dramatically over the years. Since incorporation in 1817, the population reached a peak of 1,428 in 1860 and then another peak of 1,419 in 1880. (See Table 2 and Figure 1). Between 1880 and 1960 the population declined, reaching a low of 603 people. The Maine State Planning Office has estimated that the 1980 population for Brooksville is now 810 people, a 20 percent increase over the 1970 Census figure of 673.

Estimates of the seasonal population in the summer of 1970 were made by the Public Affairs Research Center at Bowdoin College in Brunswick, Maine. The Center estimated that Brooksville's population increased by 661 people, an increase of close to 100 percent over the 1970 year-round population of 673. Included in the seasonal population estimate were 156 people staying in commercial lodgings.

The age and sex of Brooksville residents are shown in figures 2 and 3. The 1976 estimates are those of the Maine Department of Human Services. Between 1960 and 1970 the number of children under age 5 increased dramatically. This increase was then reflected in an increase in the number of children between the ages of 5 and 17 in 1976. There has been a steady increase in the 18-44 age group, the age group of child-bearing years, from 1960 to 1976. There has been a decline in the 45-64 age group, however. The over 65 age group has increased since 1960. (see Table 1)

TABLE 1 POPULATION BY AGE GROUP

AGE	1960	1970	% Change	1976	%Change
Under 5	34	60	+76.5%	60	
5-17	138	144	+ 4.4%	225	+56.3%
18-44	148	201	+35.8%	258	+28.4%
45-64	176	141	-20.0%	124	-12.1%
Over 65	107	127	+18.7%	162	+27.6%
Totals	603	673	+11.6%	829	+23.2%

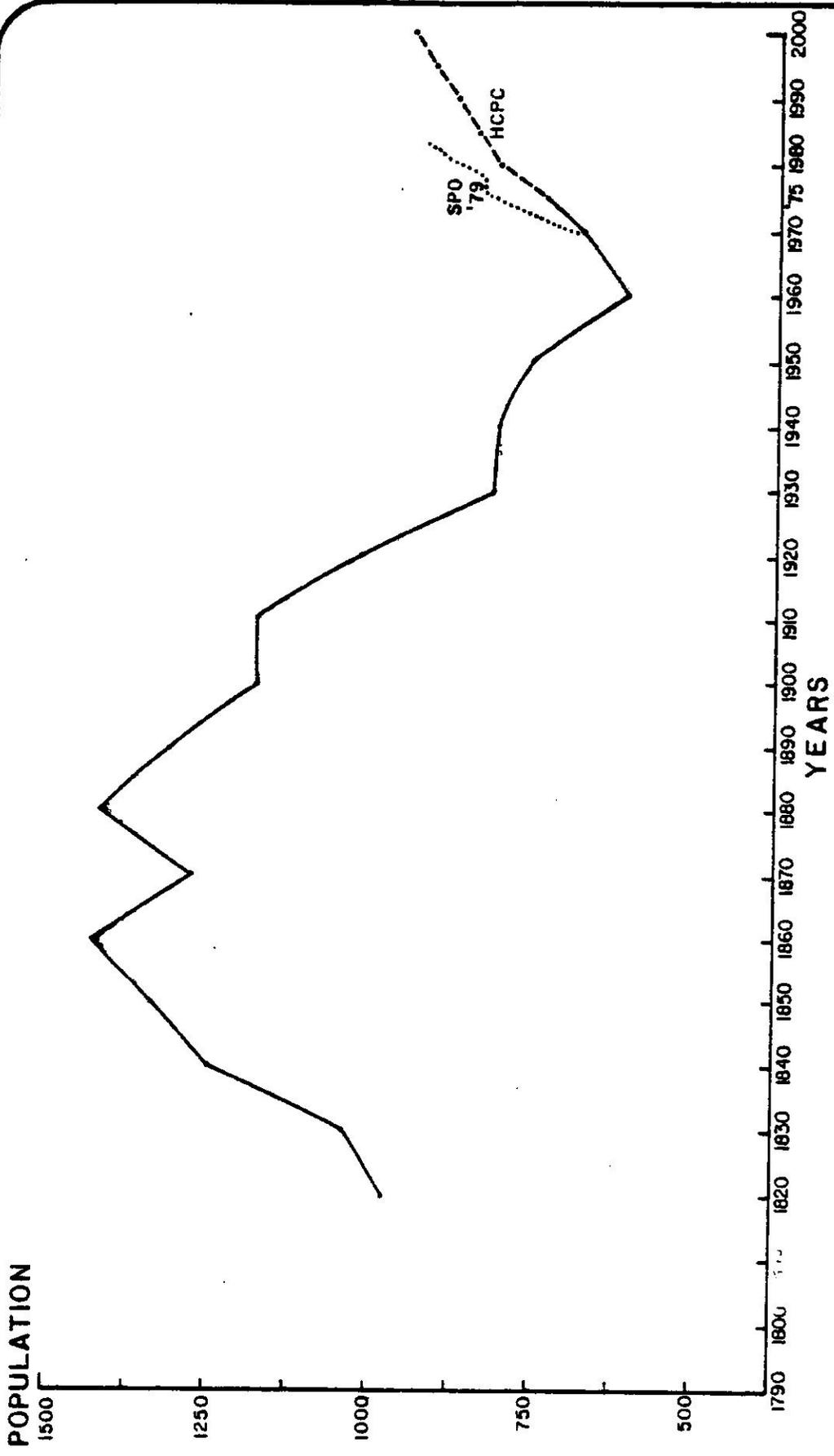
TABLE 2

YEAR	POPULATION	NET CHANGE	PERCENT CHANGE
1790 *			
1800 *			
1810 *			
1820	972		
1830	1,089	+117	+12.0%
1840	1,246	+157	+14.4%
1850	1,333	+ 87	+ 7.0%
1860	1,428	+ 95	+ 7.1%
1870	1,275	-153	-10.7%
1880	1,419	+144	+11.3%
1890	1,310	-109	- 7.7%
1900	1,171	-139	-10.6%
1910	1,176	+ 5	+ 0.4%
1920	1,019	-157	-13.4%
1930	810	-209	-20.5%
1940	805	- 5	- 0.6%
1950	751	- 54	- 6.7%
1960	603	-148	-19.7%
1970	673	+ 70	+11.6%
1975	734	+ 61	+ 9.1%

* Brooksville was not incorporated until 1817

Source: U.S. Department of Commerce, Bureau of the Census

HISTORIC POPULATION

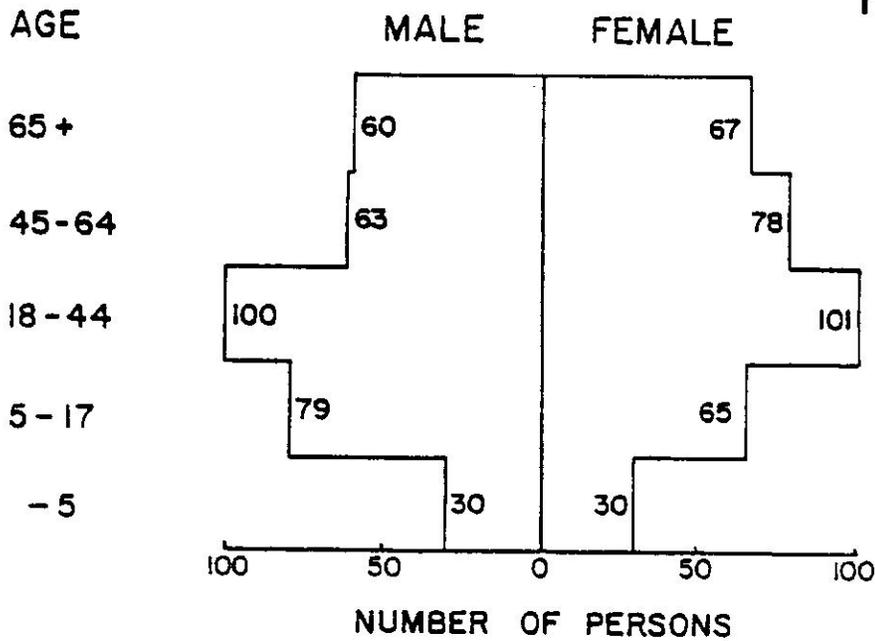


SOURCES: U.S. Census
 State Planning Office
 Hancock County Planning Commission

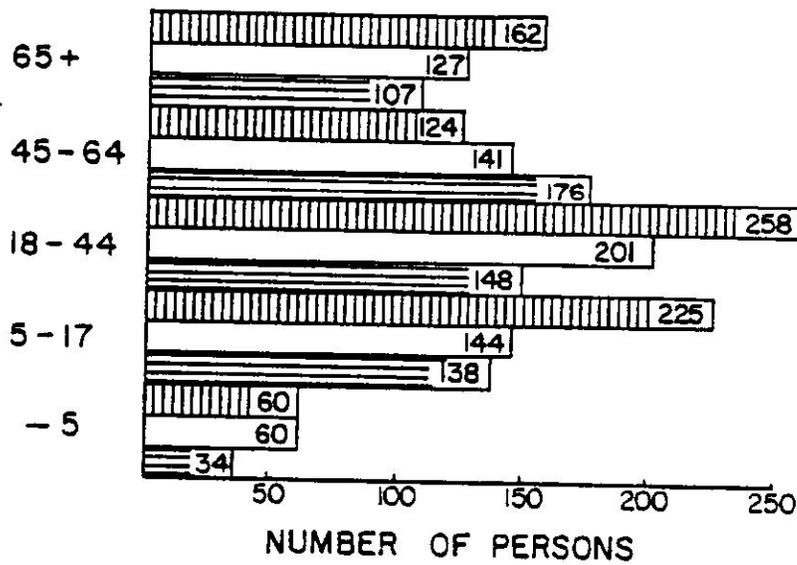
HISTORIC and PROJECTED POPULATION FIGURE 1

AGE and SEX, 1970

FIGURE 2



AGE 1960 1970 1976 FIGURE 3



SOURCES: BUREAU OF CENSUS
MAINE DEPT. OF HUMAN SERVICES

POPULATION CHARACTERISTICS

U. S. Census information on education levels indicates that in 1970, 55.6 percent of the adults in Brooksville had completed 12 or more years of school. This is close to the averages for both county and state of 59 and 55 percent, respectively. The percent increase of average per capita income from 1969 to 1975 for Brooksville was 34.9 percent which is considerably lower than the county's 51.8 percent increase. The only Census information available on household income is for 1969. In that year, only 119 or 47 percent of the 255 families in Brooksville had an income of over \$6,000 per year as compared to 5,761 or 63 percent of the 9,134 families in the Hancock County region. Although per capita and household incomes are rising in Brooksville, lack of jobs and unemployment are problems, particularly in the winter when unemployment almost doubled from 5.8 percent to 10.6 percent in 1978.

D. COMMUNITY STRUCTURE

This section reviews many aspects of community life including town government, taxation, municipal services, local economy, housing and land use. These are the institutions, services and facilities through which people interact within the community.

1. Town Government

Brooksville has a selectmen/town meeting form of government. The Board of Selectmen consists of three persons who are elected annually to serve as the town's executive branch of government, having both administrative and judicial powers. The Board also serves as an agent of the legislative branch (the town meeting), preparing and signing the town warrant and establishing the dates and locations for local elections and town meetings. In addition, the Board carries out many other functions which include appointing persons to certain offices and committees, administering town finances, and overseeing all town departments. Board members serve as Overseers of the Poor, administering the town's general assistance program, and also serve as the town's Assessors.

Town officials appointed by the Selectmen include:

Constables	Members of the Board of Appeals
Health Officer	Sealer of Weights and Measures
Plumbing Inspector	Hancock County Planning Commissioners
Code Enforcement Officer	

Other Town officials elected by secret ballot before the annual town meeting are:

Treasurer	Road Commission
Tax Collector	School Committee Members
Town Clerk	Planning Board Members
Fire Ward	

The local property tax is Brooksville's primary means of raising revenue to support town services. Brooksville's valuation has come close to tripling since 1970, from \$4,924,890 in 1970 to \$13,078,060 in 1978. Education constitutes the town's largest expenditure, generally around 65 percent of the town budget (See Table 5). Town administration runs about 7 percent, public protection about 3 percent, public works around 14 percent, and health/sanitation roughly 2 percent.

2. Local Schools

Brooksville is one of four towns comprising School Union #93 which includes the towns of Brooksville, Blue Hill, Castine, and Penobscot. Although the four towns share a superintendent to carry out administrative duties, each town has their own school committee which prepares the town's school budget, hires school personnel, and controls the school curriculum. There are two schools in Brooksville, the Adam Rhodes House which houses the kindergarten in South Brooksville and the Brooksville Elementary School which houses grades 1 through 8 in West Brooksville. Most high school students attend George Stevens Academy in Blue Hill and some attend the Deer Isle-Stonington High School. While the number of pupils has increased by 24 percent since 1970, the cost of education has more than doubled (See Tables 3 and 4).

TABLE 3. ENROLLMENT BY GRADES

	K	1	2	3	4	5	6	7	8	Elem. Total	9	10	11	12	Sec. Total	Grand Total
1971	12	13	14	12	14	15	10	9	9	108	4	6	11	7	38	136
1972	11	13	13	17	9	13	16	13	8	117	7	7	3	11	28	145
1973	9	12	9	12	17	6	14	13	11	104	2	8	7	2	20	124
1974	7	14	12	11	10	17	7	14	12	104	9	6	8	7	31	135
1975	16	11	14	13	10	10	18	7	15	115	11	10	7	7	35	150
1976	5	8	18	11	17	11	10	12	19	118	7	16	14	10	44	148
1977	10	8	18	11	17	11	10	12	19	118	7	16	14	10	47	163
1978	13	13	8	19	11	19	11	10	11	114	20	7	15	13	55	169

Source: Maine Department of Education & Cultural Services, School Statistics.

TABLE 4

School Year	Elementary Operation Expenditures	Secondary Tuition Expenditures	Total Expenditures	Total Town Appropriations	State Subsidy
1969-70	\$286,997*	\$293,300*	\$550,200*	\$ 79,092	\$148,873*
1970-71	318,129*	200,860*	589,782*	104,561	134,924*
1971-72	337,213*	217,748*	636,458*	110,070	121,432*
1972-73	351,504*	221,211*	636,627*	128,898	109,288*
1973-74	65,375	37,591	117,319	175,108	
1974-75	83,907	50,878	147,136	125,921	35,563
1975-76	78,275	60,654	164,203	130,399	61,630
1976-77	74,820	63,624	177,197	214,712	45,326
1977-78	98,361	72,968	194,689	243,403	34,286

*Figures for S.A.D. #73

Source: Maine Department of Education and Cultural Services, School Statistics.

Education Expenditures & Appropriations

TABLE 5

	1970		1975		1976		1977		1978	
	DOLLARS	%								
ADMINISTRATION	9,920	7.2	18,154	6.5	21,498	7.7	22,970	7.5	24,339	6.9
PROTECTION	2,326	1.7	7,150	2.6	7,014	2.5	13,984	4.6	9,929	2.8
PUBLIC WORKS	35,019	25.3	45,250	16.3	37,817	13.5	45,153	14.8	50,021	13.9
HEALTH and SANITATION	800	.1	4,315	1.5	5,043	1.8	5,127	1.7	7,069	2.0
EDUCATION	79,092	57.1	183,195	65.8	186,221	66.4	185,370	60.7	234,176	65.3
OTHER	11,908	8.6	20,148	7.2	22,034	7.9	31,852	10.4	11,908	3.3
TOTAL	138,561		278,212		280,374		305,262		358,760	

SOURCE: Annual Reports

SUMMARY of EXPENDITURES

3. Town Services

After education, the largest town expenditure is for the maintenance and repair of roads. Most of the town road funds are spent on snow removal and sanding. Brooksville has no police department but there are town constables who provide some limited protection. For the most part, police protection is provided by the Hancock County Sheriff's Office in Ellsworth and the Maine State Police. The town has a volunteer fire department. There are two fire stations, one in North Brooksville and one in South Brooksville. Brooksville provides sanitation services by paying for the use of the Sedgwick dump and a septic disposal site in Orland. Although the town has no health facilities of its own, the town contributes to the Four Town Nursing Service and the Hancock County Mental Health Center. Ambulance service for Brooksville residents is provided by the volunteer Peninsula Ambulance Corps centered in Blue Hill and the volunteer Bagaduce Ambulance Corps based in Castine. Hospitals serving the area include Blue Hill Memorial, Castine Community, Maine Coast Memorial in Ellsworth, Eastern Maine Medical Center in Bangor, and St. Joseph's, also in Bangor.

4. Economy

There are no large employers in Brooksville. The largest employer in the immediate area is the St. Regis Paper Mill in Bucksport. Businesses in Brooksville are small, generally employ less than 5 people, and are often operated out of one's home. Many of the businesses are only open in the summer when the large seasonal population increases business and sales. The two largest employers in town are Vaughan's Boat Yard and Snow's Plumbing and Heating. Another important segment of the work force is made up of self-employed clambers and fishermen(See Table 6 for businesses in Brooksville).

A mining site, near Goose Pond and formerly owned by the Callahan Mining Company, was actively mined as recently as the early seventies. The presence of richer copper deposits elsewhere and the low base metal price have combined to curtail activity at the site for the present. However, the mining company continues to carry out testing in the area to maintain their mineral rights. It is possible that if metal prices rise, the company could resume mining activity in Brooksville.

TABLE 6

LODGING, RESORTS & CAMPS:

Breezemere Farm
 Gull's Way Cabins
 Hiram Blake's Camp
 Oakland House
 Robin Hood Boys' Camp
 R.L.D.S. Church Camp
 Under Cliff

BOAT YARDS:

Chase Boat Yard
 Seal Cove Boat Yard
 Vaughan's Boat Yard
 Condon's Boat Storage and Repair

RESOURCE PROTECTION & EXTRACTION:

Blake's Clam Shucking House
 Callahan Mine (Inactive)
 Herrick's Blueberries

SERVICES:

Contract Construction:

Murray Bates & Sons (Plumbing)
 Lawrence Dow (Trucking, Grading, Excavation)
 Frank Fowler (Trucking, Grading, Excavation)
 Robert Gray (Plumbing)
 Frank Snow (Plumbing and Heating)

Personal Services:

Richard Closson's Barber Shop
 Sherrie's Beauty Shop

Professional Services:

Robert Vaughn, Lawyer
 Sophie Spurr, Lawyer

Repair Services:

Bakeman's Garage
 Condon's Garage
 Peasley and Sons
 Wood's Texaco

TRADE:

General Merchandise:

Bakeman's General Store Horseshoe Market
 Eddy's Market Leach's Store

Automotive & Marine
 Accessories:

Clifford Leach Marine Store
 Golden Stairs Marine

Other:

Chase Yarn Shop
 Harbor Studio

Community Businesses

5. Housing

After updating a housing survey conducted by the Hancock County Planning Commission in 1975, the Brooksville Citizens' Review Board determined in 1979 that there was a total of 538 houses in Brooksville, including 294 year-round, 205 seasonal and 39 mobile homes. Excluding seasonal homes, the estimated increase in the number of homes since 1975 was 9.2 percent (See Table 7 below).

TABLE 7. COMPARISON OF THE NUMBER AND TYPE OF HOUSING UNITS: 1975 and 1979

Category	1975	1979	Difference	Percent Change
Year-round	279	294	+15	5.4%
Seasonal		205		
Mobile Home	<u>26</u>	<u>39</u>	<u>+13</u>	<u>50.4%</u>
Total	305	333*	+28	9.2%

* Excludes 205 seasonal homes

Sources: 1975 Housing Element Report, Hancock County Planning Comm.
1979 Brooksville Land Use Data Base Report, Structures Map

Preliminary 1980 U.S. Census figures, published July 1980, showed that there are now an estimated 610 housing units in Brooksville. No breakdown was given regarding the number of year-round and seasonal units.

6. Land Use

Brooksville encompasses approximately 20,836 acres, of which 795 acres are water with the rest being mostly forested. Development in Brooksville has occurred along public roads which generally follow the coastline. The most concentrated development is found in five areas of the town which are Brooksville Corner, North Brooksville, West Brooksville, South Brooksville, and Harborside. Approximately half of the land in Brooksville is owned by non-resident taxpayers. The largest parcel of publicly owned land is the Holbrook Wildlife Sanctuary which is 1,230 acres in size. The sanctuary was given to the State as a gift with the understanding that it remains forever wild. There is little municipally owned land in Brooksville. Town holdings include the lots for the two fire stations, one school and the municipal building in South Brooksville. The town also owns a parcel off Route 175 between Parker and Snake Ponds.

Land use controls of the town include a shoreland zoning ordinance, a flood hazard ordinance, a shellfish ordinance, and subdivision regulations. The town also administers the Maine State Plumbing Code. Local officials involved in enforcing these ordinances and regulations include the Planning Board, the Board of Appeals, a Code Enforcement Officer, a local Plumbing Inspector, and the Selectmen.

E. NATURAL ENVIRONMENT

The climate in Brooksville is moderated by the presence of the ocean. Mild summers and moderately cold winters characterize the area. The land in town is characterized as gently rolling to hilly. The majority of the land is less than 100 feet in elevation, although there are several hills over 200 feet high which include:

Blackwood Mountain	320	Long Mountain	223
John B. Mountain	220	Perkins Hill	220
Kench Mountain	260	Winche Mountain	304

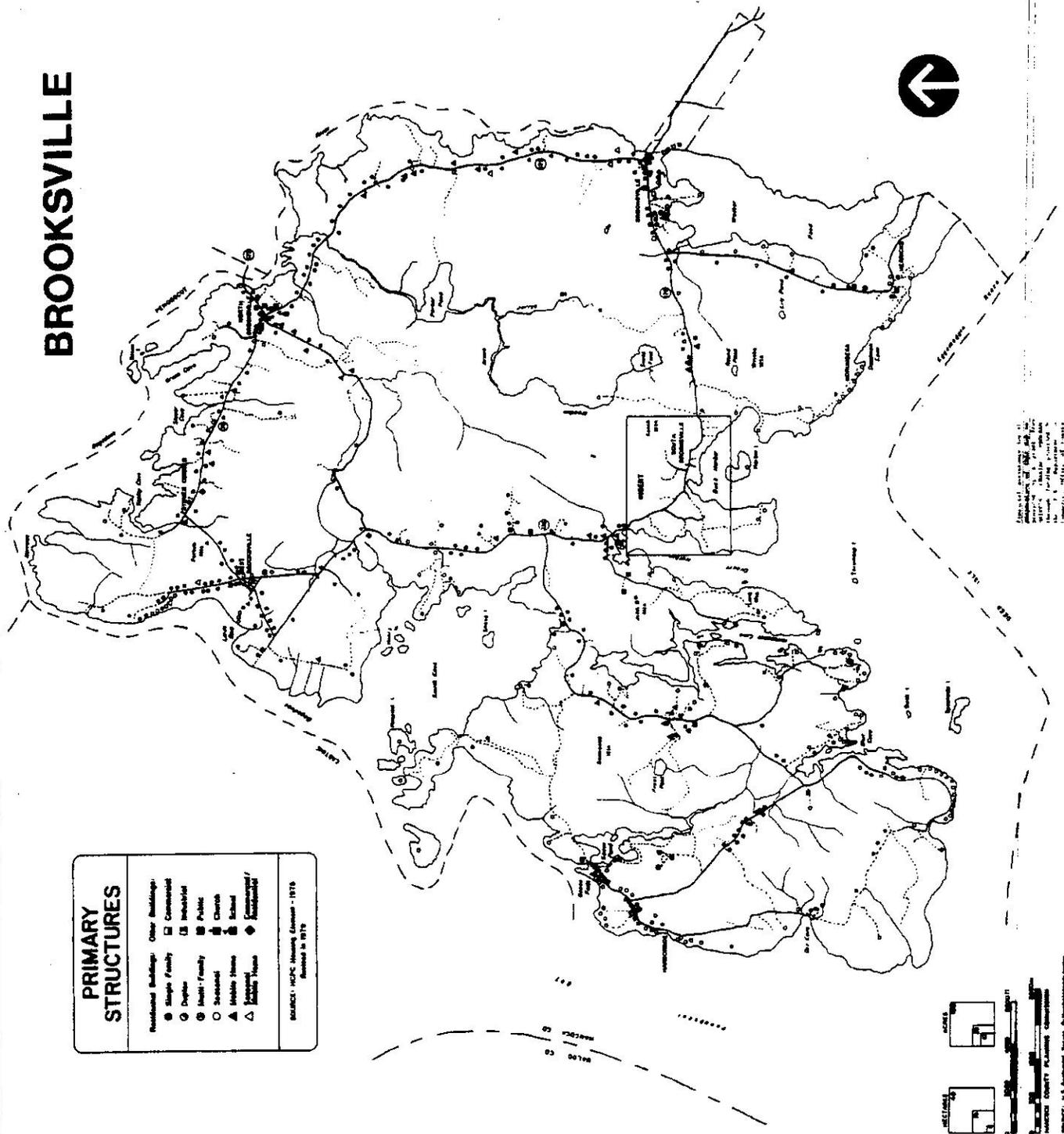
Volcanic rocks and granite are the two most widespread types of bedrock in Brooksville. Throughout most of the town the bedrock is within 10 feet of the surface. The bedrock is hard, dense, and impermeable. Till (an assortment of sand, silt, clay and rocks) is the predominant surficial deposit in Brooksville, often providing only a thin cover over the bedrock. The majority of soils in Brooksville are poorly suited for residential development with on-site sewage disposal, however, they are good for timber production.

The quality of groundwater in Brooksville is generally good with the minor exception of wells in the vicinity of Goose Pond that have a sulphur content and several wells in West Brooksville which have a high iron content. The surface waters in Brooksville are of a high quality because of the high annual rainfall and the large percentage of undeveloped land. There are approximately 500 acres of wetlands in Brooksville. The largest wetland is located along Meadow Brook between Parker and Snake Ponds. Other wetlands are found at the southeast corner of Goose Pond, around Fresh Pond, and between Walker Pond and the Bagaduce River.

The vegetative cover in Brooksville is primarily forest (79 percent) with stands of soft, hard and mixed wood. There are approximately 1,000 acres of blueberry barrens in the town. There is also an additional 500 acres of land in agricultural production which includes feed and other crops, cattle farms, and poultry operations.

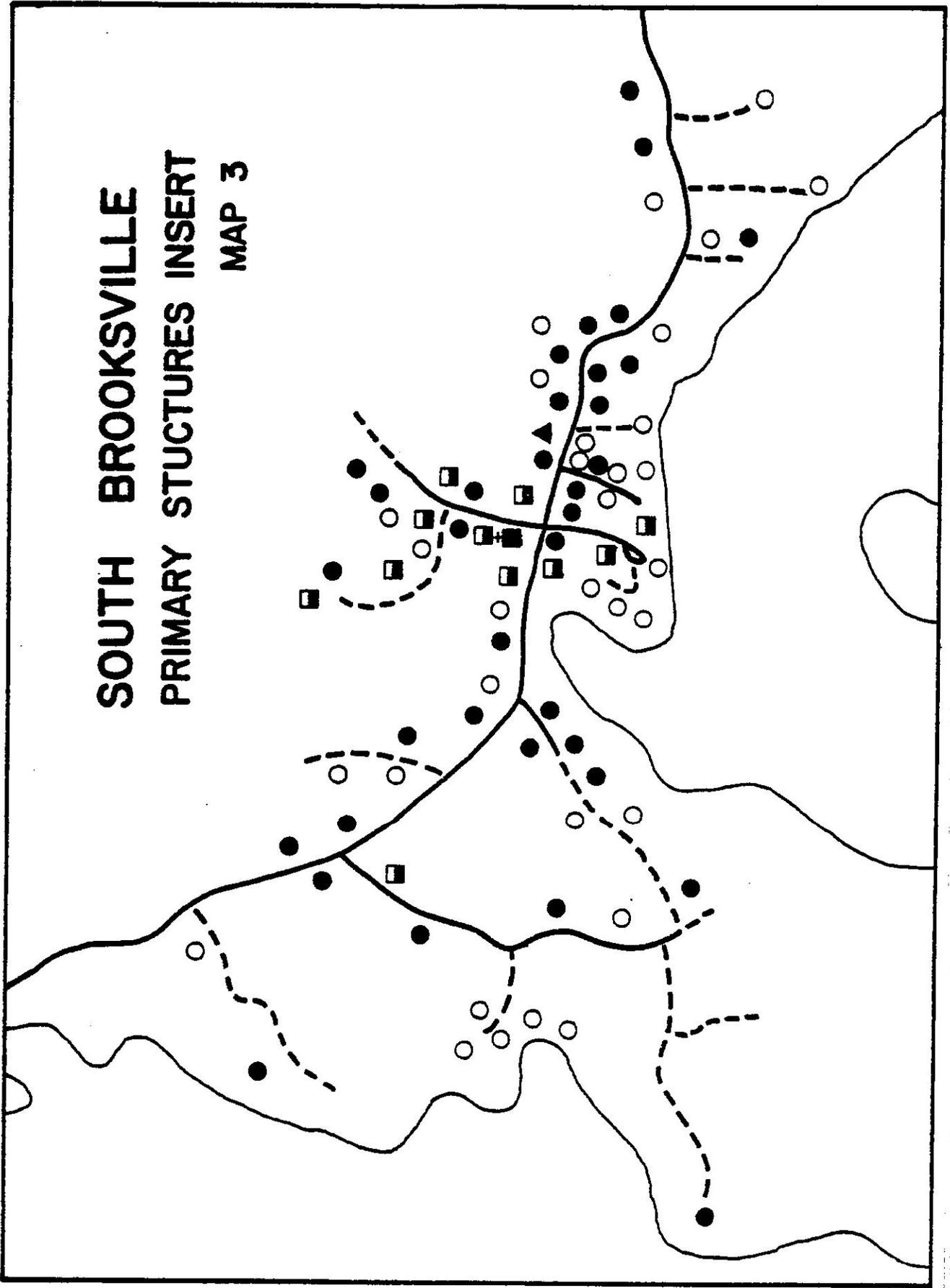
The quantity and diversity of wildlife in Brooksville is very good. The coastal waters and tidal flats provide a rich habitat for marine fish and shellfish, as well as important areas for nesting and migratory birds. Wetlands are important breeding areas for waterfowl and are also important for aquatic animals such as beaver and muskrat. Ponds, particularly Walker Pond, support freshwater fish. Uplands (forests and blueberry barrens) provide good habitat for a variety of animals such as deer, black bear, moose, partridge, pheasant, woodcock, rabbit and squirrel.

BROOKSVILLE

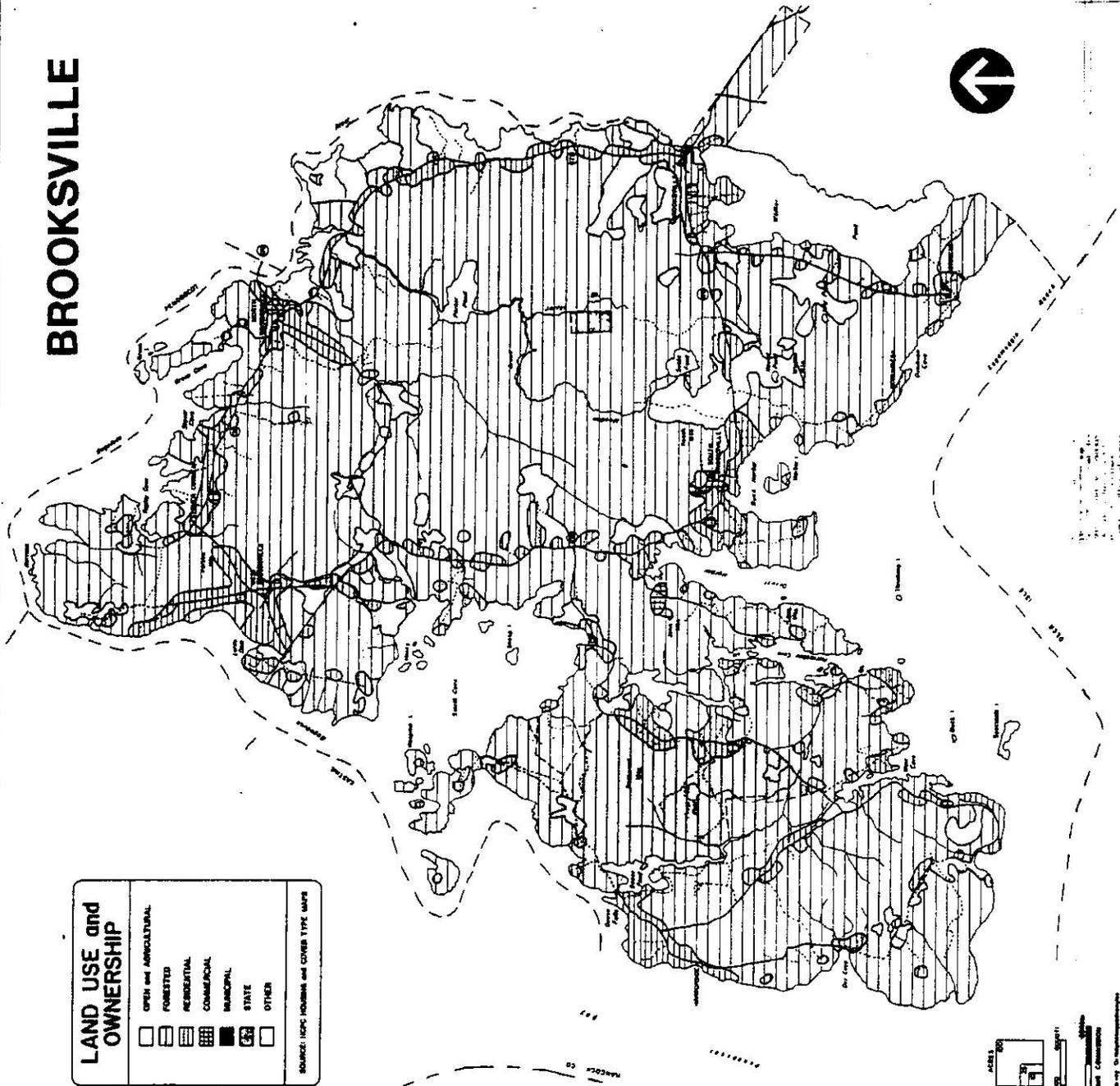


MAP 2

**SOUTH BROOKSVILLE
PRIMARY STRUCTURES INSERT
MAP 3**



BROOKSVILLE



LAND USE and OWNERSHIP

□	OPEN and AGRICULTURAL
▨	FORESTED
▧	RESIDENTIAL
▩	COMMERCIAL
▪	MUNICIPAL
▫	STATE
◻	OTHER

SOURCE: INPC HOLDINGS and COVER TYPE MAPS

SCALE

0 100 200 300 FEET

0 100 200 METERS

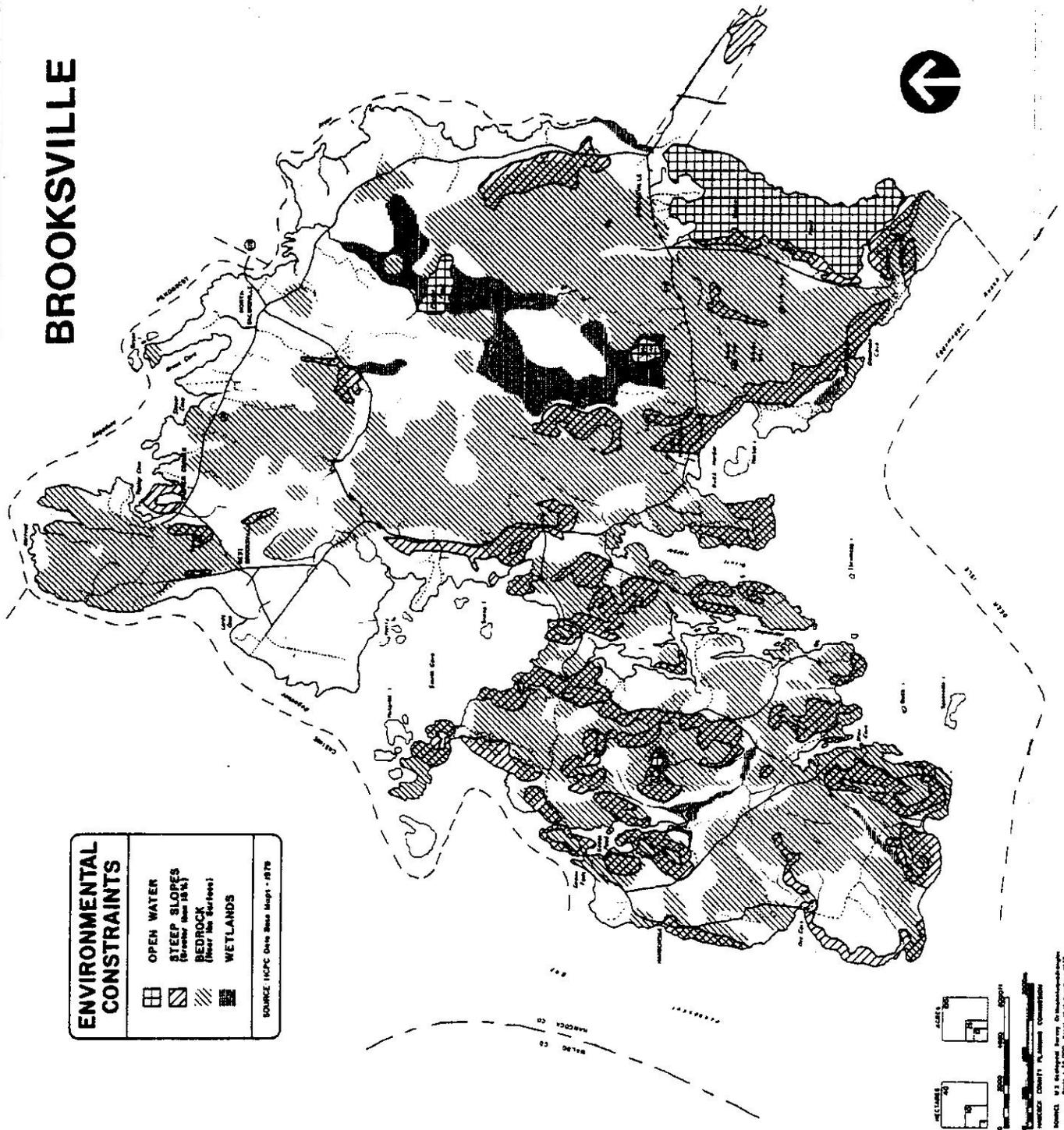
0 100 200 KILOMETERS

0 100 200 MILES

U.S. GEOLOGICAL SURVEY
 GEOLOGIC QUANTIFICATION CENTER
 SOURCE: U.S. Geological Survey, Geologic Quantification Center
 BROOKVILLE CITY PLANNING COMMISSION
 BROOKVILLE, FLORIDA, 1988

MAP 4

BROOKSVILLE



ENVIRONMENTAL CONSTRAINTS	
	OPEN WATER
	STEEP SLOPES (Greater than 15%)
	REDROCK (Near 100 feet)
	WETLANDS

SOURCE: HCFPC Data Base Map # 879

SCALE: 1" = 1 MILE
 DATE: 1/1/80
 DRAWN BY: J. J. [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]
 SOURCE: HCFPC Data Base Map # 879
 DATE: 1/1/80

MAP 5

**ANALYSIS of
FINDINGS**

V

V. ANALYSIS OF FINDINGS

A. REGIONAL PERSPECTIVE

The entire region is experiencing growth in population, housing subdivision activity, and the economy. If this trend continues, it is likely that Brooksville will experience continuing pressures for growth. This trend is contingent upon such factors as the energy situation, land availability, job opportunities, and general economic conditions.

The present inflationary economy, particularly in respect to the cost and availability of various forms of energy, is affecting the town in many ways. If fuel prices continue to increase, as it appears they will, the cost-of-living for Brooksville residents will increase. An increased cost-of-living for Brooksville residents will result in a decreased purchasing power of the average citizen. One possible reaction to this will be a greater desire to keep municipal taxes as low as possible. However, the increased energy cost will also increase the cost of municipal services. To cover these increases, unless an unforeseen state or federal subsidy is enacted, property taxes will have to be raised. There obviously will have to be some sort of trade-off between the demand to moderate local spending and the increased cost of providing the same or higher level of services.

Many developments that occur outside of town at international, national, state, and county levels influence the town. A continuing review and analysis of how these influences affect the town is important to the decision-making process in Brooksville. For example, almost all aspects of municipal administration and funding are affected to an extent by state legislation. State legislation has in the past and will continue to influence local tax policies. The Tree Growth Tax Law, the Farm and Open Space Tax Law, the Uniform Property Tax Law and its repeal have all impacted the tax burden on the local tax payer.

B. HISTORIC PERSPECTIVE

Outside events have influenced the development of Brooksville. The town's economic activities of the past included shipping, ship building, fishing, forestry, quarrying for granite, and mining. These flourished because of outside economic conditions. Therefore, Brooksville's future growth and development, as in the past, will be affected by regional, state, national, and even international developments.

One outside development which may affect the town is the rising cost of gasoline. This may curb the motoring impulses of tourists. However, people may continue to vacation in Maine, but remain in one area for longer periods of time. This change in the nature of tourism could cause a reversion to earlier practices such as the use of local boarding houses and resorts. This would certainly benefit Brooksville's economy as did the use of steamships when they brought many summer visitors to the town for extended periods of time.

C. HUMAN COMMUNITY

An increasing population has implications for land use and town services. Since 1970 Brooksville population has increased steadily. As a result of this growth, Brooksville can expect an increase in residential and commercial development as well as an increase in demand for town services.

The seasonal population, nearly doubling the town's population during the summer months, places a burden on certain town services like solid waste disposal, police and fire protection, and road maintenance. However, land owned by seasonal residents is subject to taxation, and thus provides a substantial part of the town revenue for support of such services. Another implication of a large seasonal population is that town services must be designed to meet the needs of a large population for three months of the year.

The 18-44 age group, those generally of child-bearing age, increased 28.4 percent from 1970 to 1976. This implies that a higher number of pre-school and school-aged children is likely to occur in the near future. Such anticipated growth warrants the town to seriously consider its future needs for education, recreation, and other services for youth. Other implications of this age group include a greater demand for housing and an increase in the work force reflecting greater economic activity in the town and the region.

A dramatic 51.4 percent increase in the over-65-age group indicates an influx of retirees into the area between 1960 and 1976. The increase of this age group may produce a greater demand for services for the elderly.

D. COMMUNITY STRUCTURE

1. Town Government and Municipal Services

Increased population, increased cost of municipal services, and increased state and federal regulations will continue to make the task of administering local government more complex. The increasing complexity of local administration will demand more time of elected and appointed town officials.

- a. Education: The cost of education has increased rapidly since 1970. Its cost most likely will remain the town's largest expenditure, generally comprising about 65 percent of the town's budget.
- b. Roads and Highways: As the cost of labor and materials increases so will the cost of road maintenance and repair. New development in previously undeveloped areas of town could increase the number of miles of roads that must be maintained further increasing the cost. The amount of state funding for maintenance of state aid roads will also affect the operations and costs of this town service.
- c. Fire Protection: Although Brooksville has a fire department, there is concern among many residents that the volunteer fire force needs some improvement. The importance of fire protection will become even greater as residential development increases. Increased use of wood-burning stoves will likely increase the calls on the fire department as well.
- d. Police Protection: The present concern for better protection may demand improved coverage and response from the Maine State Police and the Hancock County Sheriff's Department.
- e. Solid Waste Disposal: State and federal regulations governing solid waste disposal will likely increase the cost of disposal. Brooksville's cost associated with the use of the Sedgwick dump will probably continue to increase, particularly as the diminishing landfill space becomes more valuable.

2. Housing

New home development which is taking place along the roads throughout town to meet the housing needs of an increasing population will affect the town in several ways. As the demand for new housing continues, houses will be constructed in previously undeveloped areas. Demand for housing also increases the number of seasonal conversions and other home renovations. This dispersal of the population may increase the cost of delivering town services.

The cost of housing is also increasing dramatically as is the cost of borrowing money to buy a house. These cost increases are making mobile, modular and other forms of prefabricated housing more economically attractive. It is likely that this type of housing will increase, outpacing the number of new conventional homes built in town.

Restrictions on mobile homes are favored by those who responded to the survey, but care should be taken to prevent the development of illegal, exclusionary regulations, and to allow equal opportunity for all types of housing for all income levels.

The large number of seasonal homes in town which are generally located close to the shore can be and have been in some cases converted to year-round residences. If septic disposal systems are not built to serve on a year-round basis it is possible that the conversion of seasonal homes will result in water quality problems, adversely affecting the tidal waters and ponds of the town.

3. Economy

In the past, and undoubtedly in the future, economic opportunities in Brooksville and in the Hancock County region will affect the town. As employment opportunities and the town's population are closely correlated, the population will continue to grow if economic opportunities in the area expand.

Presently, the town's economy is dependent largely on service-type small businesses, with summer residents and visitors contributing significantly to the local economy.

Although many residents commute to work outside of Brooksville, fishing and clamming are considered very important industries in Brooksville. The future growth of this industry is dependent on the available marine resources, market conditions, and federal/state/local regulations.

The recent closing of the Callahan Mine has had a negative impact on the town's economy. As mentioned in the Summary of Findings, if the world market conditions for copper improve, the company may resume its mining activities in Brooksville.

E. NATURAL ENVIRONMENT

Areas where environmental factors come into play, such as a combination of steep slopes, bedrock near the surface, and wetlands are of special concern in that these constraints will either hinder development or be adversely affected by it.

Due to the climate situation of the town and rising energy costs, climatic factors should be considered when designing and site planning for any building activity.

Much of the land in Brooksville can be characterized as gently rolling to hilly, influencing the economic and physical feasibility of various land uses. Areas having steep slopes are less suitable for development. Soils are usually more shallow, the volume and velocity of water runoff is greater, and the likelihood of erosion is increased.

Bedrock is a severe environmental constraint on development activities. In areas where bedrock is near the surface, excavating will be difficult and expensive. These areas are also poorly suited for septic disposal systems because of soil conditions. Bedrock also affects the yield of drilled wells.

The majority of soils in Brooksville are poorly suited for residential development with on-site sewage disposal. When a medium intensity soil survey is completed for the town by the Soil Conservation Service, it will be possible to identify land suitable for residential, commercial, and agricultural development on a townwide basis.

The quality of groundwater in Brooksville is generally good. Increase in population and subsequent housing development can adversely affect the quality of groundwater supplies. A common source of pollution is septic failures which result in untreated effluent contaminating groundwater supplies. Other activities such as road salting, chemical storage, solid waste disposal, and the application of pesticides can also result in groundwater contamination.

Wetlands, such as the one located along Meadow Brook between Parker and Snake Ponds, are valuable in flood control, erosion and sediment control, water supply, pollution abatement and recreational opportunities. Wetlands are also valuable as wildlife habitats.

Vegetation protects soils from erosion and waters from siltation. The large percentage of undeveloped forest land in Brooksville contributes to the high water quality and availability of good wildlife habitats. The quantity and diversity of wildlife in Brooksville is a good indication of a high quality environment.

FUTURES

VI

VI. FUTURES

The Town of Brooksville faces many possible futures, dependent on the actions or lack of actions taken by the townspeople. To help in developing the goals and recommendations of this plan, a worst case situation depicting the town's future was prepared in an effort to identify important issues and opportunities facing the town. This worst case scenario is called the "Probable Future" and reflects what may occur in the town if present trends continue.

A best case situation or a "Desired Future" was prepared reflecting the opinions of Brooksville residents as expressed in the returned questionnaires. This desired future is intended to indicate where the town should be heading.

A. PROBABLE FUTURE

1. The present inflationary economy and energy crisis may increase the cost of living for Brooksville residents.
2. Local governmental expenditures and taxes may continue to increase.
3. Brooksville's population most likely would grow at the current average annual rate of 2.0 percent.
4. The cost of education probably remains the town's largest expenditure.
5. The demand for recreation facilities may increase.
6. Future residential development may be scattered, placing a strain on municipal services.
7. Large subdivisions could be created.
8. Because several provisions of the town's shoreland zoning ordinance are either vague, ambiguous, or contradictory, the ordinance could be challenged in court costing the town considerable expense.
9. Future residential, commercial and industrial development may be intermingled and situated in strips along the roads, destroying the scenic character of the town.

10. More retirees may move to Brooksville making real estate prices rise by increasing demand.
11. The state valuation of the town may continue to rise.
12. The costs of using Sedgwick's dump will likely continue to rise as state and federal regulations are more stringently enforced.
13. More time may be required from elected and appointed town officials to effectively cope with the increasing complexity of local administration.
14. The town's forest resources may be subject to clearcutting practices due to the growing demand for wood as a fuel source. These practices may cause erosion problems.
15. Public access to the shore may continue to be limited, decreasing its use for both fishing and recreational purposes.
16. The number of mobile homes may increase as the cost of conventional housing rises.
17. Increase in population and subsequent housing development may adversely affect the quality of groundwater supplies.
18. Wetland areas may be developed causing floods, erosion, and sedimentation, as well as endangering water supplies.
19. Clam flats may become depleted due to extensive digging forcing local clammers out of work.
20. Unemployment probably will rise due to fewer local employment opportunities and increasing fuel costs for commuting outside of town to work.
21. Fishing may drop off due to higher energy costs and lack of market incentives to make the industry competitive with Canadian government subsidized fisheries.
22. Incidences of vandalism and other disturbances may increase in town.
23. The present volunteer fire force may not be able to meet the growing demand for adequate fire protection as residential development and the use of wood burning stoves/furnaces increase.

24. Town roads probably will continue to deteriorate due to rising costs of maintenance and repair.
25. Commercial concerns associated with off-shore oil drilling or other forms of heavy industry might develop on Penobscot Bay adversely affecting the rural character of the town by increasing pressures for development.

B. DESIRABLE FUTURE

1. The town's population would remain the same or increase at a slow rate.
2. There would be little added strain on town facilities and services.
3. Taxes would increase only slightly to allow for inflation; however, the rate of increase would be less than the inflation rate due to improved efficiency in operating existing services.
4. Adoption of a town manager form of government would ease the difficult task of local administration.
5. A town adopted Capital Improvement Program would keep services in pace with growth while maximizing financial efficiency.
6. Picnic areas and a softball/baseball field diamond would be developed and other recreation facilities and services would be planned to address the growing recreation needs of Brooksville residents.
7. All town ordinances and regulations would be systematically reviewed and revised to provide adequate protection against unguided growth.
8. A land use ordinance for the town would be adopted designating specific areas for commercial, residential, recreational, and other types of development. Identified and protected are open spaces, wetlands, wildlife, and historic sites or buildings.
9. Forest resources of the town would be properly managed. Local wood production would become an important source of fuel and employment based on continual yield management practices.
10. Management of shellfish areas would be improved, assuring a decent and more stable livelihood for local clam diggers.
11. Improved harbor development would take place in Brooksville, increasing use without congestion.
12. There would be adequate public access to and ownership of shorelands for both commercial and recreational use.

13. Maintenance and repair of town roads would be improved.
14. Several small scale industries or businesses would locate in Brooksville, employing local people, and more importantly, providing jobs for local youth.
15. A regional solid waste disposal system would provide a long-term solution to the solid waste problem.

ACTION PROGRAM

VII

VII. ACTION PROGRAM

The recommendations of this plan have been placed in a five-year action program. The action program serves as a guide to town officials and the townspeople by outlining a schedule of when the recommendations should be undertaken to help achieve the desired future of the town.

Each recommended action was placed into a priority sequency, beginning with the base year of 1981 and continuing five years until 1985. Following each recommended action is a time when the action should commence and be completed. Actions which are not carried out during the year proposed should be carried forward to the next year and given top priority. Some recommendations are considered "ongoing" which means they will take place over the course of several years or until completed.

If the Brooksville Comprehensive Plan is to mean anything, then a strong commitment must be given to the implementation of the action program.

Action Program 1981-85

Notes: S Start Project
 C Complete Project
 O On - going

RECOMMENDATIONS

1. The Selectmen and Planning Board should identify all town roads; determine the status of each (active, discontinued, abandoned or private), and develop a priority system for improving active town ways.
2. The town should support the efforts of the local historical society in inventorying all historic sites, buildings, and documents, and take steps to assure their preservation.
3. The town should perform energy audits on town owned buildings to determine measures necessary to assure maximum energy conservation.
4. The town office should have available a description of the duties and responsibilities of each town position for distribution to potential office holders, new officials, and the general public.
5. The Selectmen should appoint a special committee to study the feasibility of adopting a town manager form of government.
6. The Selectmen and Planning Board should seek funds to conduct a harbor utilization study.
7. The Planning Board should review its subdivision standards and recommend these standards as an ordinance for town adoption to insure the proper development of future subdivisions.

		ACTION YEAR				
		81	82	83	84	85
1.	The Selectmen and Planning Board should identify all town roads; determine the status of each (active, discontinued, abandoned or private), and develop a priority system for improving active town ways.	S C				
2.	The town should support the efforts of the local historical society in inventorying all historic sites, buildings, and documents, and take steps to assure their preservation.	S C				
3.	The town should perform energy audits on town owned buildings to determine measures necessary to assure maximum energy conservation.	S C				
4.	The town office should have available a description of the duties and responsibilities of each town position for distribution to potential office holders, new officials, and the general public.	S C				
5.	The Selectmen should appoint a special committee to study the feasibility of adopting a town manager form of government.	S	C			
6.	The Selectmen and Planning Board should seek funds to conduct a harbor utilization study.	S	C			
7.	The Planning Board should review its subdivision standards and recommend these standards as an ordinance for town adoption to insure the proper development of future subdivisions.		S C			

Action Program - Continued

8. The Selectmen and town constables, in conjunction with the County Sheriff's Department and State Police, should identify law enforcement problems in Brooksville and determine what feasible steps could be taken to improve police protection in the town.
9. The Selectmen and Planning Board should appoint a recreation committee to plan and propose development of recreation facilities and services for the town.
10. A special committee, to work in conjunction with the Planning Board, should be appointed to study a variety of land use measures and recommend those measures considered appropriate for the town.
11. Town officials should study a means of encouraging greater citizen participation in local affairs and community projects.
12. Town officials should continue to make selective use of state, federal and regional agencies and funding sources to enhance their capacity to meet the increasing demands made on town offices.
13. The Selectmen should continue their efforts in preparing a capital improvement program for the town, which examines present and future large capital expenditures, lists them, determines when each item needs to be replaced/purchased, and recommends a method of financing.
14. The Volunteer Fire Department should continue to take advantage of workshops and training programs on fire fighting and to promote fire prevention.
15. The town should continue to maintain cooperative interlocal agreements for fire protection.

ACTION YEAR				
81	82	83	84	85
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	S		C	
			S	C
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Action Program - Continued

16. Town officials should continue their involvement in regional efforts to seek a long-range solution to the solid waste disposal problem.
17. The Planning Board annually should review and recommend revisions, if necessary, to the town's shoreland zoning ordinance to clarify any provisions considered either vague, ambiguous, or contradictory.
18. The Planning Board should review its subdivision regulations to assure that large subdivision developments will have a minimal impact on the cost and provision of town services.
19. Town officials should consider the potential impact of the Tree Growth Tax Law on the municipal tax base and consider means of alleviating potential problems.
20. Town officials should study a means of encouraging the development of small businesses and light, non-polluting marine-oriented industry within Brooksville to broaden the tax base and provide more local employment opportunities.
21. The town should stay informed of state economic development studies and proposals that might affect the town.
22. The Selectmen and Planning Board should continue their efforts in investigating areas of public access to the shore to research potential or assumed public access points whose titles are unclear or have not been legally established.
23. The Selectmen and Planning Board should investigate the acquisition of suitable shoreland areas for public use.

ACTION YEAR				
81	82	83	84	85
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APPENDIX

PUBLIC HEARING

The Brooksville Citizens' Review Board held a public hearing on Wednesday, July 16, 1980 for the purpose of reviewing their draft comprehensive plan. The hearing began at 7:30 p.m. and took place at the Community Center in South Brooksville.

Prior to the hearing, over 350 copies of the plan's recommendations were distributed to Brooksville households. Additional copies were made available at the Brooksville and Harborside post offices. Public notices were also posted in town and placed in the July 10 issue of three weekly newspapers, the Ellsworth American, the Weekly Packet and the Castine Patriot.

Over fifty persons attended the hearing of whom twenty-three answered a short questionnaire (see attached). Discussed at the one-and-a-half hour hearing were townwide zoning, review of the present shoreland zoning ordinance, and consideration of adopting a town manager form of government.

One question raised at the hearing was whether the draft plan would eventually lead to townwide zoning. In response to this question, it was pointed out that one recommendation concerns the Planning Board studying a variety of local land use controls, and then, recommending (if any) for town adoption those land use measures most appropriate for the town. A variety of controls would be examined to include but not limited to a minimum lot size ordinance, a site plan review ordinance, a local building code, etc. These are the alternatives to townwide zoning. After some further discussion on this subject, it was suggested that a special committee, to work with the Planning Board, be appointed to do the study so that more time could be devoted to it.

There was some discussion regarding the need to revise the town's shoreland zoning ordinance. It was pointed out that the Planning Board is currently reviewing the ordinance and plans to recommend for town adoption changes which will serve to clarify several provisions, improve its effectiveness, and make it more reasonable.

Considerable discussion took place regarding a study to consider adopting a town manager form of government. Several persons questioned the need for the study. It was pointed out that although the Selectmen have and are presently managing the town well themselves, there may be a point in time where it will be increasingly difficult to do so. Therefore, it may be good at this time to study the feasibility of various options for a town manager.

In other discussion was the issue of town roads. There was also considerable discussion concerning the recommendation on the tree growth tax. Although there are presently no parcels of land in Brooksville taxed under this classification, the potential exists. In other discussion, someone suggested that there might be a need to have a harbor master for Buck Harbor. Public access to shore areas was also discussed. Several persons expressed the desirability of public access to the Holbrook Wildlife Sanctuary.

PUBLIC HEARING QUESTIONNAIRE

Brooksville 50 persons attended 23 responded 7/16/80

1. Do you feel the Town is adequately prepared to deal with growth in the future?

7 - 31% Yes 9 - 39% No 6 - 26% Undecided 1 - 4% No Answer

2. Do you feel this plan will effectively address the problem associated with future growth in the Town?

13-56% Yes 3-13% No 5-22% Undecided 2-9% No Answer

3. Do you feel the Town would benefit from this draft plan?

13-56% Yes 5-22% No 4-18% Undecided 1-4% No Answer

4. Do you agree with the proposed recommendations?

12-52% Yes 4-18% No 6-26% Undecided 1-4% No Answer

5. Should other recommendations be drafted?

5-22% Yes 5-22% No 11-48% Undecided 2-8% No Answer

If so, what additional recommendations should be considered?

(See Attachment)

6. Do you support the draft comprehensive plan?

12-52% Yes 4-18% No 6-26% Undecided 1-4% No Answer

7. Please indicate your feelings about the draft comprehensive plan for the Town.

a. Extremely interesting and should adopt immediately: 1-4%

b. Very interesting and worthwhile pursuing: 17-75%

c. Interesting but don't see the need: 0-0%

d. Interesting but cannot be achieved: 1-4%

e. Not interesting, a waste of time: 3-13% No answer 1-4%

8. Other comments:

(See Attachment)

ATTACHMENT

5. Should other recommendations be drafted? If so, what additional recommendations should be considered?
 - a. Training for young people to support retired town members.
 - b. A. "continuing fund" for roads, etc. be implemented. B. Is the plumbing inspector an implied fact? Paid by the town?
 - c. Waste of time.

8. Other Comments:
 - a. This would be of benefit to the Town providing it does not become overregulated as I see the shoreland ordinance becoming.
 - b. When the recommendations, which are good, are made, I will be in a position to approve or disapprove.
 - c. Zoning regulations should be first priority back of coastal area.
 - d. Would like to serve on a committee (to investigate city manager recommendation).
 - e. Let's not "scatter our fire" by joining other towns on most things, but coastal towns could share the plumbing inspector.
 - f. The work so far has been excellent. Thanks. Much work ahead, so I'm concerned about priorities among the recommendations.
 - g. Analysis of new arrivals 1960 - 1970 by occupation, reasons for coming and degree of permanence. Installation of a toilet in Brooksville Town Hall.