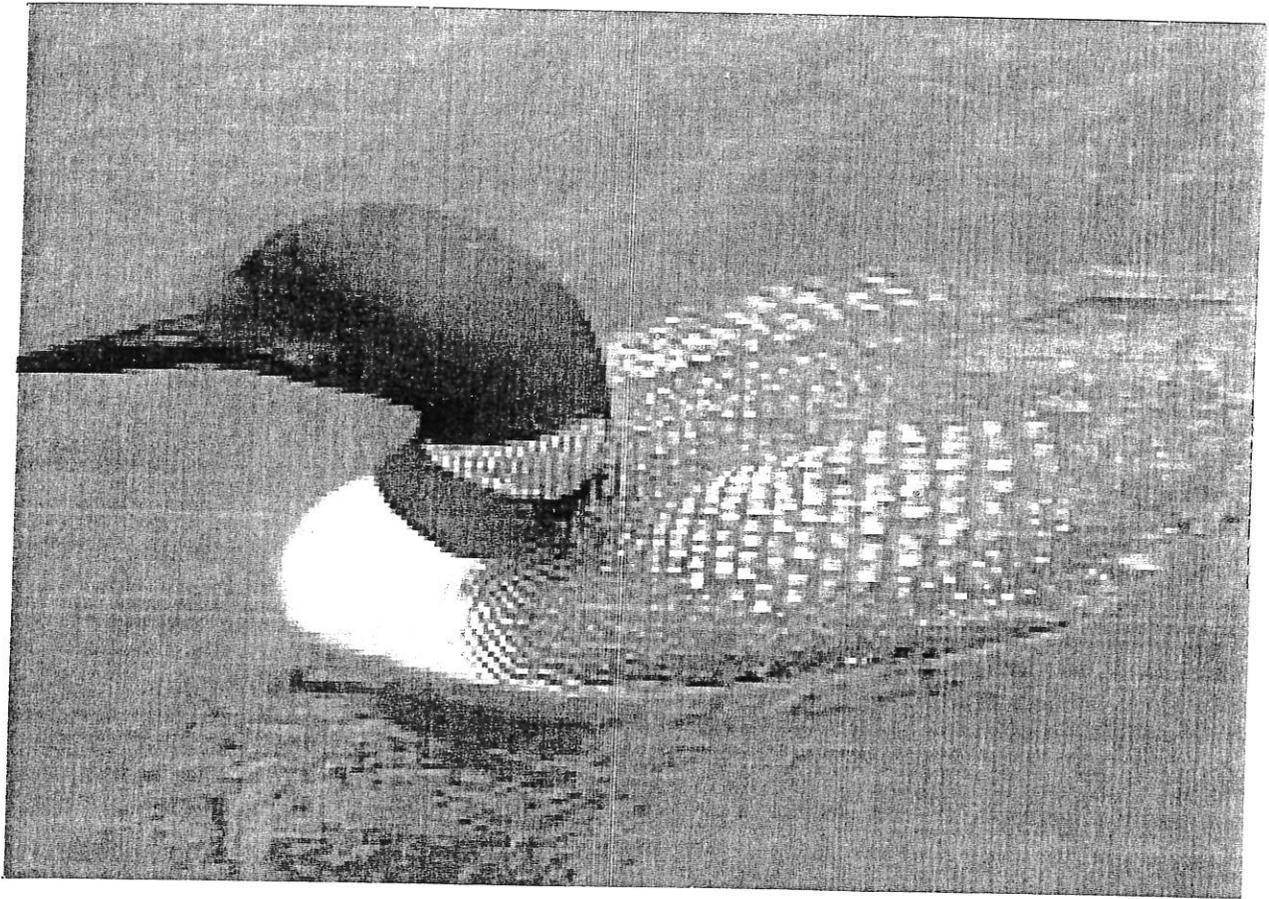


2008

Comprehensive Plan

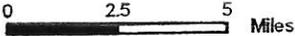
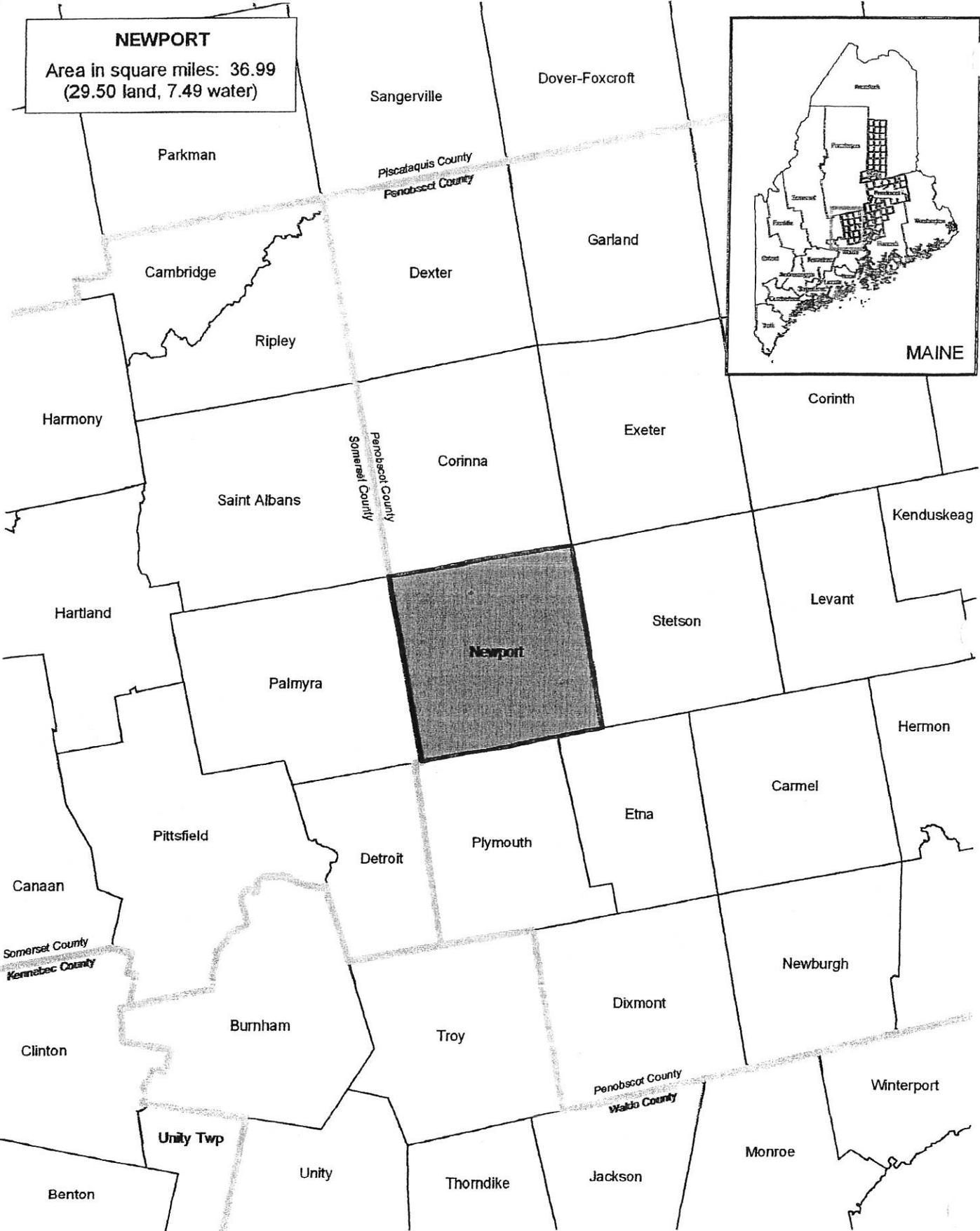
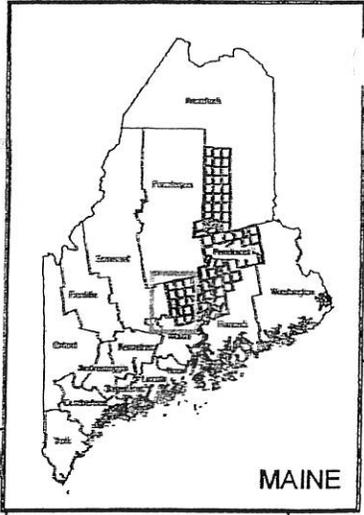


Town of Newport

Town of Newport Comprehensive Plan

Location within Penobscot County

NEWPORT
Area in square miles: 36.99
(29.50 land, 7.49 water)

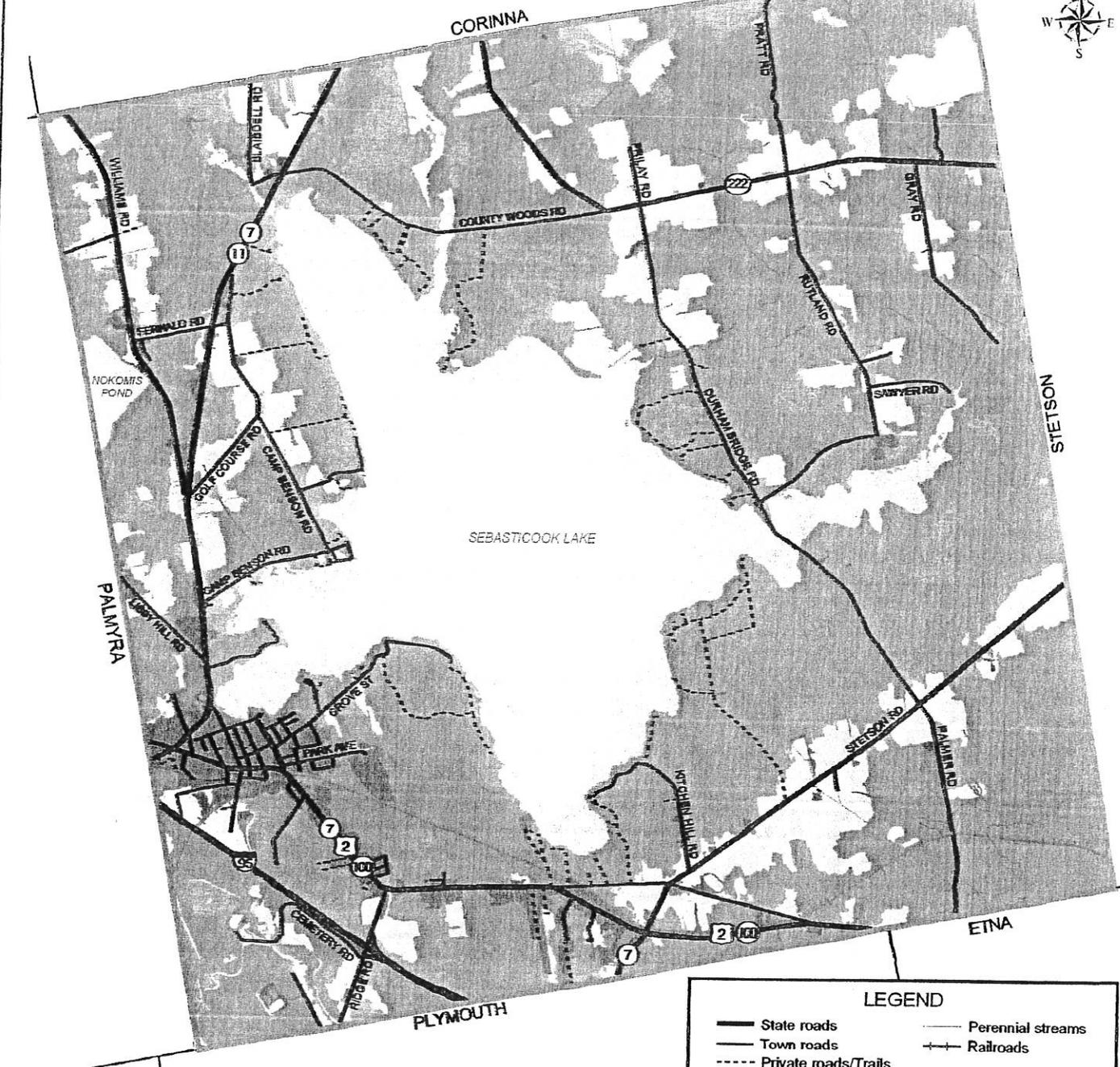


Map prepared by Eastern Maine Development Corporation
Source: MEGIS
Map created: August 2008

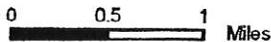
Town of Newport Comprehensive Plan

Land Cover

Original source data based on fused 30-meter Landsat imagery circa 2001 and SPOT-5 imagery circa 2004. Land cover classification is based on a modified NLCD/CCAP 2001 classification (note that some classifications shown on this map have been combined for simplicity). Pixel size of land cover grid is 5 meters.



Land Cover	Acreeage	Square Miles	Percentage
Developed Land	873.9	1.37	3.7%
Cultivated Crops and Pasture/Hay	2830.1	4.42	12.0%
Forest	10417.8	16.28	44.1%
Grasslands/Herbaceous and Scrub/Shrub	56.9	0.09	0.2%
Wetlands and Wetland Forest	1964.9	3.07	8.3%
Open Water	4699.5	7.34	19.9%
Bare Land	30.8	0.05	0.1%
Other	2770.3	4.33	11.7%
Total	23644.2	36.9	100.0%



Map prepared by Eastern Maine Development Corporation
 Source: GOMLC7 Land Cover and Wetlands of the Gulf of Maine. U.S. Fish & Wildlife Service, Gulf of Maine Program, and MEGIS
 Map created: August 2008

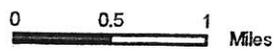
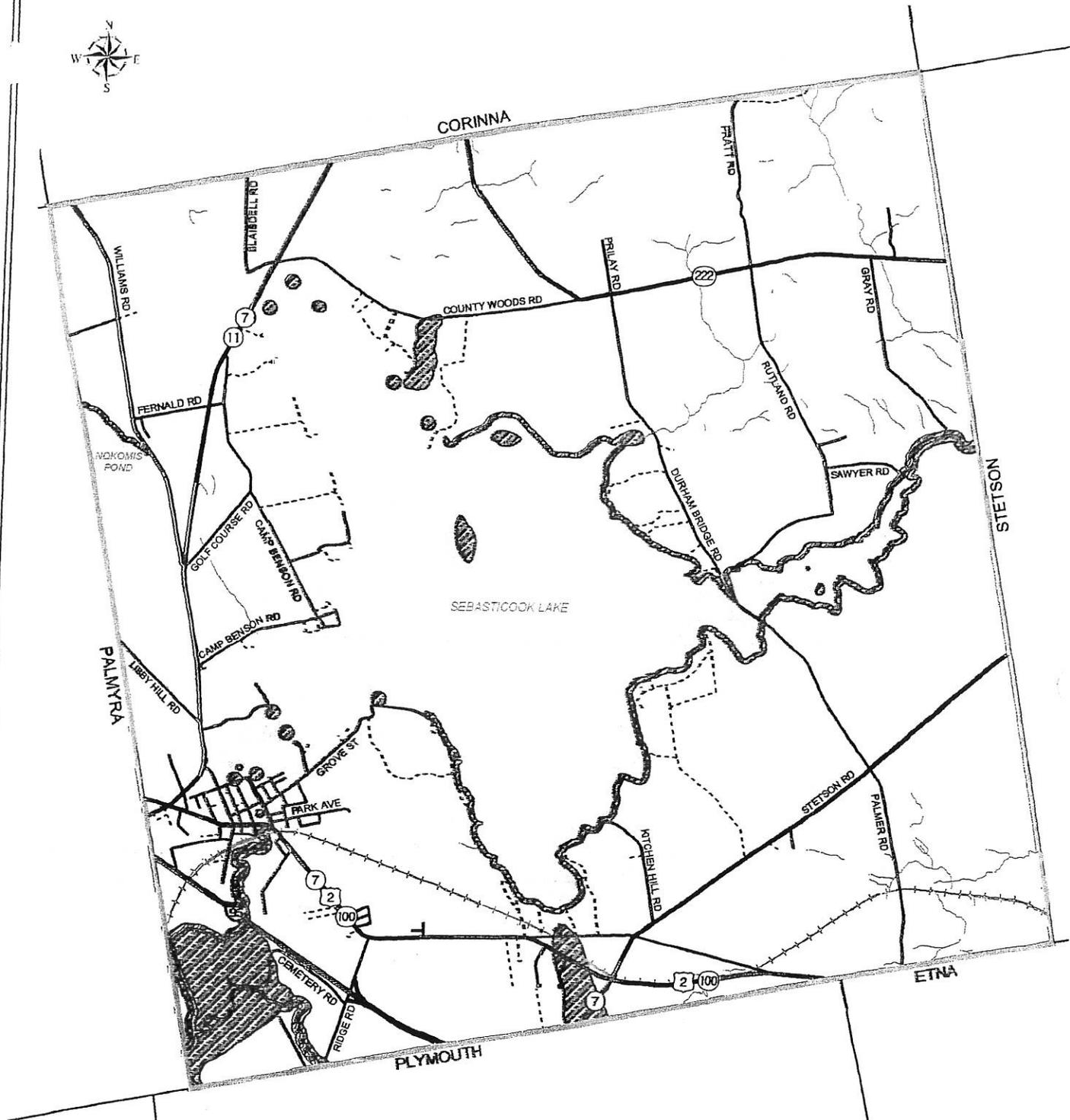
LEGEND

- State roads
- Town roads
- Private roads/Trails
- Perennial streams
- Railroads

LAND COVER CLASSIFICATION

- Bare Land
- Cultivated Crops and Pasture/Hay
- Developed Land (High, Medium, Low and Open)
- Forest (Deciduous, Evergreen, Mixed)
- Grassland/Herbaceous and Scrub/shrub
- Open Water
- Wetlands and Wetland Forest
- Other **

** Other includes heavy partial cut, light partial cut, recent clearcut, regenerating forest, roads/runways and unconsolidated shore.



Map prepared by Eastern Maine Development Corporation
 Source: MHPC, MEDOT and MEGIS
 Map created: August 2008

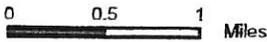
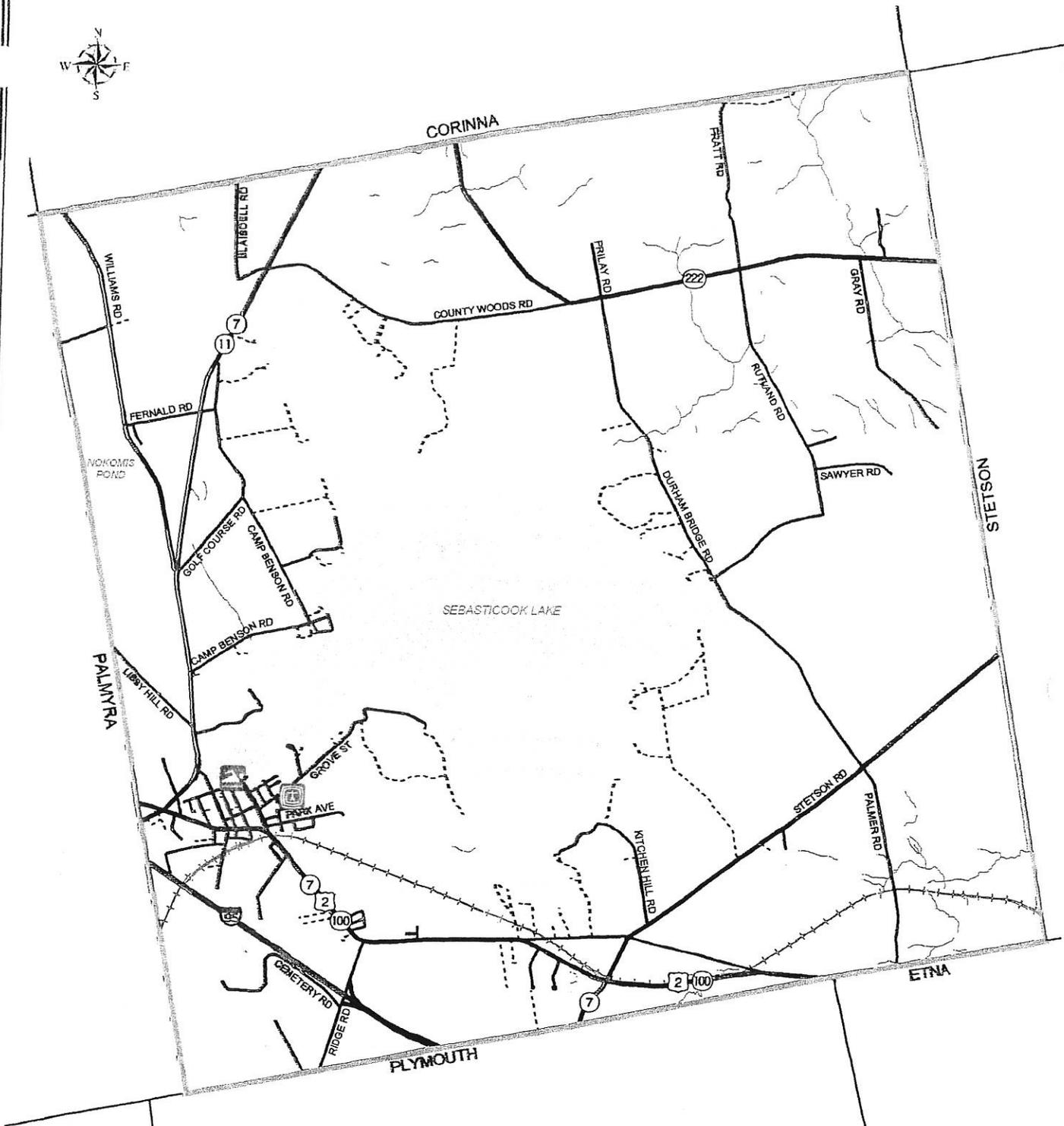
LEGEND

State roads	Perennial streams
Town roads	Railroads
Private roads/Trails	Water

ARCHAEOLOGICAL RESOURCES

Areas sensitive for prehistoric archaeology *

* Based on data available to the Maine Historic Preservation Commission in August, 2008.



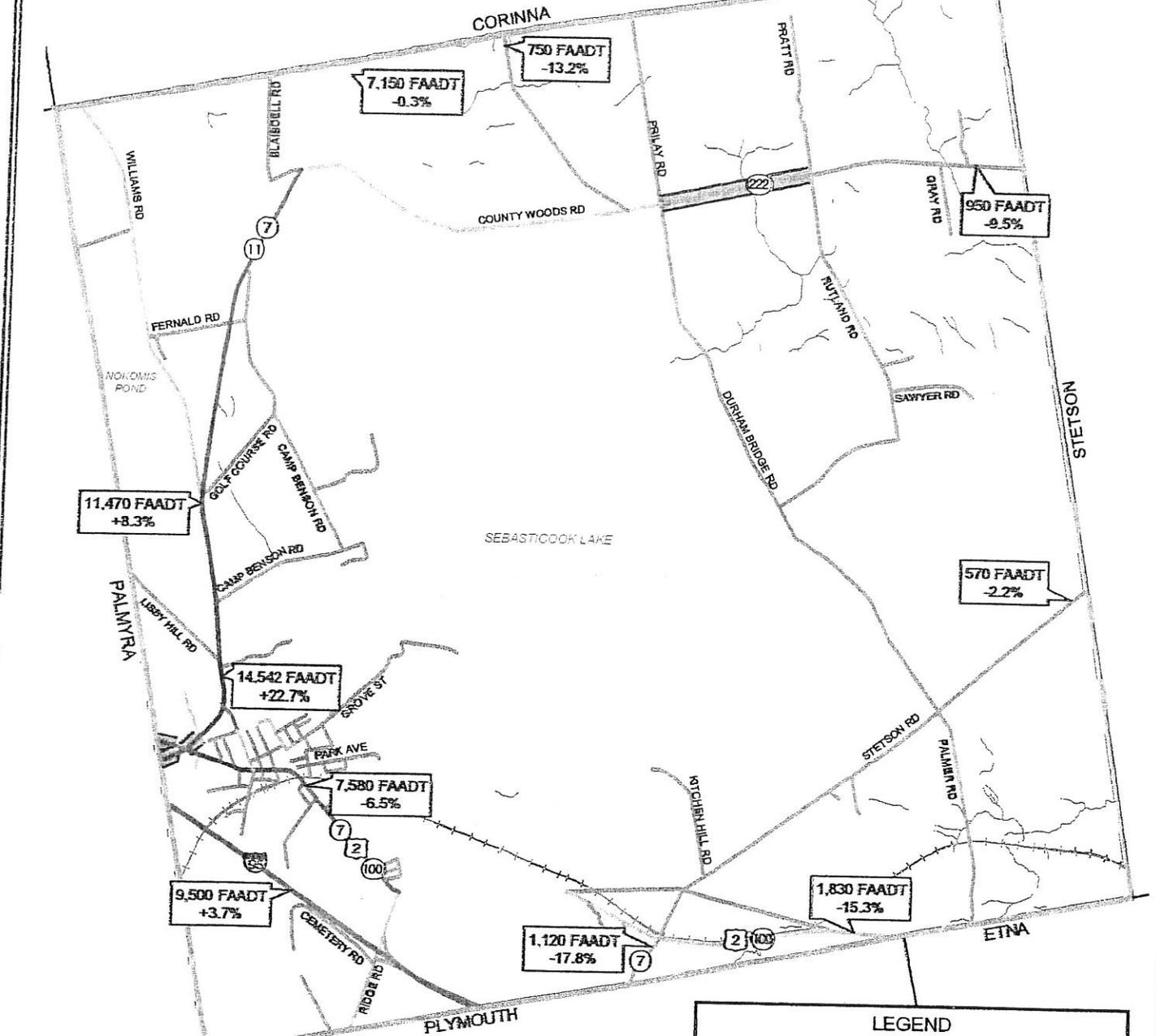
Map prepared by Eastern Maine Development Corporation
Source: Town of Newport, MEDOT and MEGIS
Map created: August 2008

LEGEND

State roads	Perennial streams
Town roads	Railroads
Private roads/Trails	Water

RECREATIONAL FACILITIES

	Playground/Tennis Courts/Softball Field
	Swim Area/Ice Skating



MDOT's Level of Service data is meant for system analysis and should not be substituted for an engineering study of a specific corridor or segment of roadway which includes consideration and verification of all factors that affect the LOS value of the subject facility.

LEGEND

- Perennial streams
- Railroads
- Water

TRAFFIC VOLUMES - LEVEL OF SERVICE (LOS)

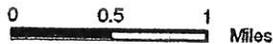
- LOS A (best conditions)
- LOS B
- LOS C
- LOS D
- LOS E (worst conditions)

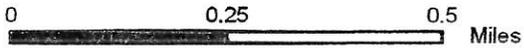
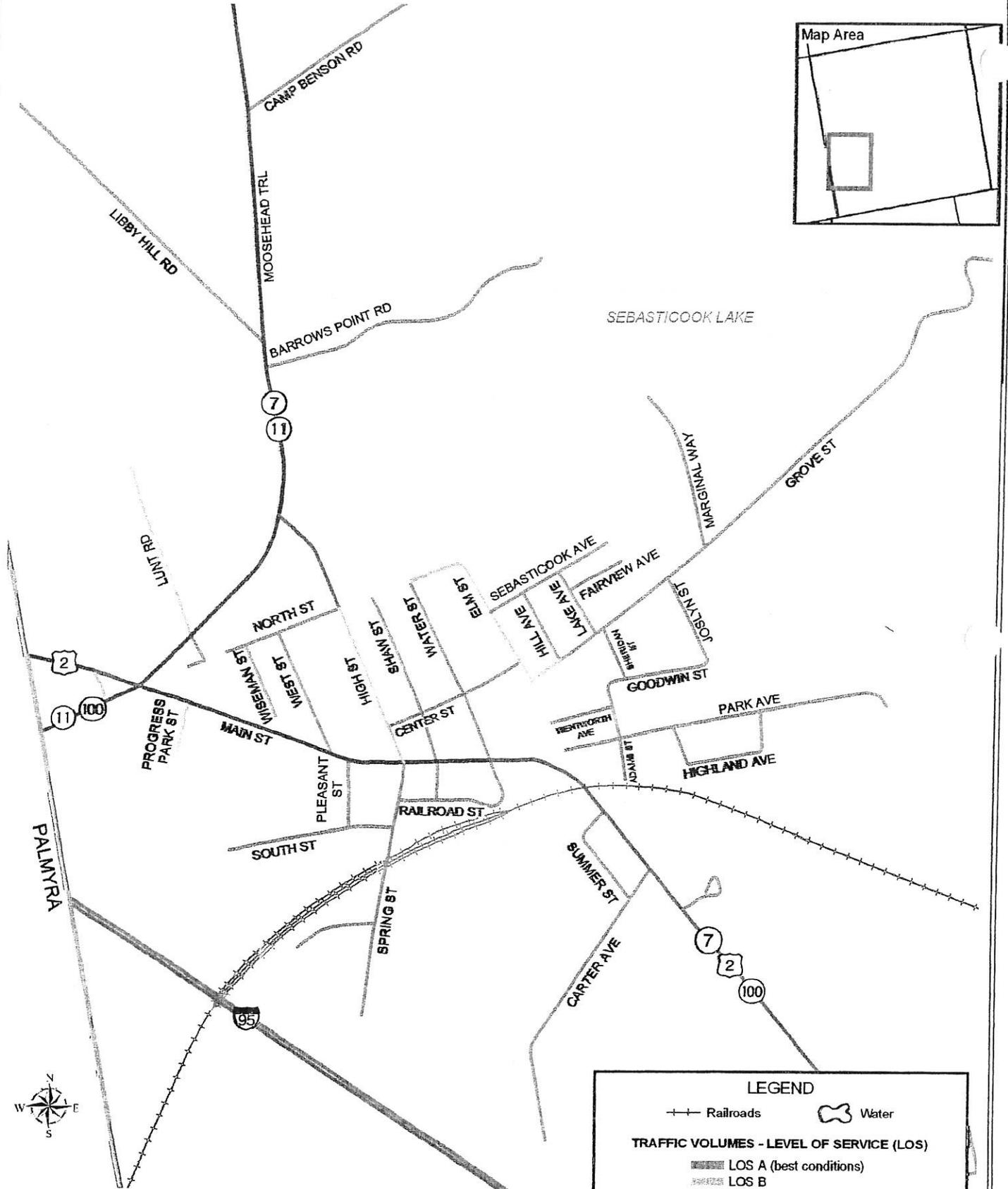
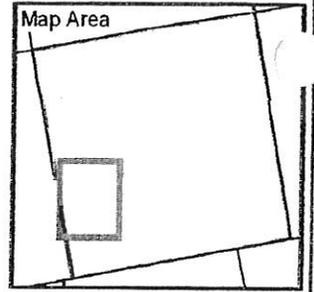
7,354 FAADT 3.6% Factored Annual Average Daily Traffic in 2006
Percent change since 2002

SAFETY - HIGH CRASH LOCATIONS *

- HCL Lengths of Roadway (Links: 2004 - 2006)

* High Crash Locations have 8 or more crashes within 3 years.





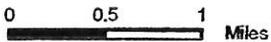
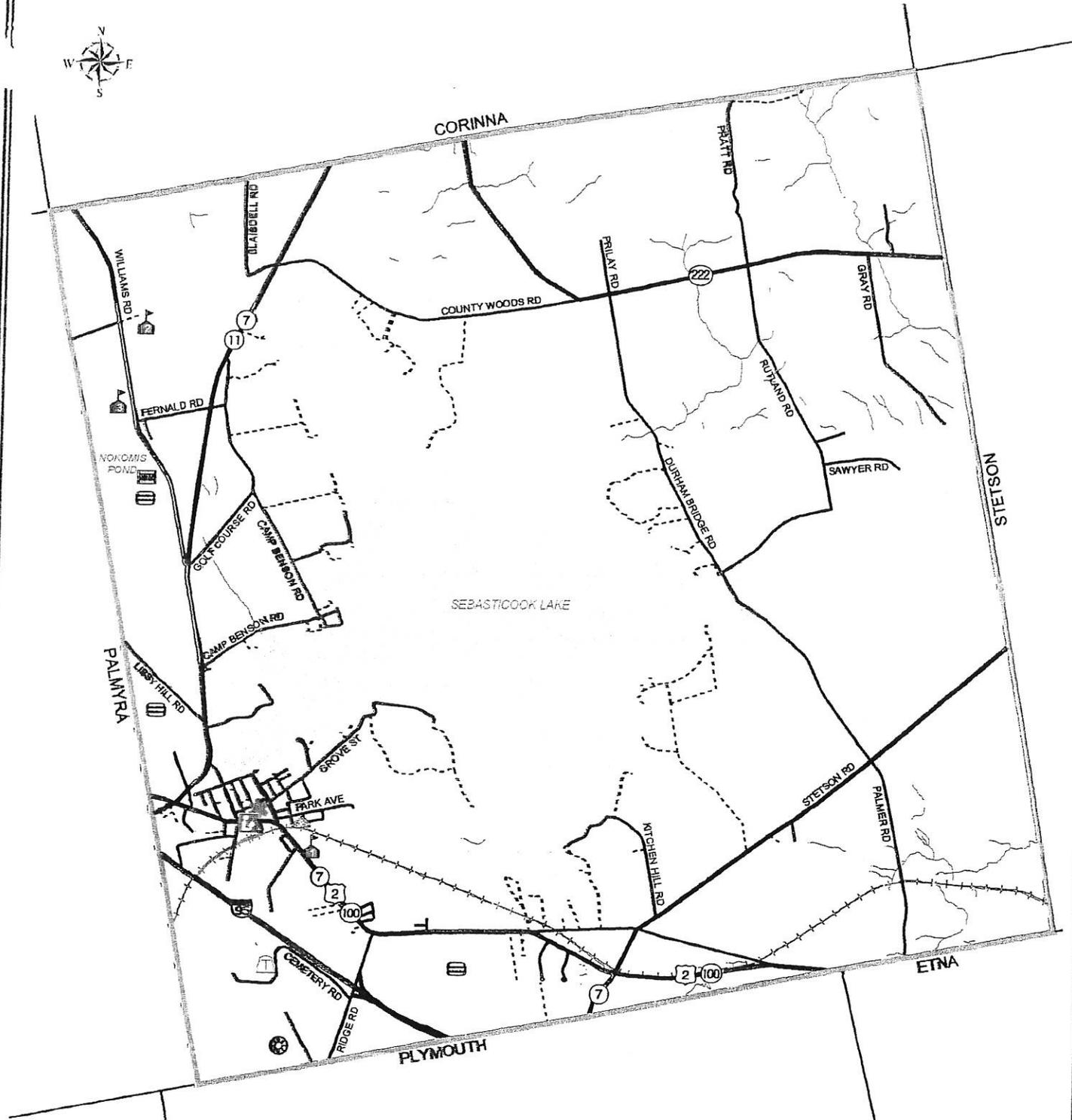
LEGEND

Railroads Water

TRAFFIC VOLUMES - LEVEL OF SERVICE (LOS)

- LOS A (best conditions)
- LOS B
- LOS C
- LOS D
- LOS E (worst conditions)

MDOT's Level of Service data is meant for system analysis and should not be substituted for an engineering study of a specific corridor or segment of roadway which includes consideration and verification of all factors that affect the LOS value of the subject facility.



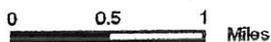
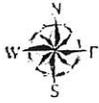
Prepared by Eastern Maine Development Corporation
 Sources: MDOT and MEGIS
 Map created: August 2008

LEGEND

State roads	Railroads
Town roads	Perennial streams
Private roads/Trails	Water

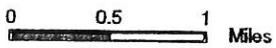
PUBLIC FACILITIES AND SERVICES

Newport Fire/Police Departments and Town Office	Water Tower
Newport Public Library	Water District
Transfer Station	Sewer Treatment Plant
School	Sand/Salt Shed
1 - Newport Elementary School	
2 - Newport Jr. High School	
3 - Nokomis Regional High School	



Map prepared by Eastern Maine Development Corporation
 Source: USDA-NRCS, MEDOT and MEGIS
 Map created: August 2008

LEGEND	
	State roads
	Town roads
	Private roads/Trails
	Perennial streams
	Railroads
	Water
SOIL CLASSIFICATION	
	Hydric and partially hydric soils
	All areas are prime farmland
	Farmland of statewide importance
	Greater than 15% slope
	Neither hydric, steep nor prime farmland



Map prepared by Eastern Maine Development Corporation
Source: USGS, MEDOT and MEGIS
Map created: August 2008

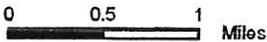
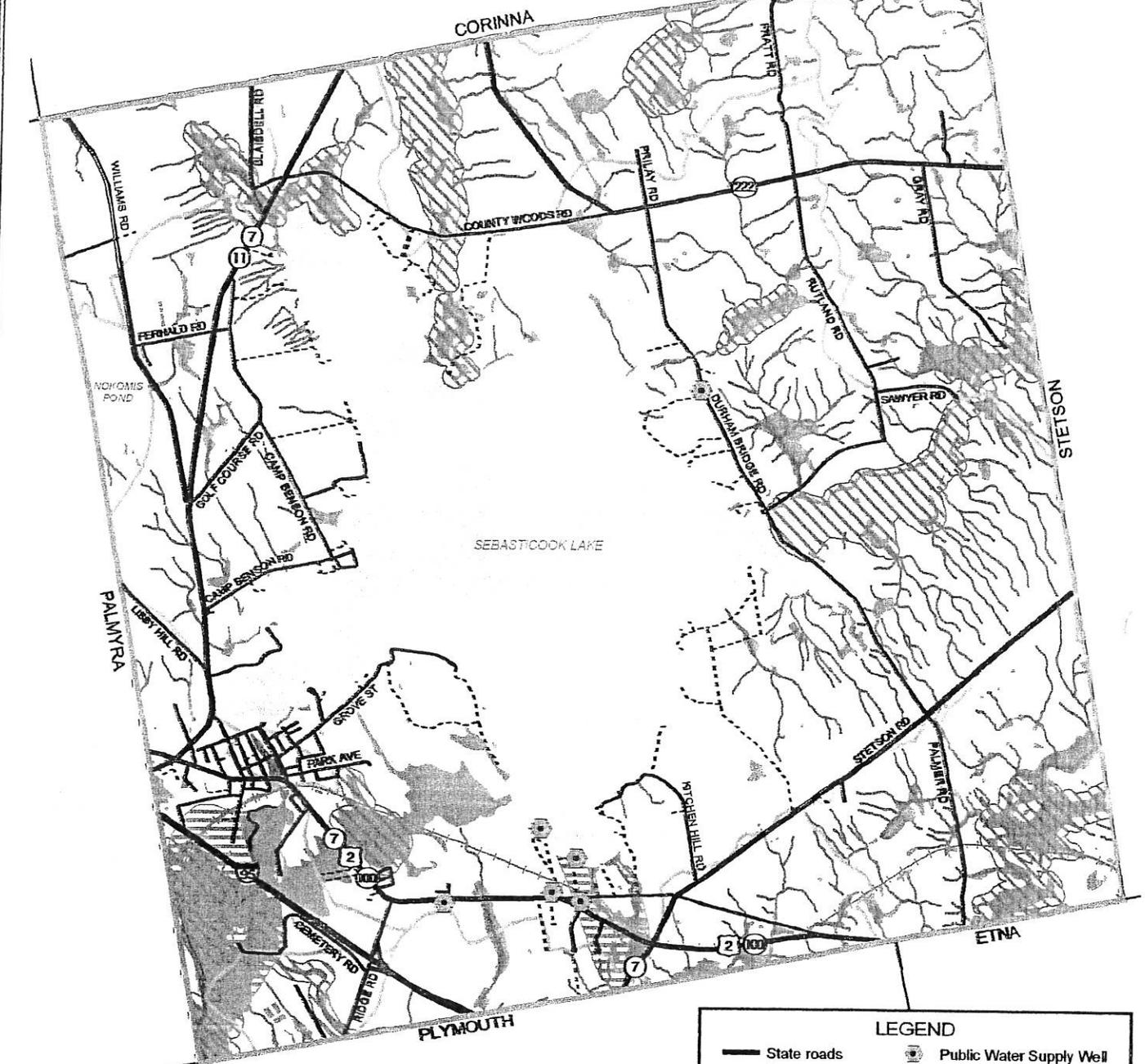
LEGEND

State roads	Perennial streams
Town roads	Railroads
Private roads/Trails	Water

CONTOUR ELEVATION (FEET)

180 - 250	301 - 400
251 - 300	401 - 530

Contour interval is ten feet.



Map prepared by Eastern Maine Development Corporation
 Sources: MGS, USGS, USFWS, MDOT and MEGIS
 Map created: August 2008

LEGEND

- State roads
- Town roads
- Private roads/Trails
- Public Water Supply Well
- Railroads
- Drainage Divides (Watershed boundaries)
- Resource Protection - State Identified moderate and high value wetland habitats, 10+ Ac.
- SIGNIFICANT AQUIFERS**
- 10 - 50 GPM
- Greater than 50 GPM
- NATIONAL WETLAND INVENTORY**
- Lacustrine (Lake)
- Riverine (River)
- Palustrine (Marsh)
- WATER QUALITY CLASSIFICATION**
- Class B Streams

There are only Class B Streams in Newport

Town of Newport Comprehensive Plan Potential for Low Density Development



0 0.5 1 Miles

Map prepared by Eastern Maine Development Corporation
 Source: USDA-NRCS, MEDOT and MEGIS
 Map created: August 2008

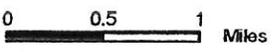
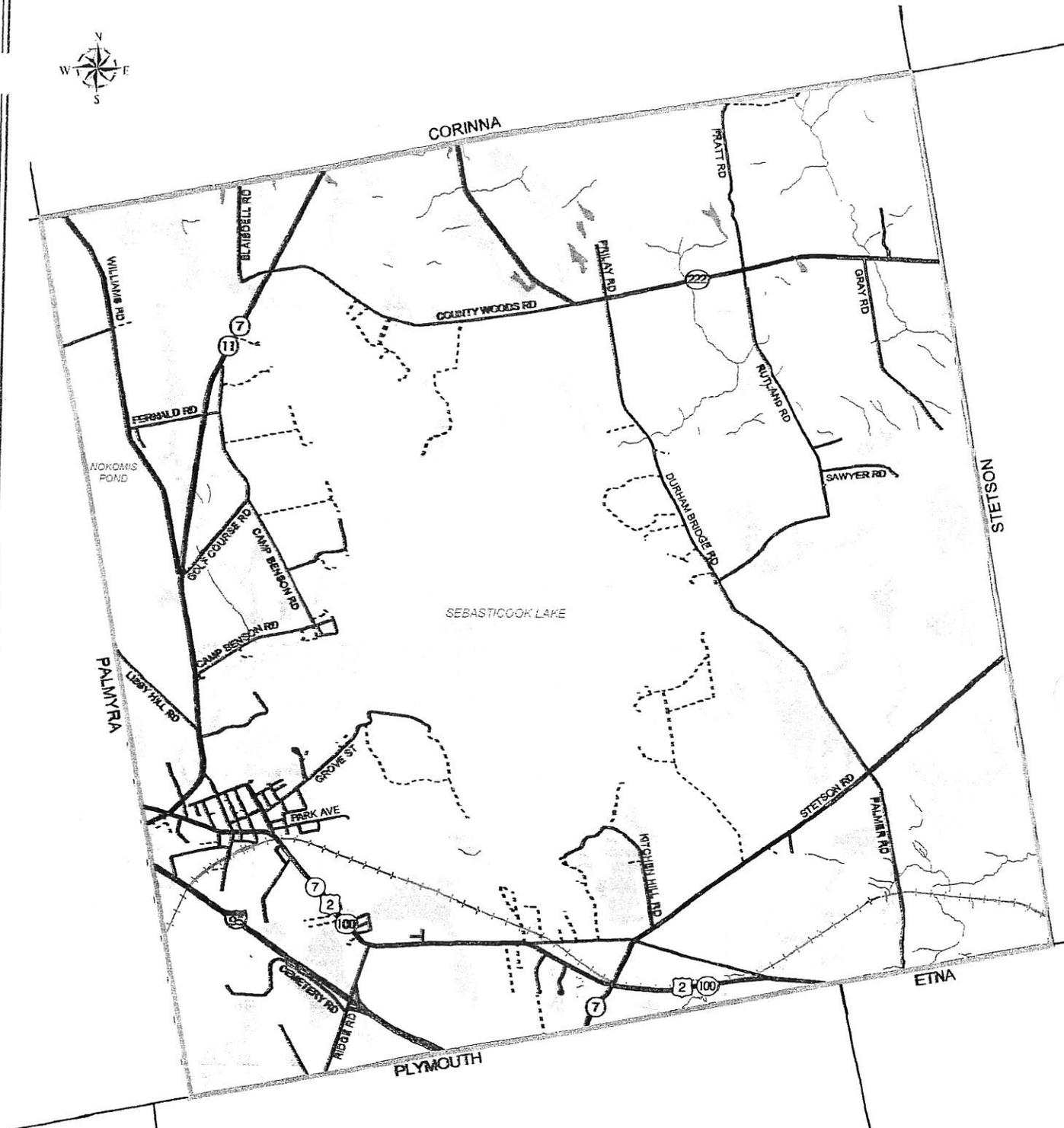
LEGEND

State roads	Perennial streams
Town roads	Railroads
Private roads/Trails	Water

SOIL SUITABILITY FOR DEVELOPMENT THAT IS DEPENDENT ON SEPTIC SYSTEMS

High to very high potential
Medium potential
Low to very low potential
Not rated

Septic systems are defined as subsurface wastewater disposal systems with the capacity of processing 270 gallons per day of effluent.



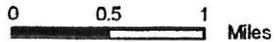
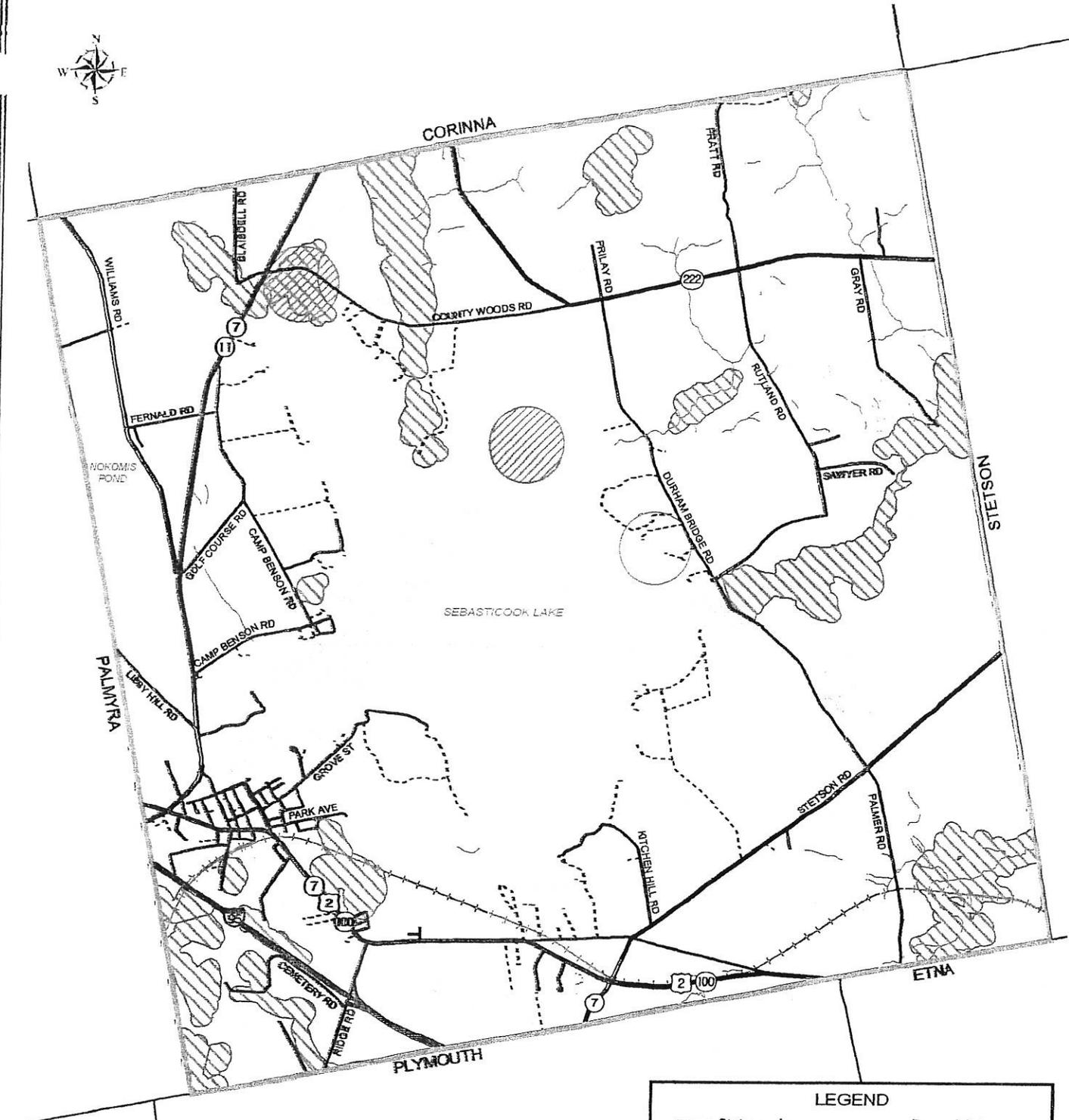
Map prepared by Eastern Maine Development Corporation
Source: USDA-NRCS, MEDOT and MEGIS
Map created: August 2008

LEGEND

State roads	Perennial streams
Town roads	Railroads
Private roads/Trails	Water

SOIL SUITABILITY FOR WOODLAND PRODUCTIVITY

	High potential
	Medium potential
	Not rated



Map prepared by Eastern Maine Development Corporation
 Sources: MEFW, MDOT and MEGIS
 Map created: August 2008

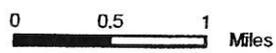
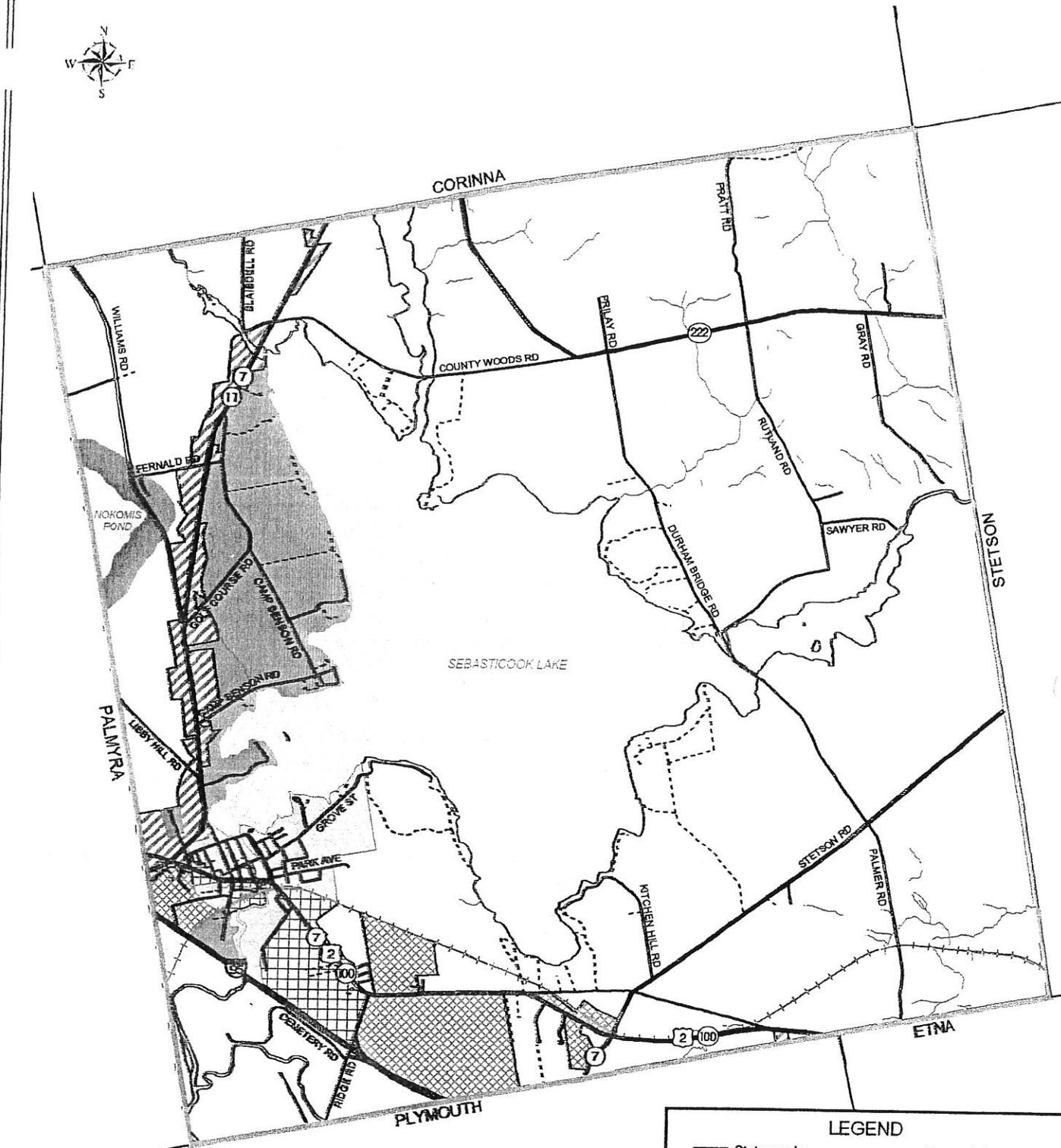
LEGEND

State roads	Perennial streams
Town roads	Railroads
Private roads/Trails	Water

SIGNIFICANT WILDLIFE HABITAT

- Waterfowl/Wading Bird Habitat
- Bald Eagle Habitat
- Endangered, Threatened or of Special Concern Wildlife Area

(As defined by the Maine Department of Conservation and the Maine Department of Inland Fisheries and Wildlife. Data current as of May, 2008.)



LEGEND

- State roads
- Town roads
- - - Private roads/Trails
- Perennial streams
- + + + Railroads
- ⊕ Water

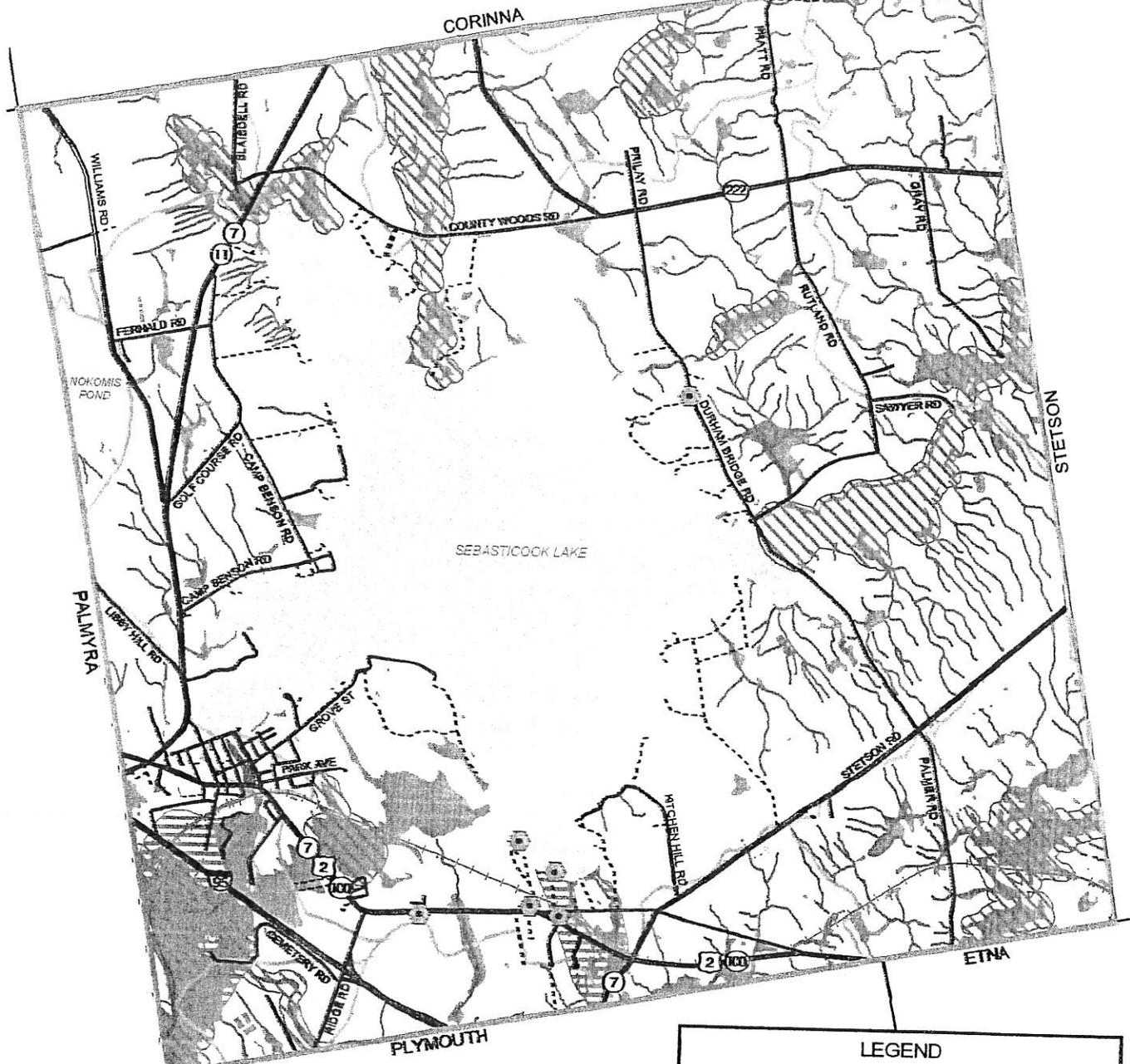
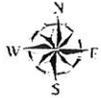
RURAL AREAS

- ▒ Nokomis Pond Water District
- Rural

GROWTH AREAS

- ▨ Commercial
- ▩ Commercial/Industrial
- Medium Residential 1
- ▒ Medium Residential 2
- ▧ Village

Map prepared by Eastern Maine Development Corporation
 Source: Town of Newport, MEDOT and MEGIS
 Map revised: January 2000



LEGEND

- State roads
- Town roads
- - - Private roads/Trails
- Public Water Supply Well
- ++ Railroads
- Drainage Divides (Watershed boundaries)
- Resource Protection - State Identified moderate and high value wetland habitats, 10+ Ac.

SIGNIFICANT AQUIFERS

- 10 - 50 GPM
- Greater than 50 GPM

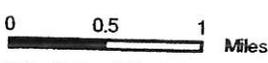
NATIONAL WETLAND INVENTORY

- Lacustrine (Lake)
- Palustrine (Marsh)
- Riverine (River)

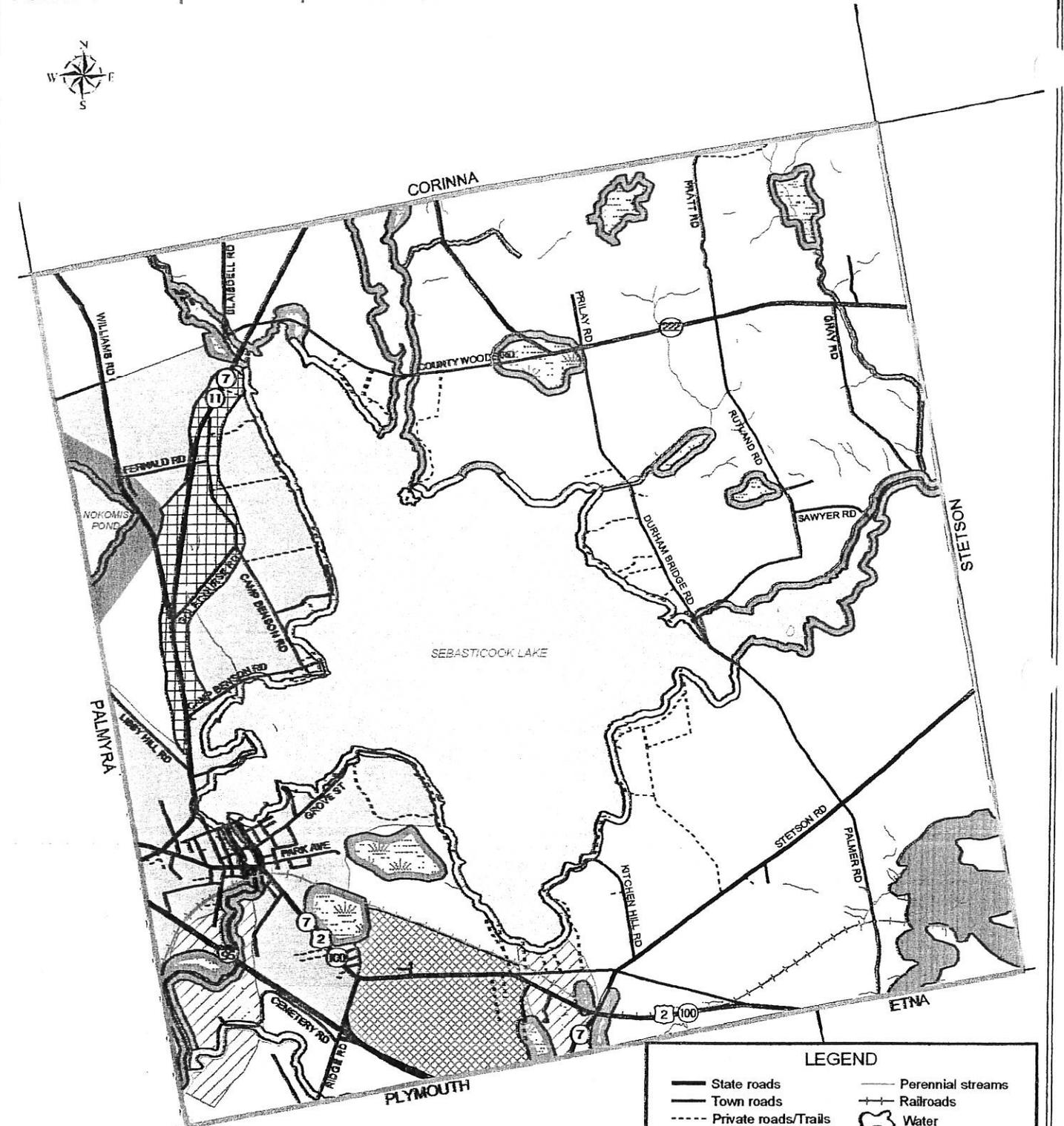
WATER QUALITY CLASSIFICATION

- Class B Streams

There are only Class B Streams in Newport



Map prepared by Eastern Maine Development Corporation
 Sources: MGS, USGS, USFWS, MDOT and MEGIS
 Map created: August 2008



0 0.5 1 Miles

Map prepared by Eastern Maine Development Corporation
 Source: Town of Newport, MEDOT and MEGIS
 Map revised: January 2000

LEGEND

State roads	Perennial streams
Town roads	Railroads
Private roads/Trails	Water

RURAL AREAS

Nokomis Pond Water District	Rural
Aquifer Protection	Wetland

GROWTH AREAS

Residential (MR1, MR2, Village 1)
Village II
Commercial/Industrial

SHORELAND ZONING

General Development District	Stream Protection
Limited Residential District	
Resource Protection	

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- Potential Low Density Development Areas
- Prime Forestlands
- Critical Habitat
- Existing Land Use
- Proposed Land Use

INTRODUCTION

During the economic “boom” of the eighties, the State of Maine experienced substantial growth, not only in the urban areas, but also in the outlying rural communities. This growth, which was a mix of industrial, commercial and residential, occurred in many communities, which were not prepared to deal with the increased demands on municipal budgets or the environmental effects. In response to this growth and in an effort to reduce the impact on taxes, community character and our environment, the State of Maine Legislature enacted various land use laws that were intended to provide municipalities with the tools to prepare for future growth and development. The “Comprehensive Planning and Land Use Regulation Act of 1988,” which is frequently referred to as the “Growth Management Act” required municipalities throughout the State to adopt a Growth Management Program. The program, which consisted of a comprehensive plan and implemented land use ordinance, would provide the framework for municipalities to guide their future growth and development while still maintaining the character and identity of their community. Due to a period of decreasing state revenues, the program was repealed by the Legislature to eliminate the mandatory aspect of the law; but many communities had already recognized the necessity of this program and continue today to achieve Growth Management’s goals.

In January 2001, Public Law 776 *“An Act to Implement the Land Use Recommendations of the Task Force on State Office Building Location, Other State Growth-related Capital Investments and Patterns of Development”* went into effect to ensure that governmental investments are made in a manner that will not spur development sprawl and will concentrate public facilities and improvements in locally designated growth areas. “Growth-related capital investment” means investment by the State in only the following projects, whether using state, federal or other public funds and whether in the form of a purchase, lease, grant, loan, loan guarantee, credit, tax credit or other financial assistance:

- Construction or acquisition of newly constructed multifamily rental housing;
- Development of industrial or business parks;
- Construction or extension of sewer, water and other utility lines;
- Grants and loans for public service infrastructure, public facilities and community buildings; and
- Construction or expansion of state office buildings, state courts and other state civic buildings that serve public clients and customers.

“Growth-related capital investment” does not include investment in the following:

- Operation or maintenance of a governmental or quasi-governmental facility or program;
- Renovation of a governmental facility that does not significantly expand the facility's capacity;
- General purpose aid for education;
- School construction or renovation projects;
- Public health programs;
- Highway or bridge projects;
- Programs that provide direct financial assistance to individual businesses; community revenue sharing; or

A comprehensive plan is a document adopted by a local government and created by local people. This document is actually a map to the town's future that guides the decision making process regarding the community and the vision that the residents have for their future. The essential characteristic of the plan makes it comprehensive, general, and long-range. The plan is comprehensive since it encompasses all aspects of the community; general because the plan summarizes policies and implementation strategies but does not include detailed regulations, and long-range since the plan looks to the future to envision the problems and possibilities.

STATUTORY BASIS

Newport's Comprehensive Plan was developed pursuant to the statutory requirements of the Comprehensive Planning and Land Use Regulation Act of known as the Growth Management Act (30-A MRSA §4312 et seq.) The adoption of the plan can assist Newport in receiving preferential consideration when applying for federally or state funded grants that affect community development (MRSA Title 30-A, Section 4349).

PURPOSE

The purpose of a comprehensive plan is to provide the factual basis and policy framework for future planning, regulatory, and community development decision-making, in both the public and private sectors for the town. The plan is a valuable working instrument for the future growth and development of Newport.

CONSULTANT

The Town of Newport contracted with Dean L. Bennett of DLB Consulting to assist the Comprehensive Plan Committee in preparing this comprehensive plan.

STATE OF MAINE'S GOALS OF GROWTH MANAGEMENT

In order for the plan to be deemed consistent by the state, it must address the State's Ten Goals of Growth Management as outlined in M.R.S.A. Title 30-A§4312. The following is a listing of those goals.

- To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services and preventing development sprawl.
- To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
- To promote an economic climate that increases job opportunities and overall economic well-being.
- To encourage and promote affordable, decent housing opportunities for all Maine citizens.
- To protect the quality and manage the quantity of the state's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.
- To protect the state's critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shoreland, scenic vistas and unique natural areas.
- To protect the state's marine resources industry, ports, and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.
- To safeguard the state's agricultural and forest resources from development that threatens those resources.
- To preserve the state's historical and archaeological resources.
- To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

SCOPE

A comprehensive plan involves the following:

- Survey of existing and potential resources;
- Analysis of past, present, and future community trends;
- Development of policies;
- Adoption of implementation strategies by Town Officials and residents; and
- Continuous monitoring of the plan's policies and implementation strategies.

A comprehensive plan follows an established framework set forth by the State. Within the plan, however, are the collective thoughts and actions of Newport's residents. The entire comprehensive plan must be applicable now and in the future. As a result, the town must periodically review the plan and update it to reflect needed changes in local policies and to incorporate updated information.

The comprehensive plan examines local and regional issues that concern or affect the Town of Newport. This plan will guide the town over the next ten years, and provide a reasonable approach to land use regulation in preparing the town for future development while retaining, or even enhancing the local quality of life.

This comprehensive plan examines the above-mentioned available information, including inventory and analysis, local policies, implementation strategies and regional policy/coordination, through the following components:

- Historical and Archeological Resources
- Population
- Employment and Economy
- Natural Resources
- Housing
- Recreation
- Transportation
- Public Facilities and Services
- Fiscal Capacity
- Land Use

LIMITATIONS

This comprehensive plan has been assembled and compiled with the genuine intention that all of the data and information contained herein is reasonably accurate and correct. The information contained in this plan was gathered from the sources cited. Some of the sources were found to be more detailed and more recent than other sources. Where appropriate, future application of the information contained in this plan should be preceded by a check of the sources to see if additional or revised information is available. Most of the information contained in the plan is considered current enough and of sufficient detail to

support the conclusions and recommendations offered. This information is suitable for general planning; however, it may not be appropriate for site-specific decisions.

This 2008 Comprehensive Plan is the fundamental plan for the Town of Newport, providing specific guidance to town officials, administrators, and volunteer committees as they govern, advise and regulate activities that affect the town's citizens. The Comprehensive Plan Committee's mission is to review, revise and update the 1996 Comprehensive Plan so as to guide the actions and public policies of the citizens of Newport and their representatives into the future.

Newport has an exemplary track record in the development of town plans. Newport initiated the 1996 plan in response to the "Maine Planning and Land Use Regulation Act". Many communities found that comprehensive plans completed in the 1990's through early 2000 provided an excellent inventory of community resources, and analysis of critical issues. Newport has successfully implemented the plan put forth in 1996 and has now completed the planning process which will provide direction to the community over the next 10 years.

The Town engaged DLB Consulting to work with local Comprehensive Plan Committee in preparation of this 2008 plan. The committee met over the course of a year with monthly meetings, appropriately posted and available to the public. The committee consisted of a unique blend of citizens and town staff to fairly represent the various interests within the community. Committed to the premise that drafting a comprehensive plan is a community effort, the committee relied heavily on citizen input through structured dialogue.

As the plan was drafted, unfinished sections were presented to the committee with committee members soliciting input from the residents most likely affected by the various recommendations within the plan.

It took a committee of dedicated volunteers working over a year to create this plan. It would be a mistake not to emphasize that it will take a similar effort to implement the plan. Not all policies can be implemented at the same time, therefore the committee recommends that policies be prioritized according to, those that can be implemented within one year and those that will take more time.

Under the leadership of the Selectpersons, Town Manager, Department Heads, Planning Board and other local committees, this plan, once implemented, should provide sound direction to future decision making.

A Vision for Newport, Maine

Vision Statement: The town of Newport is centered at the "Crossroads of Maine". A community committed to managing the balance between the vision of its residents, the needs of its environment, and the focus of its commercial enterprises. Newport is a community, with a goal of controlling its destiny as a distinct, sustainable municipality which serves as the economic center of the lower Sebasticook Valley.

Newport will accomplish this by relying on mutual respect for individual differences and abilities, and through the active participation of all community segments. Newport strives to preserve its environmental assets and small-town rural atmosphere.

Newport's government embraces these essential values:

Citizens are the heart of Newport. Therefore its government exists to help its citizens maintain the town's unique qualities and to provide effective services to every resident;

Newport's character is that of a traditional small town, so land planning will reflect its historic patterns of village center growth, neighborhood connectivity, preservation of rural areas, and provision for public spaces;

A diversity of people at all income levels is fundamental to Newport, so its government will encourage opportunities and services that allow people of all means to live and work in the community;

Newport's economic health is essential to it remaining a sustainable community, so its government will judiciously encourage and guide the formation and location of new business opportunities; and

Striving for excellence in government, education, public safety, social services, transportation, economic development, and recreation through civic responsibility will carry Newport forward.

The community of Newport demonstrates commitment and support of its vision by:

Fostering vital self-determination and self-interest in each of us so that we remain fit and strong in our personal support and out-reach to those of us who stumble;

Encouraging each member of the community to participate in and support town committees, organizations and their related activities;

Conserving and managing our natural resources through deliberate support of our Comprehensive Plan and consistent implementation of decisions relating to zoning and conservation;

Supporting and encouraging the development of locally owned businesses, industries and farms through local incentives, information exchanges and exhibits;

Preserving and promoting the culture, history and traditions of our community;

Planning for the growth and development of quality services to support our community such as education, social services, public safety, highway and recreation departments;

Establishing and maintaining a cooperative open partnership between business and civic, non-profit, religious, educational and town interests through regular opportunities for dialogue and mutual activities; and

Continuing to cultivate business development by actively attracting businesses and industries that will work in a cooperative partnership with the town and its citizens.

Provide opportunities for decent and safe housing for citizens of all ages while maintaining and improving the quality of life in the hometown we know as Newport.

STATE GOAL

To preserve Maine's historical and archaeological resources.

INTRODUCTION

Newport's history has been influenced by the natural resources that drove the local and regional economy, including forestry, farming and mills. This chapter outlines Newport's history and identifies its prehistoric and historic resources, and recommend show to protect them.

HISTORY / TIMELINE

This section describes key events in Newport's history. The sources of this information are cited at the end of the section.

In 1792 Ephraim Ballard and Samuel Weston surveyed 23,000 acres of what is now called Newport. At that time, the area was part of Lincoln County and called East Pond Plantation. In 1795, John Hubbard of Readfield purchased what later became the entire township. In 1800 the township was sold to David Greene of Boston for \$5,635. The deed that changed the ownership from Hubbard to Greene also set up funds for a church and a school. Four lots of 230 acres each were reserved as follows: "...one lot for the first settled minister, his heirs and assigns; one lot for the use of the ministry; one lot for the use of schools; and one lot for future disposition of the General Court."

Even before its settlement, the township was a great hunting and fishing area. Prior to 1800, trappers spent a great deal of their season in the area. The first settler, John Houstin, came from Fairfield, Maine in 1800. He built a log cabin on Birch Point. Later he built a camp for trapping near the junction of Martin Stream and the East Branch of the Sebasticook River. Although he died in the neighboring town of Palmyra in 1817, he was buried near his camp on Martin Stream.

In the summer of 1804 Deacon John Ireland, his wife, Sarah, son Daniel, and brother Joseph, came from Bloomfield (now known as Skowhegan). They settled on what is now known as the Clark's Hill Road (Russell Road) (neither road name is listed by Mapquest) in North Newport. They were Newport's first permanent settlers. Elam Pratt and Nathaniel Burrill followed some time later.

As other residents arrived, they often settled in the Mill District, now referred to

as the village. Located at the outlet of Great East Pond (Lake Sebasticook), the village was first settled by Esquire Benjamin Shaw and Iphidiah Ring. Ring cleared the highest elevation in the town (Libby Hill.). Squire Shaw purchased all the land between the pond (Lake Sebasticook) and today's Main Street and from the east branch of the Sebasticook River to today's West Street. Squire Shaw built the first frame house on North Street, part of the double tenement that may be seen today at the head of Shaw Street. Today it is used as a warehouse.

Early settlers worried about the presence of native Indians who traveled through the region. The Indians came from the Penobscot River up Kenduskeag Stream, then carried across to Stetson Pond, proceeded down Stetson Stream to Great East Pond (Lake Sebasticook) to the East Branch of the Sebasticook River, and finally reached the Kennebec River. This water system was the Indian highway between the two great rivers. Because of their Indian portage on Great East Pond near its outlet, the spot became known as New Port (Newport). The settlers concern over the Indians was unfounded, as their only motive for being in the area was to fish and trap.

By 1810, there were 62 inhabitants in East Pond Township; the town's population grew to 100 only two years later. In 1813, 42 voters signed a petition to incorporate the town. At the time, the bounds of the town lay partly in Somerset County and partly in Hancock County. The town of Newport was officially incorporated in June of 1814.

In 1810 the first settled ministers came to Newport: the Rev. John Whitney, a Methodist minister, and the Rev. John York, a Free Baptist minister. The first church was built in 1837 by the High Street Union Meeting House Society. The few owners represented the Methodist, Baptist, Congregational and Universalist Societies and each denomination was represented at the pulpit one Sunday per month. The Union Church was remodeled and rebuilt in 1902. The name Union was changed to Congregational in 1960.

In North Newport, the Baptist Church held its first service in the school house in 1817. Rev. Robert Coburn, A Calvinist Baptist minister, came to North Newport in 1824; his first service was also held in the North Newport school house, which later became known as the Coburn School.

In 1840, another Christian denomination began holding services in the Hubbard School in North Newport. (In 1857 a church was built the west side for the Baptists and the east side for the Christian denomination.) (HUH?) This church still stands in North Newport and is open for services four times a year: Memorial Day, the Fourth of July, Thanksgiving and Christmas. The church is managed by the North Newport Church Association. Several other churches have since been built and many remain in use today.

Newport's first post office was established in 1817 and had three postmasters:

one in the village, one in North Newport, and one in East Newport. North Newport's postmaster was discontinued in 1902; that area receives its mail by Rural Free Delivery from Corinna. The village Post Office was moved from the old bank block to its new location on Main Street in 1960.

As of 1830, the town's center of economic activity remained along the river near the current middle bridge. Area businesses included a tannery, a grist and saw mill, a carding mill, a wagon maker, a village smith, and a potash plant.

In 1838, Mark Fisher from Levant and Joseph Southwick built the largest tannery in the state on the east side of the river below the current Main Street bridge. During his 10-year stay in Newport, Mr. Fisher also built a foundry on the little island just below the current lower bridge. When he found it difficult to obtain the raw material needed for the foundry, he moved away; the foundry, however, stayed in operation until 1868 when it burned down.

Although Newport was making steady progress, it was not booming. In 1840, there were 160 dwellings in the town, 48 of which were in the village. The 1840 census counted Newport's population at 1,138. About this time several new businesses and industries began. Thomas Dexter began manufacturing carriages, sleighs and pumps and a shingle mill started up in 1840.

In 1857, a mill was established to make boxes for export to foreign countries for the transportation of fruits. During the Civil War, however, so many vessels carrying their cargo were captured by the Confederates that the mill failed. Twenty years later, fire destroyed the mill.

During the 1800s, catastrophic fires were the greatest risk to Newport's businesses. In 1847, fire destroyed the Fisher & Southwick tannery; it was not rebuilt. In 1862, Prout's tavern and stables burned. In 1866, the Masonic Hall, three stores and two homes burned. In 1868, the home of W.A. Frye and the D. Dudley & Company Shoe Factory were destroyed by fire. Despite these fires, nothing was done about fire protection until 1886 when the Newport Fire Department was organized. From a humble beginning – its first purchases were a hand tub and hose carriage – the Newport Fire Department has progressed steadily.

By 1873, the village had an auctioneer and two carriage makers. By 1874, there was a livery stable and the Newport Cheese Manufacturing Association was established. In 1889, the Seabastcook Ice Company was formed.

During the 1880s, East Newport was the site of two general stores, two blacksmiths, two dressmakers, a wool puller, and the railroad buildings. Union Hall (later a Grange Hall), a community hall, was used for religious services provided by the village's Methodist Church Society on Sunday afternoons. Eastville Grange was organized in 1904 and still meets in the old Union Hall.

Another grange was organized in North Newport and flourished for many years.

History has shown that, since Newport was settled, Sebasticook Lake has been the center of the town's economic activity, especially during the summer months. After the late 1800s, however, residents began to enjoy the lake not only as a source of power and food, but as a source of recreation. Many inhabitants owned and enjoyed canoes and rowboats and in the early 1880s there was quite a sailboat fleet.

The year 1891 marks the true beginning of industrial development for Newport. A woolen mill (now the Interface mill?) was built that year. The Aroostook Condensed Milk Company, which later became the Maine Condensed Company in 1894, then Borden's Condensed Milk Company in 1902, was built in 1891. The milk company announced that, upon completion of the factory, the area would need 4,000 cows to supply their plant with the milk it would need.

In 1892, the Cooper Brothers built a large veneer mill on the lower cove of Lake Sebasticook which employed 50 to 60 men. Cooper Brothers is now Vic Firth Manufacturing, reputedly the world's premiere drum stick manufacturer.

In 1893, a branch of the Portland Packing Company came to town.

The Newport Water Company was formed in 1895. Nokomis Pond, located in both Newport and Palmyra, is still the source of Newport's public water.

At the turn of the 20th century, Newport had at least five dairies. The Turner Center System, a creamery, operated from 1921 to 1928. Whiting's Dairy operated from 1929 to 1946. Herbert Turner and Edward Rowe opened their dairies in 1938. H.P. Hood and Sons renovated and expanded the former Borden Condensed Milk Company facility in 1946; that plant soon was Hood plant in New England.

In 1922, the Newport Bottling Company began manufacturing carbonated beverages. In 1934, the Daniel E. Cummings Company, Inc. (the woolen mill) (which mill?) located in Newport and by 1949 employed about ninety workers. As of 1964, however it employed only a few workers and shut down in 1964, although it served as a mill outlet for the Guilford Mill for almost a decade.

In 1949, the woolen mill, Banton Brothers, the milk factory, the bottling works and the canning factory (Portland Packing) were the largest industries in Newport. Banton Brothers, now known as Vic Firth Manufacturing, is the only one left today.

In 1958, a Recreation Center was built on West Street where an ice-skating rink had since 1952. In 1959, the town hall was torn down and a municipal building was built which housed the Fire Department, the Selectmen's Office and the

Police Department. Soon a town garage was built on Water Street on the site of the former Town Hall. In 1993, Newport built a new municipal building adjacent to the one built in the late 1950s. By 1992, the Recreation Program had out-grown the West Street facilities and moved to the old Armory, now known as the Sebasticook Valley Community Center. The building on West Street is now the home of the VFW which has searched for its own building for many years

Sources:

The information within this section was obtained from the "Historical Booklet - Newport Sesqui-Centennial 1814-1964" and a report written by Mrs. Sharon (Harris) Hopkins titled "A History of Newport Maine 1792-1964."

PREHISTORIC ARCHAEOLOGICAL SITES

The Maine Historic Preservation Commission has identified 18 prehistoric archaeological sites in Newport (see the map titled "Areas Sensitive for Prehistoric Archeological in Newport"). Sixteen sites are located in the drawdown zone of Sebasticook Lake and consist of scatterings of stone tools which are eroded out of context. One site, the Sebasticook fish weir, is listed on the National Register of Historic Places. One site (Numbered 71.30) is located in the restored river bank area just east of the Town Office, under several feet of protective fill.

MHPC recommends:

1. The banks of the east branch of the Sebasticook River downstream from downtown Newport need further survey, inventory, and analysis;
2. Martin Stream needs an archaeological survey;
3. The shoreline of the eastern half of Sebasticook Lake needs systematic professional archaeological survey for remaining intact sites;
4. The Sebasticook fish weir deserves careful management consideration relative to lake level management.

To protect site and landowner privacy, archaeological files are exempt from 'right-to-know' legislation and are accessible only with permission from MHCP staff; Summaries of sensitive information are available on a case by case basis.

Owners of significant sites may be asked for permission to nominate archeological sites on their property to the National Register of Historic Places and to donate preservation easements if they desire. National Register listing extends protection of federal legislation against actions by federal agencies; the combination of National Register listing and preservation easements including posting against ground disturbance extends the protection of State Antiquities

Legislation to archeological sites.

Shoreland zoning, floodplain management and land use ordinance performance standards can be used to protect significant archeological sites. Maine's Mandatory Shoreland Zoning Act states that one of its purposes is "to protect archaeological and historic resources." Areas of historic and archaeological sensitivity should be assessed by Newport and incorporated into its local ordinances. There should also be a mechanism established for "review of all construction or other ground disturbing activity within prehistoric and historic archaeologically sensitive areas."

HISTORIC ARCHEOLOGICAL SITES

MHPC has identified no historic archaeological sites in Newport; however, no professional survey of historic archaeological sites has been conducted to date.

MHPC recommends conducting professional surveys with a focus on agricultural, residential, and industrial sites relating to the earliest European-American settlement of the town dating from the early 19th century.

HISTORIC BUILDINGS, STRUCTURES, AND OBJECTS

MHPC records two historic places which currently are listed on the National Register of Historic Places in Newport:

1. Hexagonal Barn at Spring and Railroad Streets
2. North Newport Christian Church, at the intersection of Route 222 and Pratt Road

MHPC recommends further surveys of historic above-ground resources to identify other properties which may be eligible for nomination to the National Register of Historic Places.

Historic buildings are not currently protected within the provisions of Newport's existing land use regulations. Without such, the loss or conversion of remaining buildings is possible.

REHABILITATION GRANTS

The Federal Historic Preservation Tax Incentives program rewards private investment to rehabilitate certified historic structures (building listed individually in the National Register of Historic Places or a building located in a registered historic district and certified by the Secretary of the Interior as contributing to the historic significance of the district). The building must currently be used or will be

used for commercial, industrial, agricultural, or rental residential purposes, but not used exclusively as the owner's private residence. Under PL 99-514 Internal Revenue Code Section 47, tax incentives include:

1. A 20 percent tax credit for the certified rehabilitation of certified historic structures.
2. A 10 percent tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

Maine taxpayers are allowed a credit equal to the amount of the Federal credit claimed by the taxpayer under Internal Revenue Code Section 47 for rehabilitation of certified historic structures located in Maine.

CEMETERIES

Cemeteries are a cultural resource providing insight into the history of a community. Newport has 11 cemeteries which are shown on the Public Facilities Map. The North Newport Cemetery and Riverside Cemetery have available burial space. Management decisions for these two cemeteries are made by the town of Newport and the North Newport Cemetery Association.

SUMMARY

The history of Newport has been based on the natural resources supporting the local and regional economy, including forestry, farming and mills. While encouraging new development, Newport should maintain a link to its heritage through the protection of historically significant buildings and by supporting the Newport Historical Society, now part of Newport's Public Library Association (doing business as the Cultural Center Board of Directors).

POLICIES AND IMPLEMENTATION STRATEGIES

Policies: To the greatest practice extent, protect Newport's most significant historic and archaeological resources.

Strategies: Ongoing

Partner with the Newport Historical Society and/or the Maine Historic Preservation Commission to assess the need for and, if necessary, plan for, a comprehensive community survey of the Newport's historic and archaeological resources.

Strategies: To be Accomplished in 1-2 Years

For sites having identified potential for historical or archeological resources, the Planning Board will use Newport's land use ordinance to require subdivision or commercial property developers to look for and identify any historical or archaeological resources and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or the extent of excavation.

The Planning Board will initiate an amendment to Newport's land use ordinances to incorporate maps and information provided by the Maine Historic Preservation Commission into the review process.

STATE GOAL

Although there is no specific state goal addressing Newport's population; all of this plan's other goals depend on an understanding of Newport's population and other demographic.

INTRODUCTION

Newport's past, present and projected population trends are important to consider in planning for its future. This section analyzes Newport's demographic characteristics to provide a basis for future growth management decisions. An important goal of a comprehensive plan is to anticipate a productive relationship between the future population and important community resources. Accordingly, most phases of this plan depend or are influenced by Newport's current and future population

TOTAL POPULATION AND GROWTH RATES

At 3,104, Newport's population is at its highest level ever. While Newport has recently grown faster than the rest of Penobscot County, since 1980, the rest of Maine has grown faster,. The next table shows the total year-round population and growth rates in Newport and Penobscot County. Maine totals follow.

(This table needs a title)

Year	Newport		Penobscot County	
	Number	% Change	Number	% Change
1860	1,403	--	72,731	-
1870	1,559	11.1%	75,150	3.3%
1880	1,451	-6.9%	70,476	-6.2%
1890	1,188	-18.1%	72,865	3.4%
1900	1,533	29.0%	76,246	4.6%
1910	1,747	14.0%	85,285	11.9%
1920	1,709	-2.2%	87,684	2.8%
1930	1,731	1.3%	92,379	5.4%
1940	2,052	18.5%	97,104	5.1%
1950	2,190	6.7%	108,198	11.4%
1960	2,322	6.0%	126,346	16.8%
1970	2,260	-2.7%	125,393	-0.8%
1980	2,755	21.9%	137,015	9.3%
1990	3,036	10.2%	146,601	7.0%
2000	3,017	-0.6%	144,919	-1.1%
2005 Estimate*	3,104	2.9%	146,817	1.3%

Year	Newport		Penobscot County	
	Number	% Change	Number	% Change
2018 Projection**	3,334	7.4%	151,372	3.1%

Sources: Fogler Library Maine Census,
 *2005 Estimate T1 and 2005 American Community Survey,
 **Maine SPO Projections, which do not include unorganized territories in
 Penobscot County. Percents Rounded.

Maine Population		
Year	Number	% Change
1940	847,226	7.9%
1950	913,774	6.1%
1960	969,265	2.4%
1970	992,048	13.4%
1980	1,124,660	9.2%
1990	1,227,928	3.8%
2000	1,274,923	7.9%
2005 Estimate*	1,318,220	3.4%

Sources: Fogler Library Maine Census,
 *2005 Estimate T1 and 2005 American Community Survey. Percents Rounded.

SEASONAL POPULATION

There are no official statistics on Newport's seasonal population, but the 2000 census estimated that there were 205 seasonal housing units in Newport... Applying a median household size of 2.59 persons per household (the U.S. figure in 2000); approximately 531 persons might have seasonally resided in Newport in 2000. (See the Housing Chapter for more recent estimates on seasonal housing.) (Local officials believe that Newport's seasonal population has remained constant since 2000. Newport has two hotel, motel and inns, which can accommodate approximately 50 guests. The annual Snowmobile Ride-in in Newport brought an estimated 400 visitors in 2006.

MIGRATION PATTERNS

Between 1990 and 2000 births to Newport residents totaled 424, while deaths totaled 325 resulting in a natural change of (99 persons). The 2000 census records a loss of 19 people between 1990 and 2000. Accordingly, there was a net migration of 118 people from Newport between 1990 and 2000. These population losses are almost entirely the result of people moving out of Newport, rather than through reduced numbers of births to its residents. This trend may be due to the availability of sustainable employment and affordable housing in Newport.

SERVICE CENTER

According to methodology developed by the Maine State Planning Office, Newport is a Regional Service Center, a designation determined by four basic criteria: level of retail sales, jobs-to-workers ratio, amount of federally assisted housing, and volume of service sector jobs. As a Regional Service Center, Newport's businesses, schools, roads and other public facilities serve more than its resident population. Refer to the Economy Chapter, Transportation Chapter and Public Facilities Chapter for more detailed information.

AGE GROUPS

Demographic changes affect income, consumer spending, labor force, demand for education, and demand for other services. Although the number of youths in the United States has increased, Maine's under-18 population is shrinking perhaps because many young people are motivated to move to areas with greater career opportunities. Peak earning years for workers occur between the ages of 45 and 64, making it very important economically for a community to maintain this population segment. In 2000, Newport had a slightly higher percentage of people aged 0 to 5 than did Penobscot County or Maine; Newport had similar percentages with the county and state of people aged 25 to 54.

Age Group Distribution in 2000

Age Group	Newport		Penobscot County		Maine	
	Number	%	Number	%	Number	%
Under 5 years	189	6.3	7,768	5.4	70,726	5.5
5 to 9 years	191	6.3	9,034	6.2	83,022	6.5
10 to 14 years	217	7.2	10,075	7.0	92,252	7.2
15 to 19 years	197	6.5	11,579	8.0	89,485	7.0
20 to 24 years	162	5.4	10,962	7.6	69,656	5.5
25 to 34 years	376	12.5	18,177	12.5	157,617	12.4
35 to 44 years	507	16.8	23,851	16.5	212,980	16.7
45 to 54 years	425	14.1	21,173	14.6	192,596	15.1
55 to 59 years	187	6.2	7,315	5.0	68,490	5.4
60 to 64 years	149	4.9	6,065	4.2	54,697	4.3
65 to 74 years	240	8.0	10,481	7.2	96,196	7.5
75 to 84 years	137	4.5	6,263	4.3	63,890	5.0
85 years +	40	1.3	2,176	1.5	23,316	1.8
Median age (years)	38.5	—	37.2	—	38.6	—

Source: Census SF-1. Percents Rounded.

Newport's resident predicted age distribution is based on recent trends and assumes that up to 3,334 persons will reside year-round in town by 2018. Since

population growth may occur at a different rate than forecast, (it is believed) (by whom?) that the percentages shown for the year 2018 are of more value for planning purposes than the actual numbers of persons predicted for each age group. Over the next decade, the proportion of school-aged children may not rise above the numbers seen in 1990. However, it is likely that working-age individuals will continue to be a large portion of the year-round population. Refer to the Economy Chapter for of this plan for labor force statistics.

Newport Age Distribution Trends

Age Group	1990		2000		2018 Forecast	
	Number	%	Number	%	Number	%
Under 5	236	7.8%	189	6.3%	196	5.9%
5-17	569	18.7%	546	18.1%	462	13.9%
18-24	281	9.3%	221	7.3%	394	11.8%
25-54	1290	42.5%	1308	43.4%	650	19.5%
55-64	275	9.1%	336	11.1%	993	29.8%
65 and older	385	12.7%	417	13.8%	639	19.2%
Total	3036	100%	3017	100%	3334	100%

Sources: Census STF-1 and SF-1, SPO Projections modified. Percents Rounded.

GENDER

Women comprise a slight majority of Newport's population.

Newport

	1990		2000	
	Number	%	Number	%
Male	1,479	48.7%	1,463	48.5
Female	1,557	51.3%	1,554	51.5
Total	3,036	100%	3,017	100%

Sources: Census STF-1 and SF-1. Percents Rounded.

HOUSEHOLDS

The Census Bureau defines a household as all the people who occupy a housing unit as their usual place of residence. The average household size in Newport decreased during the 1990s which indicates it has more households with fewer or no children.

Household Size Comparison

Average Household Size and Growth		1990	2000
Newport	Persons per household	2.53	2.38
	Percent Change	—	-5.9%
Penobscot County	Persons per household	2.57	2.38
	Percent Change	—	-7.4%
State	Persons per household	2.56	2.39
	Percent Change	—	-6.6%

Sources: Census STF-1 and SF-1. Percents Rounded.

The number of households in Newport grew more slowly than in Penobscot County and Maine during the 1990s. Household growth was positive while total population growth was negative. This type of growth indicates the presence of more retiree, single-person and single-parent households.

Household Totals Comparison

Number of Households		1990	2000
Newport	Number	1,200	1,269
	Percent	--	5.8%
Penobscot County	Number	54,063	58,096
	Percent	--	7.5%
State	Number	465,312	518,200
	Percent	--	11.4%

Sources: Census STF-1 and SF-1. Percents Rounded.

From 1990 to 2000, Newport's family households increased by six, but decreased as a proportion of total households. Married couples decreased in number and as a proportion of total households. Non-family households increased in both number and in proportion to total households.

Household Types

Household Types	1990		2000	
	Number	%	Number	%
Total households	1,200	100.0%	1,269	100.0%
Family households (families)	840	70.0%	846	66.7%
- Married-couple families	670	55.8%	645	50.8%
- Female householder, no husband present	124	10.3%	141	11.1%
Non-family households	360	30.0%	423	33.3%
- Householder living alone	286	23.8%	342	27.0%
-Householder 65 years and over	142	11.8%	135	10.6%

Sources: Census STF-1 and SF-1. Percents Rounded.

EDUCATION CHARACTERISTICS

Newport's school enrollment increased only slightly from 1990 to 2000 while Countywide enrollment decreased. Recent enrollment trends documented by MSAD 48 officials indicate the following:

Total School Enrollment (Public and Private Schools and Home Schooled)

Enrolled: aged 3 and older	1990	2000	Change
Newport	702	726	3.4%
Penobscot County	41,743	40,435	-3.1%
State	304,868	321,041	5.3%

Sources: Census STF-3 and SF-4. Percents Rounded.

MSAD 48 educates pupils from Corinna, Hartland, Newport, Palmyra, Plymouth and Saint Albans. MSAD 48 schools located in Newport include:

- o Newport Elementary School (142 Elm Street) educates pupils in grades Pre-Kindergarten through 4. On October 1, 2004, the school served 290 students.
- o Sebecook Valley Middle School (337 Williams Road) educates pupils in grades 5 through 8. On October 1, 2004, the school served 350 students.
- o Nokomis Regional High School (266 Williams Road) educates pupils in grades 9 through 12. On October 1, 2004, the school served 774 students.

MSAD 48 schools located outside of Newport include:

- o Corinna Elementary School
- o Hartland Consolidated School
- o Palmyra Consolidated School
- o St. Albans Consolidated School
- o Somerset Valley Middle School

Public School Enrollment of Newport Residents

School Year	Elementary Grades	Secondary Grades	Total
	Forwarded to	school	
1996-97			
1997-98	374	174	548
1998-99	343	196	539
1999-2000	324	177	501
2000-01	340	182	522
2001-02	342	170	512
2002-03	329	176	505
2003-04	308	184	492
2004-05	322	220	542
2005-06	309	194	503

Source: MSAD 48

Capacity should suffice in all schools.

Many employers consider a high school diploma to be a minimum level of educational achievement. The means to greater earning potential has often been reserved for those with a college education. No other social indicator suggests a higher quality of life and overall wellbeing than does educational attainment.

The 2000 census shows that Maine has slightly more people with at least a high school diploma and slightly fewer with college degrees than the United States as a whole. This may be due to the nature of Maine's economy. People generally attend college to secure better-paying work and, having completed that education, many move to places where the economic opportunities are greatest.

Educational Attainment of Persons 25 years old and over

	High school graduate or higher		Bachelor's degree or higher	
	1990	2000	1990	2000
Newport	72.5%	81.9%	13.5%	14.7%
Penobscot County	79.1%	85.7%	17.7%	20.3%
State of Maine	78.8%	85.4%	18.8%	22.9%

Sources: Census STF-3 and SF-4. Percents Rounded.

SUMMARY

The analysis and consideration of population statistics play a vital role in the decision making process of a community. Newport will consider the applicable indicators when making future planning decisions.

POLICIES AND IMPLEMENTATION STRATEGIES

Understanding and considering population trends based on verifiable information is an invaluable tool when planning for the provision of town services. Therefore, Newport has developed the following policies and strategies:

Policies: Newport will seek a better understanding of the vital population and demographic statistics of the community and the role that they play in the provision of town services.

Strategies: To be Accomplished in 1-2 Years.

Newport will consider demographic information when making planning decisions relating to infrastructure investment, program development, housing initiatives and enrollment forecasting.

STATE GOALS

1. Plan, 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 wellbeing.

INTRODUCTION

As a service center community, Newport's economy plays an important role in the region. It provides many of the services needed to support a community of retail, commercial and residential development.

HISTORICAL DEVELOPMENT PATTERNS

Commercial and residential development has filled most available space in downtown Newport created demand for additional commercial areas on Route 7. Historical development patterns of a retail-based residential community are changing as Newport becomes a leader of larger commercial development due to its location and service center designation Newport's primary future challenge will be to balance economic growth while maintaining its unique community character...

INCOME

The following table shows median household income from 1989 to 1999. Newport's median household income has grown at a faster rate than the rest of Penobscot County, but yet it remains lower than Maine's average. The median household income of Town residents will likely continue to stay below the county and state median household income.

Median Household Income					
Place	1989	1999	1989- 1999 Change	2006 Estimate	Total Change
Newport	\$22,432	\$30,056	34.0%	\$35,546	58.5%
Penobscot County	\$26,631	\$34,274	28.7%	\$40,188	50.9%
Maine	\$27,854	\$37,240	33.7%	\$44,488	59.7%

Sources: Census STF-3 and SF-4, Claritas 2006 Median Income Estimates. Percents Rounded.

The next table shows income distribution for Newport and Penobscot County residents in 1999 (the most recent year for which data are available). On average, county residents earn more than Newport residents, but the town has a greater proportion of households earning between \$50,000 and \$74,999.

Earnings	Newport		Penobscot County	
	Number	%	Number	%
Total Households	1,269	100.0	58,135	100.0
Less than \$10,000	194	15.3	7,260	12.5
\$10,000 to \$14,999	123	9.7	4,947	8.5
\$15,000 to \$24,999	216	17.0	8,949	15.4
\$25,000 to \$34,999	196	15.4	8,448	14.5
\$35,000 to \$49,999	198	15.6	10,502	18.1
\$50,000 to \$74,999	265	20.9	10,376	17.8
\$75,000 to \$99,999	46	3.6	4,261	7.3
\$100,000 to \$149,999	25	2.0	2,346	4.0
\$150,000 to \$199,999	0	0.0	485	0.8
\$200,000 or more	6	0.5	561	1.0
Per capita income	\$15,312	--	\$17,801	--

Source: Census SF-4. Percents Rounded.

The next table shows the sources of income for Newport and Penobscot County residents for 1999 (the most recent year for which data are available)., Almost 75 percent of Newport's households derived their primary source of income from wages, salaries, interest income or rental income, or a combination of these sources. For the county, that figure was higher at almost 78 percent. Wage and salary income includes total earnings received for work performed. While wage and salary employment is a broad measure of economic well-being, the figures do not indicate whether the jobs are of good quality.

(Households often have more than one source of income, as seen here.)	Newport		Penobscot County	
	Number	%	Number	%
Households	1,269	100.0	58,135	100.0
With earnings (wage, salary, interest, rental) income	951	74.9	45,161	77.7
With Social Security income	393	31.0	16,164	27.8
With public assistance income	95	7.5	3,351	5.8
With retirement income	139	11.0	9,454	16.3

Source: Census SF-4. Percents Rounded.

Thirty-one percent of Newport residents collected social security income. This is a slightly larger percentage than the rest of Penobscot County. Social Security income includes Social Security pensions, survivor's benefits and permanent disability insurance payments made by the Social Security Administration, prior to deductions for medical insurance and railroad retirement insurance from the U.S. Government. About 7.5 percent of Newport residents received public assistance. Public assistance income includes payments made by federal or state welfare agencies to low-income persons who are 65 years or older, blind or disabled; receive aid to families with dependent children; or general assistance. Eleven percent of Newport residents received retirement income, which was less than the rest of Penobscot County.

The next table shows poverty status in Newport and Penobscot County from the 2000 Census. The income criteria used by the U.S. Bureau of Census to determine poverty status consist of a set of several thresholds including family size and number of family members who are under-18 years of age. In 1999, the average poverty threshold for a family of four persons was \$17,050 in the contiguous 48 states (U.S. DHHS). More than 9 percent of Newport's families had incomes below the poverty level; that group totaled 382 individuals. Penobscot County had a higher percentage of residents in poverty than Newport.

Below poverty level	Newport		Penobscot County	
	Number	%	Number	%
Individuals	382	12.7	18,956	13.7
Persons 18 years and over	289		13,816	
Persons 65 years and over	58		1,996	
Families	77	9.1	3,712	9.7
With related children under 18 years	44		2,682	
With related children under 5 years	10		1,222	

Source: Census SF-4. Percents Rounded.

In 2003, the poverty rate for Penobscot County was 12.5 percent and for Maine it was 10.7 percent. Town level data for 2003 or later is not yet available.

LABOR FORCE

The labor force is defined as all persons who either are employed or are receiving unemployment compensation. The following table below shows the distribution of Newport and Penobscot County residents aged 16 and older who were in the labor force in 2000. Newport had a lower percentage of residents in the labor force than did Penobscot County.

Labor Force Persons 16 years and	Newport		Penobscot County	
	Number	%	Number	%

	2,361	100.0	116,139	100.0
In labor force	1,430	60.6	74,297	64.0
Civilian labor force	1,417	60.0	74,022	63.7
-Employed	1,291	54.7	69,846	60.1
-Unemployed	126	5.3	4,176	3.6
Armed Forces	13	0.6	275	0.2
Not in labor force	931	39.4	41,842	36.0

Source: Census SF-4. Percents Rounded.

According to the Census, in 2000, 5.3 percent of Newport residents were unemployed and considered to be seeking work, while countywide 3.6 percent were unemployed. More than 39 percent of Newport residents 16 years and older were not in the labor force, which is higher than the county figure.

The next table presents more recent employment figures from the Maine Department of Labor. Newport's labor force grew by 118 persons from 2000 to 2006. Total employment increased by 89 jobs during that period. Unemployed persons increased by 29 to a total of 97 in 2006. Newport's unemployment rate was 6.4 percent; or the county, that figure was 4.9 percent. For the Bangor Metro Area, unemployment in 2006 was 4.5 percent.

**Annual (Not Seasonally Adjusted) Labor Force
Employment and Unemployment data for Newport**

Year	Civilian Labor Force	Employed	Unemployed	Unemployment Rate (%)
2000	1,401	1,333	68	4.9
2001	1,414	1,342	72	5.1
2002	1,452	1,353	99	6.8
2003	1,459	1,365	94	6.4
2004	1,467	1,366	101	6.9
2005	1,487	1,393	94	6.3
2006	1,519	1,422	97	6.4
Change	+118	+89	+29	--

Source: Maine Department of Labor, Labor Market Information Services. Note: 2000 figures differ from the Census due to seasonal adjustment of Census data.

In 2005, the Maine Department of Labor estimated there were 141 businesses in Newport employing a total of 1,633 persons on average and paying a weekly average wage of \$499. The largest sector by far was the Service-Providing Domain. Sectors are listed in the next table.

2005 Employment and Wages Sector data for Newport

Industry	Average Establishments	Average Employment	Average Weekly Wage

Industry	Average Establishments	Average Employment	Average Weekly Wage
Total, all industries	141	1,633	\$449
Goods-Producing Domain	27	323	\$574
Natural Resources, Mining	4	19	\$354
Construction	19	94	\$530
Manufacturing	4	209	\$614
Service-Providing Domain	114	1,311	\$418
Trade, Transportation, Utilities	38	460	\$436
Information	*	*	*
Financial Activities	13	60	\$491
Professional, Business Services	16	61	\$617
Education, Health Services	13	362	\$525
Leisure, Hospitality	17	280	\$187
Other Services	7	36	\$424
Public Administration	*	*	*

Source: Maine Department of Labor, Labor Market Information Services, Note: * Asterisks indicate non-disclosable data

The top four employment sectors as defined by the 2000 Census for Newport residents were:

1. Educational, health and social services
2. Manufacturing
3. Retail trade
4. Other Services (excludes public administration)

For Penobscot County the top four sectors were:

5. Educational, health and social services
6. Retail Trade
7. Manufacturing
8. Arts, entertainment, recreation, accommodation and food services

Newport has a slightly lower proportion of residents with generally well paying jobs in the finance, insurance and realty markets, than does the county, but a higher percentage of people working in the manufacturing sector.

Employment Characteristics in 2000

Sector by Industry	Newport		Penobscot County	
	Number	%	Number	%
Employed civilians 16 years and over	1,291	100.0	69,846	100.0
Agriculture, forestry, and fisheries, mining	14	1.1	1,607	2.3
Construction	69	5.3	4,037	5.8

Sector by Industry	Newport		Penobscot County	
	Number	%	Number	%
Manufacturing	240	18.6	8,308	11.9
Wholesale trade	73	5.7	2,658	3.8
Retail trade	200	15.5	9,745	14.0
Transportation, warehousing, utilities info	42	3.3	3,899	5.6
Information	28	2.2	1,662	2.4
Finance, insurance, and real estate	48	3.7	2,859	4.1
Professional, scientific, management, administrative, and waste management services	84	6.5	3,908	5.6
Education, health and social services	246	19.1	19,968	28.6
Arts, entertainment, recreation, accommodation and food services	50	3.9	4,785	6.9
Other services (except public administration)	131	10.1	3,445	4.9
Public administration	66	5.1	2,965	4.2
Class of Worker				
Private wage and salary workers	1,030	79.8	53,065	76.0
Government workers	176	13.6	11,600	16.6
Self-employed workers	85	6.6	5,010	7.2
Unpaid family workers	0	0	171	0.2

Source: Census SF-4. Percents Rounded.

Manufacturing jobs have historically provided a base for residents, but as seen nationwide, the manufacturing sector has stagnated or declined during the past three decades. In 2000, 240 Newport residents were employed in manufacturing; while in 1990 such jobs employed 295 town residents. Retail trade employed 102 fewer Newport residents in 2000 than it did in 1990. Note: The Census Bureau used somewhat different sector categories in its 1990 and 2000 surveys.

Employment Characteristics in 1990

Sector by Industry	Newport		Penobscot County	
	Number	%	Number	%
Employed persons 16 years and over	1,297	100.0	67,389	100.0
Agriculture, forestry, and fisheries	56	4.3	1,256	1.9
Mining	0	0.0	58	0.1
Construction	155	12.0	4,324	6.4
Manufacturing, nondurable goods	195	15.0	7,839	11.6
Manufacturing, durable goods	100	7.7	3,697	5.5
Transportation	28	2.2	2,825	4.2
Communications & other public utilities	7	0.5	1,580	2.3
Wholesale trade	67	5.2	2,789	4.1
Retail trade	302	23.3	13,121	19.5

Sector by Industry	Newport		Penobscot County	
	Number	%	Number	%
Finance, insurance, and real estate	54	4.2	2,739	4.1
Business and repair services	38	2.9	2,198	3.3
Personal services	12	0.9	2,151	3.2
Entertainment and recreation services	5	0.4	698	1.0
Health services	82	6.3	6,684	9.9
Educational services	93	7.2	8,685	12.9
Other professional and related services	49	3.8	3,952	5.9
Public administration	54	4.2	2,793	4.1
Class of Worker				
Private wage and salary workers	1,023	78.9	50,151	74.4
Government workers	134	10.3	12,055	17.9
Self-employed workers	128	9.9	4,902	7.3
Unpaid family workers	12	0.9	281	0.4

Source: Census STF-3. Percents Rounded.

EMPLOYERS

The next table lists Newport businesses, organizations and public entities that employ more than five persons. This list may not be complete, but it does provide a good indication of the range of current employment opportunities in Newport. Over the past five years, Newport has seen the major employment changes, including the closing of manufacturing facilities, Walmart's impact on the region, Ames closing, and the growth of service-based businesses such as restaurants, and the larger growth of industrial development.

Newport Employers with more 5 or more employees each

Company Name	Number of Employees	Sales Volume in thousands (\$000)	Primary SI Code
A W Woodruff Trucking	5 to 9	\$500 to 999	421201
Acheron Engineering SVC	20 to 49	\$2,500 to 4,999	871110
Adult Education	20 to 49	\$1,000 to 2,499	829929
Angler's Restaurant	10 to 19	\$1 to 499	581208
Aubuchon Hardware	5 to 9	\$1,000 to 2,499	525104
Banctec	5 to 9	\$500 to 999	737103
Bank of America	10 to 19		602101
Bear's One Stop	20 to 49	\$2,500 to 4,999	541105
Bud's Shop 'N Save	100 to 249	\$20,000 to 49,999	541105
Budget Truck Rental/Muffler King	5 to 9	\$1,000 to 2,499	751303
Carquest Auto Parts	5 to 9	\$1,000 to 2,499	553111
Century Cable Construction	20 to 49	\$10,000 to 19,999	484101
Cervezas Southwest Grill	10 to 19	\$1 to 499	581208
Chinaway Restaurant	10 to 19	\$500 to 999	581208
Community Pharmacy	10 to 19	\$1,000 to 2,499	591205
Curves	5 to 9	\$1 to 499	799101
Debbie Elliott Salon & SPA	5 to 9	\$1 to 499	723106
E P Littlefield Welding	1 to 4	\$1 to 499	753301
East Newport Grocery	5 to 9	\$1,000 to 2,499	541105
			506308
Family First Mortgage	5 to 9	\$1,000 to 2,499	614101
Fire Dept	20 to 49		922404
Foxy Hair Design	5 to 9	\$1 to 499	723106
Front Porch Rstrnt BBQ & Grill	10 to 19	\$1 to 499	581208
Gilman Electrical Supply Co	20 to 49	\$20,000 to 49,999	506330
Interface Fabrics	50 to 99	\$10,000 to 19,999	225398
Hartley's	20 to 49	\$20,000 to 49,999	551102
Hawaiian Paradise	20 to 49	\$500 to 999	581208
Homestead Enterprises	100 to 249		541105
Humphrey & Assoc Realty LLC	5 to 9	\$1,000 to 2,499	653118
			506330
Irwin Tardy & Morris	5 to 9	\$500 to 999	811103
			421304
Kelly-Smith Printing	5 to 9	\$1,000 to 2,499	275202
Key Bank	5 to 9		602101
Living Innovations	20 to 49		832206
Localnet	5 to 9	\$500 to 999	737415
DC's Bar Grill	5 to 9	\$1 to 499	581208
Lyle Peirce Inc	10 to 19	\$1,000 to 2,499	421201
Maine Choice Realty	20 to 49	\$2,500 to 4,999	653118
Merrill Merchants Bank	5 to 9		602101

Company Name	Number of Employees	Sales Volume in thousands (\$000)	Primary SI Code
Motor Supply Co	5 to 9	\$500 to 999	553111
Muffler King	5 to 9	\$500 to 999	753801
Newport Family Practice	20 to 49	\$2,500 to 4,999	801101
Newport Glass	5 to 9	\$1,000 to 2,499	523110
Newport Industrial Fabrication	20 to 49	\$5,000 to 9,999	349903
Newport Mobil	10 to 19	\$2,500 to 4,999	554101
Newport Police Dept	10 to 19		922104
Newport Sanitary District	1 to 4		871159
Newport School	20 to 49		821103
Newport Town Public Works	5 to 9		161104
Newport Water Treatment Plant	1 to 4		963104
Nokomis Regional High	100 to 249		821103
Northeast Occupational Exch	20 to 49	\$1,000 to 2,499	806301
Pando Restaurant	10 to 19	\$1 to 499	581208
Paris Farmers Union	5 to 9	\$1,000 to 2,499	525104
PHD Consulting	5 to 9	\$1,000 to 2,499	573401
Prudential Northeast Property	20 to 49	\$2,500 to 4,999	653118
Rolling Thunder Express	10 to 19	\$1,000 to 2,499	271101
Sargent's Trucking	1 to 4	\$1,000 to 2,499	421303
Sawyer's Dairy Bar	10 to 19	\$1 to 499	581203
School Administrative Dist 48	10 to 19		821103
Sears Roebuck & Co	10 to 19	\$1,000 to 2,499	531102
Seabasticook Valley Federal CU	5 to 9	\$1,000 to 2,499	606101
Seabasticook Valley Middle Schl	20 to 49		821103 864108
Subway Sandwiches & Salads	10 to 19	\$1 to 499	581208
T & W Garage Inc	5 to 9	\$500 to 999	754901
T W Clark LTD	5 to 9	\$1,000 to 2,499	753812
			602101
TD Banknorth	5 to 9		602101
Technology Solutions Inc	5 to 9	\$500 to 999	737801
Tel-Power Inc	10 to 19	\$2,500 to 4,999	162305
Thomas Thyng Paving Contrs	10 to 19	\$2,500 to 4,999	161101
Tim Hortons	10 to 19	\$1 to 499	581228
Town Office	5 to 9		912104
Trundy & Co Real Estate	10 to 19	\$1,000 to 2,499	653118
US Post Office	5 to 9		431101
Varney's Newport Ford	20 to 49	\$10,000 to 19,999	551102
Vic Firth Inc	50 to 99	\$10,000 to 19,999	249998
Wiers Title & Closing Svc	5 to 9	\$500 to 999	653118

Source: 2006 InfoUSA

The largest regional employers in Penobscot County are listed in the next table most are located in Bangor.

Penobscot County: Major Employers with over 500 employees each

Business Name	Location	Sector
Acadia Hospital	Bangor	Medical
Air National Guard	Bangor	Military
Bangor Savings Bank	Bangor	Financial
Community Health and Counseling	Bangor	Medical
Dead River Co	Bangor	Fuel
Eastern Maine Healthcare Systems	Brewer	Medical
Eastern Maine Medical Center	Bangor	Medical
GE Power Generation	Bangor	Energy
Katahdin Paper Co LLC	East Millinocket	Paper
Microdyne Outsourcing	Orono	Call Center
Penobscot Shoe Co	Old Town	Clothing
Regional Breast Care Center	Bangor	Medical
Sargent Corp	Hampden	Excavation
University of Maine	Orono	Education
Webber Energy Fuels	Bangor	Fuel

Source: Reference USA

PINE TREE ZONE

The following Newport properties are in the PenQuis Pine Tree Development Zone: Newport Industrial Center; Newport Progress Park; 32 Stetson Road (Map 2 Lot 60) 29.70 acres; 607 Elm Street (Map 2 Lot 31) 29 acres; Elm Street (Map 2 Lot 18D) 55 acres; Elm Street (Map 2 Lot 14) 7 acres; Elm Street (Map 2 Lot 14-2) 8 acres.

Depending on the level of new qualified business activity conducted in a Pine Tree Development Zones which begins with the statutory requirement of hiring a minimum of one new qualified employee, the tax burden of qualified businesses may be reduced through the following exemptions, reimbursements, and credits:

- **Corporate Income Tax Credit** (Years 1-5: 100 percent; Years 6-10: 50 percent): The tax credit benefit derives from net new PTDZ payroll and property as a percentage of all Maine payroll and property;
- **Insurance Premiums Tax Credit** (Years 1-5: 100 percent; Years 6-10: 50 percent): The tax credit benefit derives from net new PTDZ payroll and property as a percentage of all Maine payroll and property;
- **Income Tax Reimbursement** (Years 1-10: 80 percent): the tax reimbursement benefit derives from income taxes withheld for net new jobs created, i.e. those qualified employees hired above the previous employment baseline that existed in Maine prior to the expansion may be eligible for Employment Tax Increment Financing;
- **Sales and Use Tax** (Years 1-10: 100 percent Personal Property Exemption,): The tax exemption benefit, effective the later of July 1, 2005 or date of certification, derives

from the qualified business paying no tax on all new tangible personal property purchases for its qualified business activity;

- **Sales and Use Tax** (Years 1-10: 100 percent Real Property Reimbursement,): The tax reimbursement benefit, effective the later of July 1, 2005 or date of certification, derives from paying no tax on all new tangible property purchases that are to be physically incorporated in, and become a permanent part of, real property of a qualified business and used in its qualified business activity;
- **Property Tax Reimbursement** (up to 100 percent and 30 years): The tax reimbursement benefit derives from local incremental taxes on new real and personal property investments that may be returned to a business as Municipal Tax Increment Financing if approved by the host municipality; and
- Access to reduced **electricity rates** as requested by Central Maine Power, Bangor Hydro Company and Maine Public Service and approved by the Public Utilities Commission

COMMUTING

In 2000, more than 27 percent of Newport residents who worked did so in town. Almost 43 percent worked outside Newport, but still in Penobscot County, many in Bangor. Thirty percent worked outside Penobscot County. In 2000, the Census recorded 1,285 Newport residents who commuted. The next table shows the top 10 municipalities to which Newport residents commuted.

Top 10 Places Newport Residents Worked in 2000

Workplace	Persons
Newport	350
Bangor	273
Pittsfield	155
Dexter	47
Skowhegan	44
Corinna	31
Plymouth	28
Hampden	26
Hermon	26
Brewer	23

Source: Census

The 2000 census recorded 1,517 persons who commuted to work in Newport. The next table shows the top 10 municipalities in which those persons resided.

**Top 10 Places of Residence
of those who worked in Newport in 2000**

Residence	Count
Newport	350
Palmyra	141
Corinna	113
Dexter	95
St. Albans	92
Plymouth	82
Pittsfield	81
Bangor	44
Hartland	44
Etna	38

Source: Census

TAXABLE SALES

Maine Revenue Services provides information on taxable sales. The next two tables show total taxable sales for Newport and Penobscot County. All figures are in real dollars and are not adjusted for inflation. From 2002 to 2006, total taxable sales in Newport increased by about 17 percent. The Auto Transportation sector accounted for 21.6% of total taxable sales in 2006; however this sector declined 14.9 percent during this five year period. The Business Operating sector had the greatest increase of over the period, about 70.6 percent. Categories are defined after the tables.

Newport's Total Taxable Sales (in thousands of dollars)

Year	Business operating	Bldg. Supply	Food store	General mdse.	Other retail	Auto transport	Restaurant & lodging	Total
2002	9,108.3	11,659.9	8,975.4	2,829.2	3,356.1	18,509.4	8,018.1	62,456.4
2003	10,155.9	11,120.0	9,059.9	3,053.2	3,849.6	17,320.7	9,001.4	63,560.7
2004	16,009.1	14,394.7	9,095.5	3,022.1	3,766.9	17,238.4	9,453.9	72,980.6
2005	15,284.2	14,363.6	9,213.9	2,630.8	3,865.2	17,533.3	9,237.7	72,128.7
2006	15,535.2	14,895.8	9,635.0	2,810.8	4,011.6	15,760.2	10,420.9	73,069.5

Source: Maine Revenue Services

In Penobscot County from 2002 to 2006, total taxable sales increased by about 17.8 percent. As in Newport, the Business Operating sector accounted for the largest increase (about 30.1 percent) in taxable sales during this period. From 2002 to 2006, Auto Transportation constituted the most taxable sales generated of any sector (about 27.2 percent of total sales in 2006), followed by General Merchandise (about 21.4 percent of total sales in 2006). Categories are defined following the next table.

Penobscot County's Total Taxable Sales (in thousands of dollars)

Year	Quarter	Business operating	Bldg. Supply	Food store	General mdse.	Other retail	Auto transport	Restaurant & lodging	Total
2002	1	37,879.2	36,043.9	32,523.5	78,175.7	28,196.0	119,667.4	46,878.6	379,364.3
	2	45,454.6	57,134.8	35,057.4	87,822.5	36,600.4	140,776.9	52,417.1	455,263.7
	3	45,548.0	62,082.8	37,623.5	95,942.0	34,109.8	141,556.3	63,544.5	480,406.9
	4	47,531.6	60,620.3	35,344.5	117,260.9	48,629.4	123,520.9	51,400.7	484,308.3
	YR	176,413.4	215,881.8	140,548.9	379,201.1	147,535.6	525,521.5	214,240.9	1,799,343.2
2003	1	43,714.8	36,811.4	33,218.2	73,926.2	31,065.3	119,229.4	46,780.3	384,745.6
	2	46,169.8	61,441.8	36,035.4	88,698.9	39,522.3	154,608.2	53,158.4	479,634.8
	3	49,050.0	68,416.6	37,716.8	99,640.5	37,620.2	155,489.3	65,496.8	513,430.2
	4	51,181.5	66,230.6	37,064.8	128,170.1	52,399.2	140,767.3	53,250.1	529,063.6
	YR	190,116.1	232,900.4	144,035.2	390,435.7	160,607.0	570,094.2	218,685.6	1,906,874.2
2004	1	43,916.2	42,898.1	32,903.8	83,223.6	33,014.9	130,362.8	50,301.9	416,621.3
	2	52,147.6	69,295.1	36,385.1	97,866.7	38,720.2	156,186.2	55,786.0	506,386.9
	3	52,810.3	78,865.1	38,489.5	105,257.9	39,018.1	156,312.8	68,343.1	539,096.8
	4	58,244.2	72,972.8	37,422.6	135,505.1	55,072.4	132,006.8	55,992.8	547,216.7
	YR	207,118.3	264,031.1	145,201.0	421,853.3	165,825.6	574,868.6	230,423.8	2,009,321.7
2005	1	47,984.7	43,934.8	34,309.1	86,816.4	35,258.6	131,805.3	52,068.2	432,177.1
	2	53,367.5	71,048.8	37,774.5	102,785.9	42,965.3	158,247.1	58,792.7	524,981.8
	3	56,349.1	81,828.3	40,886.2	105,750.2	42,129.2	157,421.5	70,714.2	555,078.7
	4	61,581.9	75,822.9	40,182.6	143,970.2	60,578.0	128,917.9	59,172.3	570,225.8
	YR	219,283.2	272,634.8	153,152.4	439,322.7	180,931.1	576,391.8	240,747.4	2,082,463.4
2006	1	56,663.9	49,432.6	37,101.7	92,913.9	38,763.3	132,303.3	55,264.9	462,443.6
	2	56,589.7	73,412.3	40,386.9	104,453.1	45,699.3	153,385.1	59,971.9	533,898.3
	3	54,869.9	81,573.1	43,186.3	110,598.3	38,799.4	155,587.8	72,593.1	557,207.9
	4	61,346.7	69,057.2	41,016.4	145,208.6	52,231.6	134,943.8	61,416.5	565,220.8
	YR	229,470.2	273,475.2	161,691.3	453,173.9	175,493.6	576,220.0	249,246.4	2,118,770.6

Business Operating: Purchases for which businesses pay Use Tax, i.e., for items that are used by the business in its operation (like shelving and machinery) and not re-sold to consumers.

Building Supply: Durable equipment sales, contractors' sales, hardware stores and lumberyards.

Food Stores: All food stores from large supermarkets to small corner food stores. The values here are snacks and non-food items only, since most food intended for home consumption is not taxed.

- General Merchandise:** This group includes stores selling products generally carried in large department stores such as clothing, furniture, shoes, electronics, household durable goods, home furnishing, etc.
- Other Retail:** This group includes a wide selection of taxable sales not covered elsewhere such as dry good, drug, photo supply, jewelry and sporting good stores, antique dealers, morticians, bookstores, gift shops, etc.
- Auto Transportation:** This group includes all transportation related retail businesses, including auto dealers, auto parts, aircraft dealers, motorboat dealers, automobile rental, etc.
- Restaurant/Lodging:** All stores selling prepared food for immediate consumption. The Lodging group includes only rental tax.

POLICIES AND IMPLEMENTATION STRATEGIES

In order to promote an economic climate that increases job opportunities and overall economic well being, the Newport has developed the following policies and implementation strategies:

Policies: Newport will coordinate with regional development corporations and surrounding towns to support the type of economic development activity the community desires.

Newport will seek to attract, enhance and support existing and future economic development, while minimizing the negative impacts of non-compatible uses.

Newport will make the necessary financial commitments to support desired economic development, including needed public improvements.

Newport will also:

Cooperate with Moosehead Trail Committee;

Explore tourism as an economic development initiative;

and maximize the feasibility of infrastructure investment.

Strategies: Ongoing

On a regional level, Newport will work with the Sebecook Valley Chamber of Commerce and surrounding communities on economic development to promote regional marketing. A plan to combine all economic development efforts in the region

will be considered. Such a plan would include sharing tax revenues regardless of in which community the entity locates. The host community would receive the largest percentage of the revenue with the remainder being split between the other participating communities. Representatives from Newport will continue to work with neighboring communities for cooperative approaches to transportation, solid waste, land use planning and other pertinent issues as they may arise.

Newport will seek funds from government and private sources to provide support for roads, parks, public transportation, recreational opportunities or other activities that materially aid the town's economy. These funds include, but are not limited to, Community Development Block and US/MaineDOT Enhancement Funds. Town expenditures required to participate in such programs will be presented to the voters for approval.

Under the leadership of the town manager and with input from all relevant entities, Newport will analyze investing in its infrastructure.

Strategies: To be Accomplished 1-2 Years.

Newport will draft or amend land use ordinances as necessary to accommodate changes anticipated in this plan. These provisions will reduce the likelihood of poorly planned development, resistance to new projects, and incompatible uses. Home occupation performance standards will be included in the land use ordinance to ensure compatibility with residential neighborhoods and adjacent properties. . Newport will also identify appropriate areas for commercial development.

Strategies: To be Accomplished 2-5 years.

Explore cooperative efforts in the preservation and recognition of the Moosehead Trail by initiating meeting with local groups.

The (Economic Development Committee, in cooperation with the Recreation Committee, will inventory attractions and opportunities to determine the feasibility of the development of a tourism initiative.

STATE GOAL

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

INTRODUCTION

Shelter is a primary need for every community's residents. Housing represents the major investment of most individuals and with rising property values and assessments, affordable housing has become a concern for Newport's residents. Recent development has accelerated the need for more senior housing.

HOUSING UNITS

In 2000, Newport had 1,574 housing units. During the 1990s, the Town recorded a 5.2 percent increase in its housing stock, compared to 8.9 percent for Penobscot County and 11 percent statewide.

Total Housing Units

Place	1980	1990	2000	Annual Average Change 1980-2000	Total Change
Newport	1,334	1,496	1,574	0.9%	18.0%
Penobscot County	53,415	61,359	66,847	1.3%	25.1%
Maine	501,093	587,045	651,901	1.5%	30.1%

Source: Census STF-1 and SF-1. Percentages Rounded

The Maine State Housing Authority estimates that from 2001 to 2005, Newport had a net increase of an additional 105 housing units. This is a significant increase in comparison with the growth seen between 1990 and 2000. When added to the 2000 census figures, Newport had an estimated total of 1,679 housing units in 2005.

By 2018 housing units in Newport may total 1,905, an increase of 226 units above the estimated number for 2005. This forecast is based on declining household size (persons per household), the State Planning Office population projection of 3,334 persons for the year 2018 in Newport, and the housing growth seen over the past 25-year period, which averaged 1.03 percent growth per year (non-compounded). Changes in land use, local regulations and the economy will determine the actual increase in the number of housing units in Newport over the next ten years.

HOUSING TYPES

The next table lists Newport's housing units by type of structure... In 2000; one-unit structures (attached and detached) represented 62.9 percent of the town's housing stock, an increase of 55 units from 1990. Between 1990 and 2000, multi-unit structures increased to 17 percent of the housing stock. During the same period, manufactured housing, which includes mobile homes and trailers, increased to 19.3 percent. Note: The next table combines mobile homes and trailers with other housing like RVs and boats for comparison with earlier data. Newport has a higher proportion of mobile homes and trailers relative to its entire housing stock than Penobscot County.

Housing Units in Structure

Housing Types	Newport				Penobscot County			
	1990		2000		1990		2000	
	Number	%	Number	%	Number	%	Number	%
Total housing stock	1,496	100.0%	1,574	100.0	61,359	100.0%	66,847	100.0%
1-unit, detached	919	61.4%	971	61.7	35,817	58.4%	41,000	61.3%
1-unit, attached	16	1.1%	19	1.2	936	1.5%	1,260	1.9%
2 to 4 units	216	14.4%	172	10.9	9,351	15.2%	9,384	14.0%
5 to 9 units	49	3.3%	58	3.7	3,211	5.2%	3,230	4.8%
10 or more units	37	2.5%	38	2.4	2,293	3.7%	2,576	3.9%
Mobile home, trailer, boat, RV, other	259	17.3%	316	20.1	9,751	15.9%	9,397	14.1%

Sources: For 1990 Census STF-1. For 2000 Census QT-H4 SF-3 data (Both Occupied and Vacant Units). Percentages Rounded

Newport Housing: Rooms per Housing Unit in 2000

ROOMS	Number	%
1 room	14	0.9
2 rooms	39	2.5
3 rooms	153	9.7
4 rooms	378	24
5 rooms	379	24.1
6 rooms	281	17.9
7 rooms	152	9.7
8 rooms	76	4.8
9 or more rooms	102	6.5
Median (rooms)	5	--

Source: Census SF-3. Percentages Rounded.

OCCUPANCY AND TENURE

During the 1990s, the proportion of owner-occupied housing in Newport increased to more than 58 percent in 2000. Renter occupied housing decreased nominally during the same period, comprising almost 23 percent in. The proportions of owner-occupied housing units in Penobscot County decreased somewhat, but still surpass Newport's level. Renter housing levels are higher countywide than in Newport.

Housing Units	Newport				Penobscot County			
	1990		2000		1990		2000	
	Number	%	Number	%	Number	%	Number	%
Total	1,496	100.0	1,574	100.0	61,359	100.0	66,847	100.0
Occupied	1,200	80.2	1,269	80.6	54,063	88.1	58,096	86.9
- Owner-occupied	843	56.4	914	58.1	37,679	61.4	40,554	60.7
- Renter-occupied	357	23.9	355	22.6	16,384	26.7	17,542	26.2
Vacant	296	19.8	305	19.4	7,296	11.9	8,751	13.1
- For Seasonal Use	205	13.7	205	13.0	4,038	6.6	4,962	7.4

Source: Census STF-1 and SF-1. Note: All percents calculated from total housing units. Percentages Rounded.

The 2000 census found that more than 19 percent of Newport's total housing units were classified as vacant, although most of these vacant units were for seasonal or recreational use. In the same year, more than 13 percent of units in Penobscot County were vacant, many also for seasonal or recreational use. Newport's homeowner vacancy rate was 2.2 percent in 2000, while the rental vacancy rate was 8.5 percent. The data suggest a limited supply of existing housing for purchase, but a good number of units available for rent. In the same year, the Penobscot County homeowner vacancy rate was 2.3 percent and the rental vacancy rate was 6.2 percent. Current trends suggest that the opposite may be true in that there appears to be a shortage of rents available yet an abundance of homes for sale as well as multi-units, expansion of mobile home park and affordable housing opportunities.

HOUSING AGE

Newport's housing stock is somewhat younger than the state and county averages. Larger service centers like Bangor have a greater number and percentage of older housing than seen at the county and state levels.

Year Structure Built

Years	Newport		Penobscot County		Maine
	Number	%	Number	%	%
1990 to March 2000	252	16.0	9,196	13.7	14.6
1980 to 1989	179	11.4	9,955	14.9	16.0
1970 to 1979	338	21.5	11,412	17.1	15.9
1940 to 1969	363	23.1	17,371	25.9	24.4
1939 or earlier	442	28.1	18,913	28.3	29.1
Total housing stock	1,574	100.0	66,847	100.0	100.0
Median Year	1969	-	1966	-	1966

Source: Census Table QT-H4-SF3 (Both Occupied and Vacant Units). Percentages Rounded

HOUSING BUILDING PERMITS

The U.S. Department of Housing and Urban Development records indicate that of the housing building permits issued in Newport from 2000 through 2006, all 128 were for single-family structures. During that period, Penobscot County (including Newport) had 4,576 housing unit building permits, with 748 of those for multi-family structures.

Housing Unit Building Permits

Newport	2000	2001	2002	2003	2004	2005	2006
Units in Single-Family Structures	12	12	11	28	33	19	13
Units in All Multi-Family Structures	0	0	0	0	0	0	0
Total Units	12	12	11	28	33	19	13

Source: U.S. Department of Housing and Urban Development

HOUSING CONSTRUCTION

Over the past five years, Newport has approved six subdivisions, creating 50 house lots, of which 39 remain vacant. Mobile homes constitute 45 percent of total housing built over the past five years.

New Homes in Newport

New Homes	2002	2003	2004	2005	2006	Totals
Single-Family	12	28	33	19	16	108
Multi-Family Units						0
Mobile Homes	22	19	14	11	22	88
Total New Homes	34	47	47	30	38	196

Source: Town

HOUSING VALUES

The next table shows the Maine State Housing Authority's estimates of recent housing based on figures from the Maine Real Estate Multiple Listing Service. These figures do not include sales that were not listed with MLS, which often include lower-priced homes sold directly by the owner. Local realtors estimate that in 2007

Newport home prices range from \$125,000 to \$175,000 with average homes costing \$150,000.

Newport Median Home Sale Prices

Home Type	2002	2003	2004	2005	2006
Single Family	\$79,500	\$75,500	\$92,000	\$131,400	\$122,000
Mobile Home	--	\$38,000	\$45,500	--	\$90,000
Total	\$79,500	\$55,000	\$87,550	\$129,000	\$114,950

Source: MSHA, Note: Multi-units not shown in the table, but included in the total calculation.

In 1999, the Census Bureau surveyed 564 housing units in Newport. The next table. Shows the estimated values of those homes.

Newport Specified owner-occupied units

VALUE in 1999	Number	%
	564	100.0
Less than \$50,000	70	12.4
\$50,000 to \$99,999	387	68.6
\$100,000 to \$149,999	65	11.5
\$150,000 to \$199,999	25	4.4
\$200,000 to \$299,999	11	2.0
\$300,000 to \$499,999	6	1.1
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	\$77,800	--

Source: Census SF-3. Percentages Rounded

HOUSING CHARACTERISTICS

The following table summarizes basic housing characteristics recorded by the 2000 census. Most occupied homes in Newport were heated with fuel oil or kerosene.

Surveyed Newport Occupied Housing Characteristics in 2000

House Heating Fuel, Plumbing, Kitchen and Telephone Service	Number	%
Utility gas (none)	11	0.9
Bottled, tank, or LP gas	52	4.1
Electricity	65	5.1
Fuel oil, kerosene, etc.	1,047	82.5
Coal or coke	0	0
Wood	94	7.4
Solar energy	0	0
Other fuel	0	0
No fuel used	0	0
Lacking complete plumbing facilities	6	0.5