

Lake. A pond and alder stream inlet was searched in 1990, but the plant was not found. The original description "quiet roadside pool" does not match the 1990 description "highly eutrophic lake with no floating-leaved aquatics..." The record is considered "possibly extirpated." Rarity of *Potamogeton vaseyi*: (S1) critically imperiled in Maine because of extreme rarity or vulnerability to extirpation.

LEGAL PROTECTIONS

There are a variety of laws and legal incentives that protect the natural resources of Newport. There are also local and regional groups which seek to protect these resources through scientific data gathering, education and the use of conservation easements.

The federal and state laws that help to protect the natural resources of Newport include:

- The Maine Natural Resources Protection Act which regulates activities in, on, over or adjacent to natural resources such as lakes, wetlands, streams, rivers, fragile mountain areas and sand dune systems. Standards focus on the possible impacts to the resources and to existing uses.
- The Maine Storm Water Management Act regulates activities creating impervious or disturbed areas (of size and location) because of their potential impacts to water quality. In effect, this law extends storm water standards to smaller-than Site Law-sized projects. It requires quantity standards for storm water to be met in some areas and both quantity and quality standards to be met in others.
- The Maine Site Location of Development Law regulates developments that may have a substantial impact on the environment such as large subdivisions or structures, developments of 20 acres or more and metallic mineral mining operations. Standards address a range of environmental impacts.
- The Maine Plumbing Code rules pertain to materials, fixtures, vent and waste piping, potable water supply piping and approved subsurface wastewater disposal systems necessary to protect the public health, safety and welfare of the citizens of Maine.
- The Maine Minimum Lot Size Law regulates subsurface waste disposal through requirements for minimum lot size and minimum frontage on a water body. The minimum lot size requirement for a single-family residence is 20,000 square feet (with exceptions); the minimum shoreland frontage requirement is 150 feet. The requirements for multi-family and other uses are based on the amount of sewage generated.
- The Maine Subdivision Review Criteria regulates the approval of subdivisions by requiring that potential environmental threats be satisfactorily addressed in the subdivision proposal including the prevention of undue air or water pollution, the provision of sufficient

water supply, the prevention of unreasonable soil erosion, not adversely affecting groundwater quality or quantity, among other requirements, as well as discouraging liquidation harvesting and clearcuts.

As required by the State Mandatory Shoreland Zoning Act, Newport has adopted minimum shoreland standards in the Newport Shoreland Zoning Ordinance. Surface waters in Newport are also protected through the Newport Subdivision Ordinance, which is based on the Maine Subdivision Review Criteria.

Tax Incentive Programs

A variety of programs exist to provide financial incentives for landowners to keep land undeveloped and managed for long-term productivity. They include the following:

The Farm and Open Space Tax Law (Title 36, M.R.S.A., Section 1101, et seq.) encourages landowners to conserve farmland and open space by taxing the land at a rate based on its current use, rather than potential fair market value. In 2007, Newport had 1844 acres (15 parcels) in the farmland program. The Open Space portion of this program has no minimum lot size requirements and the tract must be preserved or restricted in use to provide a public benefit by conserving scenic resources, enhancing public recreation opportunities, promoting game management or preserving wildlife habitat. In 2007, Newport had 185.50 acres enrolled (six parcels) in this program.

The Tree Growth Tax Law (Title 36, M.R.S.A., Section 571, et seq.) provides for the valuation of land classified as forestland on the basis of productivity, rather than fair market value. In 2007, Newport had 3308.13 acres enrolled (44 parcels) in this program.

These programs enable farmers and other landowners to use their property for its productive use at a property tax rate that reflects farming and open space rather than residential development land valuations.

SUMMARY

Newport currently protects its natural resources through its shoreland zoning, floodplain management, and subdivision ordinances which will be updated to remain consistent with state and federal requirements. Enhanced performance standards for drinking water protection will be included in an updated land use ordinance. Newport will continue to cooperate with the many local and regional organizations working to protect the natural resources within and surrounding the town. Newport's efforts will include selective land conservation where appropriate and feasible.

POLICIES AND IMPLEMENTATION STRATEGIES

Policies: Protect environmentally sensitive areas from inadequately planned development.

Protect groundwater drinking supplies.

Ensure productive and sustainable forestry practices.

Protect surface water quality.

Protect access to surface waters.

Safeguard lands identified as prime farmland or capable of supporting commercial forestry.

Support farming and forestry and encourage their economic viability.

Conserve critical natural resources in the community.

Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

Protect current and potential drinking water sources.

Protect significant surface water resources from pollution and improve water quality where needed.

Minimize pollution discharges through an upgrade of existing public sewer systems and wastewater treatment facilities.

Protect water resources in growth areas while promoting more intensive development in those areas.

Cooperate with neighboring communities and local and regional advocacy groups to protect water resources.

Strategies: Ongoing

The Planning Board will update the current shoreland zoning as needed to meet state and federal requirements and to adequately protect or restore water quality as determined by water quality sampling and analysis.

The Tax Assessor will help educate landowners on easements and the Tree Growth, Agriculture, and Open Space Tax Laws by providing information on these programs.

The Planning Board will encourage compatible efforts by municipalities that share water resources including lakes, aquifers, great ponds, rivers, streams and wetlands will be achieved through the exchange of the Newport's existing and future ordinances with abutting communities. Newport will notify the adjoining municipality when a development is proposed adjacent to that town line or shared resource.

The Planning Board will ensure that within identified floodplain areas, the revised land use ordinance will contain performance standards that will reduce development activities that would increase the potential for flooding, diminish water quality or threaten public safety.

The Code Enforcement Officer will identify existing faulty septic systems and seek conformance with applicable codes and regulations and will encourage landowners to take advantage of cost share programs to bring such systems up to code.

The Lake Association will educate townspeople and visitors in general about the proper use of surface waters for recreational activities so as not to further degrade these resources.

The Planning Board will amend the shoreland zoning and land use ordinances to further protect Sebasticook Lake.

The Selectmen and Lake Association will work with the state and town organizations to prevent invasive species from invading the town's water resources.

The Planning Board will support efforts to reduce inputs of phosphorous from existing sources in the watershed.

The Planning Board will amend local shoreland zoning standards to meet current state guidelines.

The Selectmen and Planning Board will initiate and participate in interlocal and regional planning, management and regulatory efforts around shared critical natural resources.

The Planning Board will enact aquifer and wellhead protection as appropriate.

The Selectmen, Town Manager and Planning Board will participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.

The Code Enforcement Officer/Lake Association/Newport Water District will provide educational materials regarding invasive species at municipal offices and public access points to water.

Strategies: To be Accomplished in 1-2 years.

The revised land use ordinance will include performance standards to protect waterfowl and wading bird habitats and other essential habitat, as well as guiding future development so that additional inputs of phosphorus are minimized.

The Code Enforcement Officer and Planning Board will encourage forest and agricultural management practices that do not have a long-lasting negative impact on forestland and other natural resources, with the goal that no unnecessary loss of forestland or farmland occurs. This will be accomplished through the protection and maintenance of streamside riparian areas and by minimizing sources of erosion and polluted runoff. To achieve this, forest resources adjacent to residential development will be further protected with additional timber harvesting standards in the Land Use Ordinance. Public educational materials such as Maine DEP's Best Management Practices will be made available at the town office.

The Planning Board will educate landowners about the State Forest Practices Act and Best Management Practices guidelines.

The Selectmen, working jointly with the Newport Water District, will ensure where practical and feasible that the installation of public infrastructure will be considered as an alternative to tolerance of non-conforming failed septic systems and other threats to public health and safety.

The Selectmen will identify areas of critical importance and pursue their acquisition as practical and feasible for access to surface waters.

The Planning Board will consult with the Maine Forest Service district forester when developing land use regulations pertaining to forest management practices.

The Planning Board will consult with Soil and Water Conservation District staff when developing land use regulations pertaining to agricultural management practices.

The Planning Board will amend the Land Use Ordinances to permit roadside stands, greenhouses and pick-your-own operations and to allow such seasonal operations to use off-site signs to attract customers.

The Selectmen will designate critical natural resources as Critical Resource Areas on the Future Land Use Plan.

The Planning Board will amend the Land Use Ordinance to require subdivision or commercial property developers to look for, identify and protect critical natural resources that may be on site and to take appropriate measures to protect those resources including, but not limited to, modification of the proposed site design, construction timing or the extent of excavation.

The Planning Board will provide Critical Areas Map to developers and will have readily available these maps in the town office.

The Planning Board will review and incorporate into the Land Use Ordinance stormwater runoff performance standards consistent with:

- a. The Maine Stormwater Management Law and Stormwater Rules (Title 38 MRSA Section 420-D and DEP Rule Chapters 500 & 502).
- b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.
- c. The Maine Pollution Discharge Elimination System Stormwater Program

The Planning Board will consider amending the Land Use Ordinance to incorporate Low Impact Development standards.

The Planning Board will develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.

Strategies: To be Accomplished in 2-5 years.

The Selectmen will encourage conservation easements of open space, especially in shoreland areas and high elevation areas

All development proposals reviewed by the Planning Board will include information regarding on-site or adjacent deer wintering areas, waterfowl and wading bird habitats or endangered species essential habitat and an impact assessment as part of the application.

STATE GOAL

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

INTRODUCTION

This chapter describes existing public facilities and services and the extent to which they meet the Town's current needs and to assess their capacity to serve the Town for the next ten years.

The Public Facilities Map shows the location of facilities within Newport.

GOVERNANCE

Newport is part of State Senate District 33, State House District 25 and U.S. Congressional District 2.

Newport is governed by the Town Meeting/Board of Selectmen form of government. The Board of Selectmen has five members. There is no Town Charter. The current town office was built in 1994. It is located next to the former town office, which now houses the Police and Fire Departments. The town office is open five days a week and is staffed by five full-time and two part-time employees:

Full time:

1. Town Manager
2. Treasurer / Tax Collector
3. Town Clerk / Registrar of Voters
4. Clerk / Secretary
5. Code Enforcement Officer

Part time:

1. Assistant clerk
2. Tax Assessor

Elected officials include:

1. Selectpersons
2. Moderator for Town Meetings
3. SAD Directors: School Board

Select person appointed officials include:

1. Fire Chief
2. Road Commissioner
3. Town Manager
4. Board of Appeals members
5. Planning Board members
6. Budget Committee members
7. Police Chief

MUNICIPAL BUILDINGS AND LAND

The Town owns the following:

1. Town Office (2800 square feet on .39 acres)
2. Fire Department (5,200 square feet on .81 acres)
3. Public Works Garage (4,400 square feet on .81 acres w/ Public Safety Building)
4. Cemeteries; see separate section below.

WATER SUPPLY

The Newport residents located in the village obtain their drinking water from a public water system. Surface water from Nokomis Pond is drawn into a filtration plant and then pumped into town. The Newport Water District installed a slow-sand filter system in 1994 as required by the Environmental Protection Agency and the State Department of Human Services.

The district is currently investigating a pre-treatment process defined as MIEX, magnetic ion exchange. This is a coagulation process that will occur prior to the sand filter and will reduce organic precursors by more than 80 percent. The consumer will see less color and tasteless disinfection byproducts.

Newport's other residents receive their water from wells. The groundwater supply appears to be plentiful, safe and more than adequate to meet the amount of growth anticipated in Newport's rural areas.

NEWPORT WATER DISTRICT (A Quasi-Municipal Corporation)

The Newport Water District is a state chartered corporation independent of the municipality, governed by an elected Board of Trustees and operated by a state-licensed Superintendent. Revenues are derived from user fees and charges. The district is currently operating at 50 percent of its capacity.

ELECTRICAL POWER

Central Maine Power provides electricity to Newport residents, businesses and public facilities. Few residents obtain electricity from alternative sources, although some do use solar or wind power.

SEWAGE

The Newport Sanitary District provides sewage disposal to residents in the village. The sewage treatment plant is well under the maximum capacity since the H.P. Hood, Inc. plant closed in 1990. The district currently has no plans to expand. Private on-lot septic systems serve the rest of the town. The primary types of individual sewerage systems are septic tanks and holding tanks.

NEWPORT SANITARY DISTRICT (A quasi-municipal corporation)

The Newport Sanitary District is licensed by the Maine Department of Environmental Protection and is a corporation independent of the municipality, governed by an elected Board of Trustees and operated by a state licensed Superintendent. Revenues are derived from user fees and charges.

The District operates a 20 year-old treatment plant that is currently operating at 50 percent of capacity. A unique feature of the plant is its ability to process large amounts of food or agricultural processing waste. The sanitary district extension policy is not consistent with the Future Land Use Plan of this comprehensive plan, as required under Title 38 M.R.S.A. Section 1163 as it does not have one.

MUNICIPAL SOLID WASTE AND RECYCLING

Newport's municipal solid waste expenses totaled \$311,184.00 in 2004, with about 2,124.53 tons of waste land filled. The State Planning Office estimates that the program expense per person in Newport was \$103.14 in 2004. The disposal site for waste is located at Waste Management in Norridgwock.

Recycling is mandatory in Newport. A combination of private haulers and residents take their trash and recyclables to the town's transfer station.

Newport's Recycling Rates

Year	2000	2001	2002	2003	2004
Percent	52.0	48.7	52.0	64.10	47.57

Source: State Planning Office

It is anticipated that the current solid waste and recycling arrangements will meet town needs for the next ten years. Newport built a new recycling building in 2003 and has greatly streamlined its recycling efforts.

EMERGENCY RESPONSE SYSTEM

POLICE

Newport has six full-time police officers including the Chief of Police providing 24-hour protection to the town's citizens. The department also has six reservists who fill in on a part-time basis. Newport owns two police cruisers, an ATV and a patrol bicycle. As reflected in town opinion and surveys, the current police coverage is deemed adequate for the residents of Newport and is anticipated to meet town needs over the next ten years. The current police station is adequate at this time. Serious consideration should be given for a new Public Safety Complex for both the police and fire departments. The current building is too small and the cost of renovation would be more than new construction. A feasibility study is underway.

FIRE DEPARTMENT

The Newport Fire Department is a paid volunteer force consisting of approximately one full-time and 23 part-time member. The town provides for additional funding for the Fire Chief. Firefighters participate in training programs through the entire year.

The number of responses to fires and EMS each year varies from 450 to as many as 525 in recent years. There were 465 fire and EMS calls in 2006. In that year, average response time was 11 minutes.

As of April 2008, Newport has 12 EMT-Basics and one First Responder emergency medical service employees. Members typically respond to 360 emergency calls per year.

Fire-fighting equipment maintenance is performed under contract. The department owns the following major pieces of equipment:

1. 2001 Pumper, 1,500 gpm
2. 1991 Pumper, 1,250 gpm
3. 1977 Pumper, 1,000 gpm
4. 1967 Pumper, 750 gpm
5. 1986 tanker, 2,500 gal.
6. 1987 Hackney Rescue
7. 2004 GMC Rescue

A lot of miscellaneous equipment on trucks such as nozzles, connectors, axes, pike poles, ladders, and tools are of various ages and in good condition.

Newport has written mutual aid agreements with Plymouth, Pittsfield, Corinna,

and St. Albans. Plymouth is by contract and tied to (CPI) (what's this?).

A fire truck reserve fund and fire equipment reserve fund have been established. See the Fiscal Capacity Chapter for more information.

AMBULANCE AND EMERGENCY MEDICAL SERVICES

Newport currently has emergency service agreements with Sebecook Valley Hospital Ambulance Service to provide residents with emergency ambulance service. This agreement provides adequate emergency service for the town's residents. Newport provides first response rescue service with trained personnel from the Newport Fire Department.

The Fire Department's plans include recruiting and training additional emergency medical technicians and first responders to meet anticipated town needs.

The closest community hospital is in Pittsfield, Sebecook Valley Hospital. The closest major health care facility is located in Bangor, Eastern Maine Medical Center . This facility has served communities throughout central, eastern and northern Maine for more than a century. Under community direction, it has grown into a comprehensive, 411-bed medical center. The medical center and its medical staff of nearly 300 physicians provide three-quarters of the primary-care hospital services offered in the Bangor area, as well as specialty and intensive services to the northern two-thirds of Maine. In 1998, EMMC became one of three designated trauma centers in the Maine Trauma System, a voluntary trauma response network involving all Maine hospitals and the state's Emergency Medical Service.

EDUCATIONAL

PUBLIC SCHOOLS

Most people believe local schools are the heart of their community. The cost of those schools, however, is the single largest public expenditure funded by local property taxes and many people decry any further increase in property tax rates.

MSAD 48 educates pupils from Corinna, Hartland, Newport, Palmyra, Plymouth and Saint Albans. MSAD 48 operates the following schools:

MSAD 48 School	Located	Enrolled in 2004	Grades
Corinna Elementary School	Corinna	184	Pre K-4
Hartland Consolidated School	Hartland	138	Pre K-4
Newport Elementary School	Newport	290	Pre K-4
Palmyra Consolidated School	Palmyra	103	Pre K-4

MSAD 48 School	Located	Enrolled in 2004	Grades
St Albans Consolidated	St Albans	118	K-4
Sebasticook Valley Middle School	Newport	350	5-8
Somerset Valley Middle School	Hartland	261	5-8
Nokomis Regional High School	Newport	774	9-12

Source: Maine Department of Education

The previous table includes all resident pupils who were attending these schools on October 1, 2004. These counts include some pupils who do not reside in the school district, but attend these schools; their tuition charges are paid by the school district where they live. The numbers of non-resident attending pupils are as follows:

Where Pupils Live	Grades	Number of Pupils
MSAD 38	9-12	91

Source: Maine Department of Education

The Newport Elementary School employs one part-time and 20 full-time teachers. The school is administered by the district superintendent and a principal. The school was built in 1950 and its building is handicapped-accessible. The school building includes the central office, library, classrooms, gymnasium and café. The school has a playground and playing field for recess and physical education.

The Sebasticook Valley Middle School employs 20 full-time and five part-time teachers. The school is administered by the district superintendent and a principal. The school was built in 2002 and is handicapped-accessible. The school building includes the central office, library, classrooms, a science lab, gym and café. This school has several playing fields for recess and physical education.

The Nokomis Regional High School employs 72 full-time and six part-time teachers. The school is administered by the district superintendent, a principal and a vice-principal. The school was built in 1967 and is handicapped-accessible. The school building includes the central office, library, classrooms, a science lab, gym, café and numerous auxiliary buildings. The school has several ball fields, including baseball, football and soccer. There is also a track for track and field sports and physical education. Nokomis Regional High School is accredited by the New England Association of Schools and Colleges. Most recent evaluation for accreditation was conducted in 2005.

The next table shows per-pupil operating costs for these schools. Most of the school district's costs are represented by these amounts. However, expenditures from some federal sources are excluded and some state and local expenditures

are also excluded. At the elementary and secondary levels, local education costs are lower than the statewide average per-pupil costs.

Operating Costs

Schools	Operating Expenses 2005/06	Enrollment	Per Pupil Cost
MSAD 48 Elementary	\$8,985,683.15	1,441.5	\$6,233.56
MSAD 48 Secondary	\$5,029,265.79	774	\$6,497.76
Statewide Elementary (K-8)	\$863,325,227.87	133,834	\$6,450.72
Statewide Secondary (9-12)	\$441,031,121.78	60,794	\$8,951.75

Source: Maine Department of Education

PROJECTED SCHOOL NEEDS

MSAD 48 forecasts the following for the ten-year period of this plan:

1. The Newport Elementary School facility is anticipated to not meet town needs over the next ten years, as it requires major repairs or replacement.
2. The Sebasticook Valley Middle School facility is anticipated to meet town needs over the next ten years.
3. The Nokomis Regional High School facility is anticipated to not meet town needs over the next ten years, as it has inadequate space.

See the Population Chapter for recent and projected enrollments.

HIGHER AND CONTINUING EDUCATION

An adult education program is available at Nokomis Regional High School. The University of Maine has an ITV site also at Nokomis Regional High School. Newport residents have excellent higher educational opportunities in nearby Waterville, Bangor and Orono. The largest campus of the UMaine system is located in Orono, just less than an hour's drive from Newport. Several other colleges are located in nearby Bangor, including Husson College, Beal College, Eastern Maine Community College, University College of Bangor and the Bangor Theological Seminary. In the Waterville area are Colby College, Thomas College, and the Kennebec Valley Community College.

SCHOOL CONSOLIDATION / REGIONALIZATION

Maine has mandated school district consolidation intended to reduce management and administrative costs. Consolidation has some local support, however, significant public outreach will be needed to reach a consensus, if one is possible, on what amount of consolidation will actually occur. An effort at such consolidation is currently underway with MSAD 38.

MAINE SCHOOLS AND LIBRARY NETWORK

Through a Public Utilities Commission agreement, all schools and libraries in Maine are eligible for free internet connection for a certain period of time. Newport's schools have taken advantage of this access and training, thereby guaranteeing community access to the internet when the schools or library are open.

LIBRARY

The Newport Public Library is located on Main Street. The library houses approximately 15,006 books as well as other materials. The library had 1,845 registered patrons in 2006, covering a service area with a population of 3,158. The Library belongs to Maine's statewide interlibrary loan program, the Traveling Books program (picture books on loan through Bangor Public Library) and the Large Print Books program. Construction is currently underway for a \$1.3 million, 11,000 square foot building that will be the new home to the Newport Public library and Historical Society called the Newport Cultural Center. The new facility will have children reading and crafts areas with a comfortable adult reading section. The second floor will provide space for public meetings, workshops, plays and other cultural events.

The next table compares the Newport Public Library with the state average and median expenditures on libraries.

Library Expenditures in 2006

Library	Per Capita Mun. Rev.	Total Operating Revenue	Per Capita Total Op. Revenue	Total Salaries	Per Capita Total Op. Expend.
Newport Public Library	15.98	\$54,880	17.38	\$38,453	17.32
State Average	21.24	-	28.50	-	28.33

Source: Maine State Library

PUBLIC ASSISTANCE OUTREACH

Newport's Public Assistance Program is funded by the town and includes funding for the Ride Program, Womancare, Newport Food Bank, Penquis Transportation, Eastern Area on the Aging, Sebecook Valley Chamber of Commerce, General Assistance and the Waterville Hospice Program. These services have been prioritized and meet town needs, but are anticipated to increase over the next ten years. In 2006, Newport granted \$20,500 in general assistance funds.

CEMETERIES

These cemeteries are located in Newport:

1. Riverside Cemetery - Cemetery Road (11 acres)
2. North Newport Cemetery - Rutland Road (3.28 acres)
3. Stuart /Rowe Cemetery - Route 7 (1 acre)
4. North Street Cemetery - North Street (.25 acre)
5. Grove Street Cemetery - Grove Street (1 acre)
6. Tilton Burial Grounds Cemetery - Elm Street (.20 acres)
7. Palmer Cemetery - Palmer Road (1 acre)
8. Hall Road (Billings Hill) Cemetery - Hall Road (1- acre)
9. Folsom Cemetery - Old County Road (10-acres)
10. Elm Street School Cemetery - Elm Street (.10 acres)
11. Rowell Cemetery - Golf Course Road (.10 acres)

The Town owns 10 of the cemeteries. Newport annually appropriates money for the upkeep and maintenance of its cemeteries; in 2006, approximately \$17,020.39 was spent on their maintenance. Of these cemeteries, four have available burial space which is adequate to meet the projected needs of the next ten years. Management decisions for all cemeteries are made by Newport.

ROAD MAINTENANCE AND PUBLIC WORKS

Other than state roads within town, Newport maintains its roads and provides snow removal services. Paved roads in Newport (both town- and state-maintained) are in relatively fair to poor condition. The Transportation chapter of this plan provides greater details about Newport's roads.

The Public Works Department has a large inventory of equipment that it regularly uses. Periodic replacement of that equipment is necessary; the Fiscal Capacity chapter of this plan has an equipment replacement schedule for the department. In addition to the regular replacement of equipment, the department needs to build a sand and salt storage shed and a new Public Works Garage and storage area. Newport currently has funds in a reserve account for the construction of the sand and salt building. The garage complex is currently in the planning process.

RECREATION FACILITIES

See the Recreation Chapter.

MAIL SERVICE

Newport has a Post Office at 85 Main Street, Newport. Business hours are Monday through Friday, 8:30 A.M. to 5:00 P.M.; Saturday, 8:30 A.M. to 12 A.M.

Portions of Newport are served by the East Newport Post Office located at 679 Elm Street Newport.

CHURCHES

Local churches include:

1. Apostolic Bible Truth Tabernacle
2. Newport Church of Christ
3. High Street Congregational Church
4. Jubilee Fellowship Church
5. Peoples United Methodist Church
6. Calvary Baptist Church
7. Church of God
8. Church of Latter Day Saints
9. North Newport Christian Church
10. Plain Christian Fellowship

GROUPS, CLUBS, AND ORGANIZATIONS

Community organizations in Newport include:

Newport Woman's Club
Meridin Splendor Masonic Lodge
VFW Lodge 1119
Barrows Skidgel American Legion Post 105
Sebasticook Garden Club
Nokomis Chapter of Eastern Star
Royal Arch Chapter
Newport Senior Citizens
Greater Pittsfield Area Kiwanis
Sebasticook Valley Chamber of Commerce
Sebasticook Valley Snowmobile Club
Sebasticook Lake Association
Boy Scouts, Cub Scouts, Girl Scouts, Brownies
Newport Public Library Association
Red Hat Society
Sebasticook Valley Community Center.

MEDIA

Newport is served by five newspapers. The Sebasticook Valley Weekly, Rolling Thunder Express and Eastern Gazette are published weekly; the Bangor Daily News and Waterville Morning Sentinel are published daily. Broadcast television service from Portland, Bangor and other cities can be received in some areas

and cable television is offered by Time-Warner Satellite television services like Dish Network and DirectTV is also available...

TELECOMMUNICATIONS

Newport is served by Fairpoint Communications formerly Verizon, Internet access via phone lines to private residences is often slow. Time-Warner has recently been licensed to provide business service to Maine in addition to residential service.

COMMUNICATIONS TOWERS

There is one communications tower located in Newport. This tower is located in the Newport Industrial Park, owned by SBA towers on leased land owned by the town. Newport receives \$12,000 annually from this lease. There is no municipal ordinance regulating such towers.

SUMMARY

Through limited maintenance and responsible care and use of equipment and infrastructure, Newport's public facilities and services are functional overall. The demands for existing services and for new services will increase and continue to increase as Newport's role as a service center grows. Townspeople will decide how much they are willing to pay for those services over which the town has control. The Town has provided reserve accounts for some necessary items.

POLICIES AND IMPLEMENTATION STRATEGIES

Policies: Improve operation of municipal government.

Enhance public safety.

Improve the sewer system.

Ensure adequate supply of drinking water.

Ensure the provision of medical services.

Enhance regional coordination of service delivery for improved services and cost savings.

Strategies: Ongoing

The Town Manager will study elected versus appointed positions to ensure sufficient membership on town boards

The Town Manager and Department Heads will schedule replacement of equipment used by the Police, Fire and Public Works Departments.

Newport will work with the Water and Sanitary Districts to coordinate the expansion of services or upgrades to their systems with the town's road maintenance projects.

The Fire Department will continue to provide adequate medical services, recruit and train additional emergency medical technicians and first responders to meet anticipated town needs.

The Fire Department and Police Department will continue to participate in and support mutual aid fire protection service agreements with neighboring towns.

Strategies: To be Accomplished in 1-2 Years.

The Town Manager will develop an organizational chart to formalize roles and responsibilities.

The Selectmen will new public facilities comprising at least 75 percent of new municipal capital investments in designated growth areas in accordance with newly developed investment criteria.

STATE GOAL

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

INTRODUCTION

All planning must take into account a municipality's ability to make the necessary expenditures and the impact that spending will have on its residents. The primary funding source for municipal government is property tax revenue. In order to maintain a consistent annual mil rate, town government must operate in a fiscally responsible manner. Large fluctuations in the tax rate can cause public outcry and discourage economic development. Although the priorities of the town may change, stable municipal finances are a fundamental responsibility of town government. It is important for Newport to manage its annual expenditures while also planning the town's long-term objectives. Like a private business, Newport's physical assets must be properly maintained through capital reserve accounts to protect the town's continued economic health.

The majority of the financial information for this chapter was taken from Newport's Annual Reports.

VALUATIONS

Newport's primary revenue source is the taxation of real and personal property. These taxes are assessed according to the fair market value of each property. This assessment is known as the municipal or town valuation and is determined by the local tax assessor.

During the past five years, Newport's total real and personal property valuation increased by more than 15.4%.

**Total Newport Valuation for Tax Rate Calculation
(real and personal property)**

2002	2006	Change*
128,452,600	148,257,586	15.4%

Source: Newport Town Reports, *Rounded

The Town's top five taxed lots in 2006 are shown in the next table.

Top Five Taxed Lots in 2006

#	Owner	Tax Amount
1	Central Maine Power	38,009.00
2	Lovley Investments Inc	31,559.00
3	Lovley Properties LLC	27,242.00
4	Guilford Industries Inc	22,925.00
5	Homestead Enterprises	21,574.00

Source: Town Assessor

Maine law grants tax exemptions for certain types of property including charitable, benevolent, religious, literary, scientific and governmental organizations. Partial exemptions also exist for veterans of foreign wars or their widows who have not re-married individuals who are legally blind, and homestead exemptions for the homeowner's primary residence. The state reimburses municipalities for a portion of veteran and homestead exemptions. In many communities, the number of exempt properties is increasing which in turn decreases the municipal tax base. Since exemptions are established by state statute, Newport has no choice but to grant an applicable exemption. In the case of a real estate transfer to a tax-exempt organization, the town often has little notice that the property will seek exempt status and the town must deal with the impact on its upcoming budget. As the number of these exemptions increases, it becomes more difficult for the community to maintain a constant tax rate.

Maine also places a total valuation on Newport. This is known as the State Valuation. The Maine Revenue Services Property Tax Division annually reviews all arms length sales that have occurred in each community. An arm's length sale is a sale that occurs between a willing seller and a willing buyer without any extenuating circumstances. Examples of non-arms length sales could be estate sales, interfamily transfers, foreclosure sales and auctions. Arms length sales are compared to the town's local assessed values to determine the ratio or the percentage of market value that the Town assesses. The state's valuation is used to determine the amount of revenue sharing the town will receive and the portion of the county tax the municipality will pay.

Newport's last town-wide revaluation occurred in 1989. In 2006, the town's state certified assessment ratio was 82.5 percent of market value. The state recommends that a town be revalued at least once every decade and that a

revaluation must be performed when the assessment ratio falls below 70 percent of market value.

PROPERTY TAX RATE

After Newport's budget has been approved and all applicable state and local revenues are deducted from the approved expenditures, the assessor calculates the dollar amount to be raised through taxation. This amount is called the net commitment or appropriation. The assessor determines a valuation for each taxable property in the town and taxpayers are assessed their share of the tax burden. The total appropriation is then divided by the total taxable or assessed valuation of the town to arrive at the minimum tax rate. This rate is usually expressed in dollars per thousand-dollars of valuation and is commonly referred to as the mil rate. The difference between the amount that is actually committed to the collector and the total appropriation is called overlay and is used to pay any tax abatements that are granted during that year. Any overlay remaining at the end of the year is usually placed into the general fund. The overlay cannot exceed 5 percent of total appropriations. Since the mil rate is a direct result of a mathematical calculation, fluctuations in this rate will occur from year to year if there is a change in the total valuation or the tax commitment. The 2006 mil rate was 18.2.

MUNICIPAL REVENUES

The next table shows the major sources of actual revenues for fiscal years 2002 through 2006, the most recent years for which this information is available. Property taxes comprise the bulk of municipal revenue, with excise taxes a distant second. Intergovernmental revenues consist of state revenue sharing, state road assistance, tree-growth, veteran and homestead reimbursements, among other programs. Other sources consist of general assistance funds, insurance dividends, sales of town property, fees, interest on investments, transfers from other funds, interest and municipal revenue sharing.

Newport's municipal taxes (property and excise) accounted for 83.7 percent of total revenue in 2002; that figure decreased slightly to 81.2 percent of total revenue in 2006. Property tax revenue increased about 2.6 percent per year during this period. Intergovernmental revenue decreased from 11.7 percent of total town revenue in 2002 to 11.3 percent in 2006, constituting an increase of state aid in total dollars, but a slight decrease in percentage compared to total revenue. Other 2006 revenues included transfer station receipts, excise taxes, and state Revenue Sharing; these revenues increased significantly over the five year period, but are now slowing and in some cases are decreasing due to current economic conditions.

Town of Newport Actual Revenues (year ending December 31)

Categories	2002	2003	2004	2005	2006	Change*
Property Taxes	\$2,396,710	\$2,699,160	\$2,872,546	\$2,815,407	\$2,705,279	12.9%
Excise Taxes	369,259	383,041	401,694	446,560	461,713	25.0%
Intergovernmental	386,392	419,321	424,830	502,256	442,001	14.4%
Misc./Other	153,838	174,501	171,561	285,169	289,607	88.3%
Total	3,306,199	3,676,023	3,870,631	4,049,392	3,898,600	17.9%

Source: Newport Annual Municipal Reports, *Rounded

MUNICIPAL EXPENDITURES

Newport has prudently administered those expenditures over which it has control, but most of the town's budget contains expenditures over which it has no control, including education and county tax, which is included in the unclassified category.

The next table shows Newport's expenditures for fiscal years 2002 through 2006, the most recent years for which this information is available. Overall spending increased 13.8 percent (unadjusted for inflation) during this period. Education spending remained the largest expenditure and increased by 6.5 percent although portion of the total budget decreased from 42.3 percent in 2002 to 39.6 percent in 2006...

The second largest portion of expenditures went to Public Safety, which totaled 15.7 percent of expenditures in 2006 and 15.6 percent in 2002. Over the period, spending in this category increased by 14.9 percent.

The third largest portion of expenditures went to Public Works, which totaled 10.7 percent of expenditures in 2006 and 10.0 percent in 2002. Over the period, spending in this category increased by 21.7 percent. Much of this increase is attributable to increases in payroll, equipment repair and maintenance, and fuel. Public works spending annually increased 1.67 percent over this period was 1.67%, well below the annual rate of inflation.

As a portion of total expenditures, General Government (including town administration) has increased from 7.8 percent in 2002 to 10.1 percent in 2006. In absolute terms (unadjusted for inflation), Newport has seen a 46.7 percent increase in General Government expenses, mostly due to benefits and increased staffing requirements. This category was the fourth largest expenditure in 2006.

Town of Newport Actual Expenditures (year ending December 31)

Categories	2002	2003	2004	2005	2006	Change*
General Government	\$263,977	\$271,097	\$296,785	\$330,241	\$387,161	46.7%
Public Safety	526,703	554,667	604,620	599,630	605,412	14.9%
Public Works	338,564	339,362	385,900	397,449	412,173	21.7%
Health, Welfare	314,231	276,320	363,983	366,732	375,390	19.5%
Education	1,428,476	1,591,696	1,756,590	1,736,246	1,521,257	6.5%
Recreation, Culture	77,064	102,825	93,803	98,828	101,168	31.3%
Unclassified	268,104	252,512	306,379	349,538	283,996	5.9%
Debt Service Principal	66,600	78,846	33,600	69,474	51,379	-22.9%
Debt Service Interest	18,894	18,328	14,164	19,154	20,441	8.2%
Capital Outlay	76,000	38,806	-	246,529	86,698	14.1%
Total	3,378,613	3,524,459	3,855,824	4,213,821	3,845,075	13.8%
Revenues Over (Under) Expenditures	(72,414)	151,564	14,807	(164,429)	53,525	--

Source: Newport Annual Municipal Reports, *Rounded

Note: During this period some expenses were re-categorized, including debt service, which makes some direct comparisons over time difficult.

It is difficult to predict municipal expenditures for the next ten years. Demands for services, county assessments, valuations, population and many other factors enter the very political process of determining annual expenditures.

CAPITAL ASSETS

At the end of 2006, Newport had \$2.8 million invested in capital assets including fire trucks and equipment, public works vehicles and equipment, and buildings.

Capital Assets in 2006

Category	Amount
Land and improvements	\$460,440
Construction in progress	40,498
Buildings and improvements	762,560
Vehicles and equipment	1,540,308
Library books	46,873
Total	2,850,679

Source: Newport Annual Municipal Reports

CAPITAL RESERVES AND TRUST FUNDS

The next two tables show current reserve and trust funds. It is believed these funds are inadequate for Newport anticipated needs. See the Capital Investment Plan sections that follow for this information.

Capital Project Funds as of December 31, 2006

Reserves for:	Amount
Fire Dept Capital Reserve	\$46,058.00
SBA Towers Capital Reserve	\$56,012.00
Comp Plan Reserve	\$20,049.00
Industrial Park	\$3,007.00
Total	

Source: Town

Trust Funds as of December 31, 2006

Trust Funds	Balance
Cook Cemetery Trust	\$20,925.00
Floral Tribute	\$548.00
Hall Cemetery	\$5,317.00
Newport Cemetery (UBS)	\$298,322.67
Total	\$325,112.67

Source: Newport 2006 Annual Municipal Report

PURPOSE AND DEFINITION OF CAPITAL INVESTMENT PLAN

Planned growth and a diverse mix of land uses within Newport is an important aspect of fiscal planning. The purpose of a capital investment plan is to establish a framework for financing needed capital investments. A CIP guides budgeting and expenditures of tax revenue and identifies needs for which alternative sources of funding such as loans, grants or gifts will be sought.

Capital investments include the repair, renewal, replacement or purchase of capital items and therefore differ from operating expenses or consumables. Capital investments generally have the following characteristics: They are relatively expensive (usually having an acquisition cost of \$5,000 or more); they

usually do not recur annually; they last a long time (often having a useful life of three or more years); and they result in fixed assets. Capital items can include equipment and machinery, buildings, real estate, utilities and long-term contracts and are funded through the establishment of financial reserves.

Capital investments are prioritized each year in the budget process based on the availability of funds and the political will of the community. A complete CIP describes expected yearly investment and allows for changes in priorities and availability funds. The CIP is intended to prevent a large capital investment from occurring in a single fiscal year which could overburden the tax rate and cause large fluctuations in annual tax bills. The annual provision for eventual replacement of capital investments depends on the useful life of the capital investments. In order to minimize future expenses, capital investments must be financially accounted for each fiscal year.

For the purposes of this plan, the total costs of capital investments have been recognized with an indication of the expected period for each item based on priority ratings. Newport is currently drafting a complete capital investment plan that will provide for a yearly allocation of available and applicable funds. Each year, any necessary changes will be made to the CIP and it will be included in the proposed annual budget, then the Budget Committee will review the funding requests and make a recommendation for Town Meeting review.

PRIORITY RANKINGS USED IN THE CAPITAL INVESTMENT PLAN

The capital investments identified below were assigned a priority based on the listed rating system. Logically, "A" investments would be implemented prior to "B" and so on. Lower priority items may be funded ahead of schedule if higher priority items have already been fully funded, or are prohibitively expensive, or if other of revenue (such as grants or donations) become available.

- A. Immediate need. A capital investment rated in this category would typically remedy a danger to public health, safety or welfare.*
- B. Necessary to be accomplished within two to five years. A capital investment in this category would typically correct deficiencies in an existing facility or service.*
- C. Future investment or replacement to be accomplished within five to 10 years. A capital investment in this category is desirable but not urgent. Funding would be flexible and there would be no immediate problem.*
- D. Desirable but not necessarily feasible within the 10-year period of this plan.*

Projects referenced in this plan and existing reserve accounts are the basis for this capital investment plan and have been incorporated into the table below. State and federal mandates necessitating some of these projects have been noted in the table. The need for each project is noted in parentheses.

CAPITAL INVESTMENT PLAN – ANTICIPATED INVESTMENTS

Newport Capital Investment Plan Summary 2007-2017

Comprehensive Plan Chapter/ Town Dept.	Anticipated Item and (Need)	Estimated Cost	Priority	Responsible Party	Possible Funding Sources
Public works vehicle	Dump truck	\$80,000	B	Town	Lease funds collected
Fire Department	Fire Truck	\$175,000	A	Town	Fire service charges for other communities
Public Works Building	Public works	\$500,000	B	Town	Taxation
Sand /Salt Shed	Public works	\$300,000	B	Town	Taxation
Public Safety Complex	Fire /Police/EMS	\$1,600,000	A	Town	Taxation / grants
Transfer Station Compactors	Public works	\$50,000 @2	B	Town	Taxation

Source: Town

SUMMARY

Newport has a municipal financial structure resembling all communities that are principally dependent on property tax revenue. A majority Newport's expenditures are mandated. The condition of the financial structure is influenced by various economic trends, such as an increasing valuation, a consistent positive ratio of revenues to expenditures, relatively stable tax rate and modest long-term debt. It appears that Newport will be able to meet its future financial commitments. Increased growth and development - particularly residential development - puts an extra burden on a town's budget by creating a demand for new or improved public facilities and municipal services. In addition, under-funded state and federal mandates, increasing energy and fuel costs, as well as

inflation have a significant effect on a municipality's budget. In the future, Newport's budget will continue to be affected by a combination of these factors.

POLICIES AND IMPLEMENTATION STRATEGIES

Policies: Finance existing and future facilities and services in a cost effective manner.

Explore the best methods of tax collection.

The select board will analyze current property tax payment schedules to determine whether alternatives such as monthly tax payments would be acceptable to the town and beneficial to its residents.

Reduce the tax burden.

Reduce solid waste costs.

Reduce the public costs of private development.

Maximize allocation of limited discretionary resources.

Maximize return on infrastructure investment.

Strategies: Ongoing

The Town Manager and Selectmen will implement and annually update the Capital Investment Plan in this chapter by developing capital improvement plans.

The Town Manager should annually provide information on tax collection alternatives to the budget committee and townspeople.

The Town Manager should determine what state and federal grant programs are available to the town.

The Town Manager and Department Heads should continue its approach in determining the most fiscally efficient and environmentally sound solid waste disposal method. The current approach includes increasing recycling efforts, membership in the Maine Resource Recovery Association and analyzing other solid waste disposal approaches.

The Budget Committee will continue to review annual funding requests and make recommendations for Town Meeting review. This process will promote an efficient and cost-effective method of financing and operating the town's existing and future facilities.

The selectmen will establish priority criteria for the investment of Infrastructure with focus on designated growth areas.

Strategies: To be Accomplished in 1-2 Years.

The Planning Board, in conjunction with the selectmen, should determine whether the current land use ordinances should be modified to protect Newport's fiscal responsibility for changes to and future maintenance of municipal facilities and services created by new commercial development and residential subdivisions.

STATE GOAL

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

INTRODUCTION

This chapter outlines existing land uses in Newport and proposed land use changes. Drafting a proposed land use plan is one of the most important aspects of a comprehensive plan. The proposed land use plan is formed by considering the historical development of a community and its natural resource constraints in order to develop a vision of how to accommodate future growth.

The purpose of this chapter is to encourage the types of development and conservation that Newport's residents support. Proposed implementation strategies and amendments to zoning districts described here have been shaped by the inventory, analysis and policies developed in each section of this plan, and through public participation consisting of committee meetings, public informational meetings, departmental reviews and solicited input from town residents, taxpayers and business owners. Consideration has been given both to existing land use patterns and to Newport's expected future land use needs.

The Existing Land Use Map shows Newport's current land use zones...

CURRENT LAND USE CONTROLS

Newport has several land use ordinances and regulations in effect which are described below:

- The Land Use Ordinance was first enacted in March of 1985 by "the inhabitants of the Town of Newport to promote the health, safety, convenience and welfare of the inhabitants by dividing the town into zones and regulating the use and construction of buildings and premises with a view to encourage the most appropriate use of land in the Town of Newport". The ordinance was revised in 1996 to create additional commercial zones and commercial uses. While the ordinance is written to allow flexibility in interpretation, it includes well-defined zone boundaries and approved uses in individual zones.

- The Shoreland Zoning Ordinance regulates all uses within 75 or 250 feet of a water body as defined by Maine DEP. The ordinance is consistent with the revised State of Maine Model Guidelines and is in conformance with the applicable state mandates and was most recently amended on March 8, 2008 in order to comply with the most recent changes to the minimum standards.

- The Flood Plain Ordinance regulates uses and construction methods within the 100-year flood plain. Newport participates in the National Flood Insurance Program which makes its property owners eligible for flood insurance. The Ordinance was most recently amended on March 6, 2004 to incorporate required changes.

- The Subdivision Ordinance. (1994) provides standards for the division of land and some buildings. It also regulates road construction, utilities and lot sizes within those subdivisions. The ordinance is consistent with the minimum provisions of the State of Maine Subdivision Law. The purpose of Newport's Subdivision Ordinance is to "assure the comfort, convenience, safety, health and welfare of the people, of the Town of Newport, to protect the environment and to promote the development of an economically sound and stable community.

- The State of Maine Plumbing Code regulates the use and installation of plumbing and sub-surface waste disposal. Is administered and enforced by the municipal licensed plumbing inspector.

- Maine uses the National Electrical Code and Newport has adopted the NEC 2005 edition as the electric code.

- Newport has adopted Maine's Building Code (known as the IBC Code 2006 for Building and Residential Construction) as its building code and is current.

CURRENT LAND USE DISTRICTS

The next table summarizes Newport's current land use districts...

Land Use Ordinance of the Town of Newport: Districts Summarized

District	Minimum Lot Size	Minimum Road Frontage	Purpose/Description
Medium Residential 1 (MR 1)	20,000 sf [sewer] 30,000 sf [subsurface]	100 ft	High density residential and commercial development
Medium Residential 2 (MR 2)	1 acre (=43,560 sf)	150 ft	Future residential development near existing facilities
Commercial / Industrial (C/I)	80,000 sf	200 ft	Suitable area with access to transportation and municipal services
Commercial (C)	80,000 sf	200 ft	Historically developed commercially, suitable for future commercial development, minimize sprawl
Industrial Park (I)	80,000 sf	200 ft	Appropriate area for industrial development
Rural (R)	2 acres (=87,120 sf)	200 ft	Large lots, single family dwellings, farms, open space pasturelands
Nokomis Pond Water (WD)	2 acres (=87,120 sf)	200 ft	Protect Nokomis Pond reservoir (drinking water supply)
Village (V)	20,000 sf (4,000 sf per dwelling)	75 ft	Accommodate existing residential, commercial and in-home businesses, and allow similar such development

Note: See the Land Use Ordinance for a complete description of the districts.

CURRENT LAND USE – SEE MAP

SHORELAND DISTRICTS

These districts are areas that are required to be regulated by the (Shoreland Zoning Laws of the State of Maine)) is this the correct title of the law?). This district includes land within 250 feet (horizontal distance) of the normal high-water line of any river; within 250 feet (horizontal distance) of the upland edge of a coastal or freshwater wetland; and within 75 feet (horizontal distance) of the normal high-water line of a stream. Newport has established a Shoreland District to regulate activities within these areas. The following shoreland zones have not been altered or changed during the comprehensive planning process:

Limited Residential District (LA) - This district includes those areas suitable for residential or recreational development. It includes areas other than those in the Resource Protection District, the Stream Protection District, the Limited Commercial District, the General Development District and the Nokomis Pond Water District. Limited Residential Districts are located within the Rural District. See the accompanying land use map for the exact location of these areas in Newport.

Limited Commercial District (LC) – This district includes areas of mixed, light commercial and residential uses (exclusive of the Stream Protection District) which should not be developed as intensively as the General Development District. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses. Industrial uses are prohibited.

General Development District (GD) - this district includes areas devoted to retail trade, service activities or other commercial activities. Portions of the district may include residential development, however no area shall be designated as a General Development District based solely on residential use. The General Development District is located from the North Street Dam to the Main Street Dam as designated within the current shoreland zoning ordinance. This district will be extended to include a portion of land adjacent to the current General Development District as depicted on the Land Use Map.

Stream Protection District (SP) - This district will include land areas within 75 feet (horizontal distance) of the normal high-water line of a stream as defined by Maine's Shoreland Zoning Laws, exclusive of those areas within 250 feet (horizontal distance) of the normal high-water line of a great pond, river or upland edge of a freshwater wetland. Stream Protection Districts are also located within the Rural District.

Resource Protection District (RP) - This district includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems or scenic and natural values. This district includes areas such as

wetlands, moderate- and high-value waterfowl habitat, frequently flooded areas and unstable soils. These areas will not allow development due to their sensitive nature.

Nokomis Pond Water District (WD) - This district is an overlapping protective zone intended to protect the Nokomis Pond reservoir. This zone extends 1,000 feet from the high water mark of Nokomis Pond. In addition to any required review procedures by Newport, any development within this area will be reviewed by the Newport Water District. This additional review will help the Planning Board ensure the continued protection of the Town's water supply from possible groundwater contamination.

Note: See the Shoreland Zoning Ordinance for a complete description of these districts.

CURRENT SHORELAND ZONING – SEE LAND USE MAP

REGIONAL COORDINATION

Comprehensive plans recognize the importance of regional cooperation. Land uses in one community can impact another community, particularly when that occurs near the boundaries of the towns. As indicated in the Natural Resources Section of this plan, Newport should attempt to develop compatible resource protection standards with nearby towns.

None of Newport's abutting communities to Newport (Corinna, Etna, Exeter, Palmyra, Plymouth, St. Albans and Stetson) have conflicting zoning designations on their borders with Newport. Unfortunately, with the exception of shoreland zoning, these communities have minimal land use regulation, which may make it difficult to adopt regional resource protection initiatives.

AREAS UNSUITABLE FOR DEVELOPMENT

Floodplain - These areas are located in the flood prone areas of Newport Where land use should be limited to activities which are unharmed by flooding such as agriculture, forest and some types of recreation. It should be noted that the actual floodplain of a stream usually will be more extensive than the areas which have floodplain soils.

Water Resources/Wetlands - These areas are regulated by the Newport Shoreland Zoning Ordinance. Development in these areas would also be extremely limited or impossible.

Wildlife Habitat/Conservation – (These are areas that would fall under the provisions of the applicable legislation. Development in these areas, if possible, may require review and approval by the pertinent state agencies.

Unsuitable Soils – Development in areas with poor soils would be limited since larger lot sizes would be required in order to meet the requirements of the Maine State Plumbing Laws.

DEVELOPMENT TRENDS

Agriculture and Forestry

Agriculture has become increasingly less important to Newport since the 1960s. In 1966, forest covered 10,922 acres or 45.8 percent of the town. Currently, forest covers 45 percent of the town, while only 600 acres is registered as farmland and in current agricultural use. Forestry activity has declined since 2000, yielding to development pressures and second-growth forest areas. Development has continued to increase at the expense of forested and agricultural land.

Commercial

New Commercial growth has occurred at the 1-95 interchanges in Newport, as well as highway-oriented commercial activities at the junction of Routes 2 and 7, particularly along Route 7. The lack of available commercial space in the town center has led to increased commercial development along Route 7 including an optometrist's office, an insurance office, chain restaurants, veterinary hospitals, and Sears and Napa stores all established in past few years. As expected, much of the development is highway-service oriented.

Housing

The continued construction recreational or seasonal houses and the conversion of seasonal camps to year-round homes) on Lake Sebasticook remains Newport's most significant housing trend... Refer to the Housing Chapter of this plan for a description of housing patterns, resident needs and concerns. The 2000 census counted 1,574 housing units in Newport. 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. By 2018, Newport's housing units may total 1,905, a projected increase of 226 units above the 2005 count. This forecast is based on declining household size, the State Planning Office's 2018 population projection for Newport of 3,334 persons, and the housing growth seen over the past 25-year period which averaged 1.03 percent non-compounded annual growth. 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.

Newport's membership in a good school district and the availability of public water and sewer services in the town's center have increased demand for year-round housing, particularly for low- to moderate-income families. These families wish to live in a community affording services such as educational opportunities, sewer and water, and streets and highways, which creates a need for this type of development. In addition, larger communities often provide greater employment opportunity and more readily available subsidy programs on the local level.

PROPOSED LAND USE MAP – SEE PROPOSED LAND USE MAP

Note: The map represents general proposed land uses. Specific district boundaries will be developed in the Land Use Ordinance.

REVISED LAND USE DISTRICTS

The following revised district designations are based on previously written chapters of this plan that include the Inventory and Analysis, Policies and some Implementation Strategies. The districts are being revised to reflect needed changes since the 1996 Land Use Ordinance.

Recommended Amendments to Newport Zoning Districts

District Name	Type	Recommended Changes/Standards
Medium Residential 1 (MR 1)	Growth	No Changes
Medium Residential 2 (MR 2)	Growth	Expansion of District to Include Schools and Surround Proposed Village Area
Commercial / Industrial (C/I)	Growth	No Changes
Commercial (C)	Growth	Change to Village II District
Industrial Park (I)	Growth	No Changes
Rural (R)	Rural	No Changes
Nokomis Pond Water (WD)	Rural Protection	No Changes
Village I	Growth	Change from Village
Village II	Growth	Newly Created District
Aquifer Protection (AP)	Rural Protection	Newly Created to Recognize Resource

GENERAL RECOMMENDATIONS

The following recommendations for Newport's Land Use Ordinance are based on the information in the inventory and analysis sections, the policy sections and from the implementation strategies developed in previous sections of the Comprehensive Plan.

In general, land use regulation should be kept to the minimum necessary to achieve the goals of this Plan. The Comprehensive Planning Committee does not intend to impose burdensome requirements on the normal activities of town residents. Its overall philosophy for land use regulation is to regulate land use development only to the extent necessary to protect natural resources, property values and public safety. In particular, land use regulation should not be so restrictive as to have a negative impact on existing land use practices.

Ordinances must have specific standards and clear definitions. It is important that the various ordinances meet the minimum requirements mandated by State Law. It is also important that land use ordinances be consistent with the recommendations of the plan. This Comprehensive Plan provides the legal basis for enacting the ordinances, and their consistency with the plans, goals, strategies and policies will be a major consideration in the event the ordinances become subject to legal challenge.

Newport has identified several goals that it will continue to be address in the Land Use Ordinance. The ordinance will:

- (1) Continue to streamline the application and permitting process;
- (2) Continue to assign more responsibility for review and approval to code enforcement when appropriate; and,
- (3) Ensure clear and consistent guidelines for obtaining approval.

LAND USE ORDINANCE PERFORMANCE STANDARDS

The Land Use Ordinance of the Town of Newport will be developed consistent with the identified needs of the town. In order to protect and preserve natural resources, property values, public safety, health and welfare, and to provide for affordable housing and ensure the proper future development of the town, the following performance standard topics will be developed and included with the ordinance.

Access Requirements - Standards will be amended which will minimize the creation of strip development in the community. Standards will also be developed which will encourage shared driveways and points of access along corridors such as Routes 2 and 7.

Lighting Design - Standards will be amended to protect neighborhoods and adjacent properties from inappropriate lighting within new developments.

Water Quality - Standards will be amended in conjunction with shoreland zoning provisions regarding the protection and preservation of groundwater and surface water.

Cluster Housing – Standards will be developed for cluster developments to including density bonuses and the preservation of open spaces and rural land.

Alternative Energy Standards – Standards will be developed which will encourage and allow the development of alternative energy sources.

Tower Standards – Standards will be developed which will provide guidance to the location, height and setback for cell tower and other utility construction.

Outdoor Wood Boilers – Standards will be developed to ensure minimal negative impact on nearby residential properties from the operation of outdoor wood boilers such as, but not limited to, operation and location provisions.

Animal Husbandry – Standards will be developed to ensure minimum impact on neighboring properties from the practices of animal husbandry.

INFRASTRUCTURE INVESTMENT DIRECTED TO VILLAGE 2 DISTRICT

The Proposed Land Use Map depicts an area entitled Village 2 District. The intent of this district is to contain existing commercial sprawl and provide for the development of a mixed-use village along and adjacent to the Route 7 corridor. This area is adjacent to or contains appropriate infrastructure for higher density residential and mixed commercial use. This district will include the middle and high Schools. This district is needed due to the extremely limited potential for additional development in Newport's traditional downtown.

Eighty percent of all future infrastructure investment will be directed into this district to provide for the coordinated expansion of both sewer and water utilities. Newport's ultimate goal is to extend public sewer and water capabilities to the schools, thereby providing for higher density residential and commercial development in the entire Village 2 District. This area represents Newport's only location to accommodate growth and development due to various limiting factors in other locations throughout the community.

OTHER CONSIDERATIONS

The Planning Board and Code Enforcement Officer will annually review the Land Use Ordinance, Shoreland Zoning Ordinance, Subdivision Ordinance and Floodplain Management Ordinance and consider whether or there have been any changes in the minimum requirements of state or federal laws which would require the amendment of Newport's ordinances.

In order to inform residents of local land use ordinances, a list of all such ordinances and when they are applicable should be developed and available to the public at the town office. An attempt should be made to notify and involve all citizens in the development and amendment of local ordinances.

ENFORCEMENT

The value of any ordinance depends on how well it is enforced. In order to achieve better enforcement, two issues are important: Residents should be informed of the requirements of local and state regulations and the reason for those regulations and the town must provide adequate code enforcement to assure compliance. The key to adequate and successful enforcement is providing the Code Enforcement Officer with the proper legal language and definitions within the Land Use Ordinance.

POLICIES AND IMPLEMENTATION STRATEGIES

Policies: Support the location, type, scale and intensity of land use that Newport's resident desire.

Support the level of financial commitment necessary to provide needed infrastructure in growth areas, principally along the Route 7 corridor and newly created Village 2 District.

Establish efficient permitting processes and procedures, especially in growth areas.

Protect critical resources areas from the impact of development.

Coordinate Newport's land use strategies with other local and regional land use planning efforts.

Minimize any increase in the tax burden on residents and business owners.

Encourage sensible growth in appropriate areas.

Provide education and training to all municipal boards to ensure their compliance with local ordinances and state laws.

Strategies: Ongoing or to be Accomplished in 1-2 years.

- Growth Areas: The Newport Development Corporation will encourage economic development of the downtown area and the Village 2 District.
- Growth Areas: The Town Manager will lead a community effort to develop a capital improvements plan including a strategy for expanding public water and sewer services into the Village 2 District.
- Townwide: The Planning Board will propose amendments to land use ordinances to identify the variety of housing types allowed within appropriate districts throughout the town.
- Townwide: The Planning Board will propose amendments to the land use ordinance containing housing standards that will minimize costs but ensure appropriate development.
- Townwide: The Planning Board will annually review the effectiveness of the housing standards of the land use ordinance.
- Townwide: The Planning Board will propose amendments to the Shoreland Zoning Ordinance to reflect changes required by Maine DEP.
- Rural Areas: The Town Manager and Lake Association will pursue grants to maintain and improve the water quality of Sebasticook Lake.
- Townwide: The Town Manager will assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.
- Rural Areas: The Assessor will promote the Farm and Open Space and Tree Growth Tax Law to encourage the protection and preservation of forest and agricultural resources.
- Townwide: The Sebasticook Valley Community Center Board of Trustees will review the recreational programs and services of the town and inform the Budget Committee of its recreational priorities.
- Townwide: The selectmen will continue to support recreational providers in the community.
- Growth Areas: The Town Manager will work with the Water and Sanitary Districts to coordinate the expansion of services or upgrades to their systems with other road maintenance projects.
- Growth Areas: The Town Manager will utilize CDBG funding for infrastructure building or renovation.

- Townwide: The Planning Board will propose amendments to the Land Use Ordinance to include updated performance standards to regulate parking, access issues and other provisions.
- Townwide: The Town Manager will protect the community from possible litigation by ensuring that public equipment is not used on private property.
- Townwide: The Public Works Director, Town Manager and Board of Selectmen will work together to implement a Road Surface Management Plan.
- Townwide: The Town Manager and Public Works Director will try to improve dangerous intersections and roadways by working with the Department of Transportation.
- Townwide: The Planning Board and selectmen will propose road construction standards within subdivision and land use ordinances to reduce the long-term cost of improvements and repair to roadways.
- Rural Areas: Newport will encourage open space subdivisions. An open space subdivision, also known as a cluster subdivision, is a subdivision in which, if the developer provides dedicated permanent open space, the lot sizes may be reduced below those normally required in the land use district but at or above state minimum lot size requirements. Open space may or may not be publicly accessible. The Planning Board will encourage all subdivision applicants within the rural districts to submit an open space subdivision plan for consideration when the property has shore frontage, high elevation, and scenic views. The Land Use Ordinance and/or Subdivision Ordinance will include incentives to encourage the preservation of rural areas. Smaller lots, as in open space subdivisions, are more affordable than larger lots to purchase, to build upon, and to service with utilities, resulting in cost savings to the home buyer, developer, and Town.
- Townwide: Traffic control will be consistent with the Maine Department of Transportation Access Management Standards. The permitting and enforcement of entrances and driveways on state and state aid roadways is overseen by MDOT. No new roadway intersections with Route 7 will be sought; rather, reconfiguration of existing entrances and driveways to improve and coordinate existing access points in order to provide increased capacity to accommodate future development will be pursued with MDOT.

Strategies: To be Accomplished in 2-5 years.

- Growth Areas: The Newport Development Corporation will support regional economic development efforts.
- Townwide: The Newport Development Corporation will establish joint promotions with the Seabasticook Valley Chamber of Commerce.

- Townwide: The Town Manager and Planning Board will initiate discussion with neighboring communities in the regional protection of Sebasticook Lake.
- Rural Areas: The Planning Board will monitor the effectiveness of land use regulation in the protection of natural resources.
- Rural Areas: The selectmen and Town Manager will pursue grants for the construction of public landings, bike paths and snowmobile trails.
- Rural Areas: The Planning Board will continue local and regional efforts to protect Sebasticook Lake.
- Growth Areas: The selectmen will initiate construction of a new public safety building to include public safety and public works.
- Townwide: The Town Manager will explore cost saving maintenance agreements for municipal equipment and facilities.
- Growth Areas: The Town Manager will propose amendments to the Land Use Ordinance districts boundaries and standards as deemed appropriate to support the intent of this plan.

Strategies: To be Accomplished in 5-10 years.

- Townwide: The Newport Historical Society (dba the Newport Public Library Association) will apply for a Maine Historic Preservation Commission survey grant in order to further survey Newport's historic and archaeological sites.
- Townwide: The Newport Historical Society will develop a list of significant historic buildings and historic or archaeological sites. Those sites that meet the minimum requirements for inclusion into the National Register of Historic Places may be nominated with the permission of the owner.
- Townwide: The Town Manager will continue to support regional economic development opportunities.
- Townwide: The Planning Board will monitor housing trends and make appropriate recommendations to minimize the impact of development on municipal facilities and services.
- Townwide: The selectmen and Town Manager will support regional and local recreational offerings.
- Rural Areas: To preserve areas of environmental and scenic value, the selectmen will consider conservation easements for open space, especially in shoreland areas and high elevation areas.
- Rural Areas: The selectmen will consider establishing a fund to assist in critical conservation purchases or stewardship endowments. At a minimum, the key rural assets identified in the plan will be made known to conservation organizations to guide their prioritization.
- Rural Areas: The Planning Board will review land use ordinances pertaining to gravel pits and quarries and amend them to ensure their minimal impact to natural resources, other land uses and transportation systems.

- Townwide: The Planning Board will respond to increased demand for alternative energy sources and may encourage the development of windfarm facilities. The town may choose to regulate these activities. The desire to foster alternative energy creation should be balanced with the protection of areas that residents deem as both scenic and worthy of protection.
- Townwide: The Town Manager and Planning Board will consider proposing amendments to the Land Use Ordinance to include a provision for the assessment of impact fees on new development, as allowed by Maine's impact fee statute. Newport may assess impact fees if the expansion of a public facility or service is caused by a proposed development. The fees must be based on the cost of the new facility or service apportioned to the new development. The fees must benefit those who pay; funds must be earmarked for a particular account and spent within a reasonable amount of time. Fees may be collected for the following as well as other facilities and services not listed:
 - A. Solid waste facilities
 - B. Fire protection facilities
 - C. Law Enforcement Services
 - D. Public Safety Services
 - E. Methadone Facilities
 - F. Roads and traffic control devices
 - G. Parks and other open space or recreational areas
 - H. Waste water collection and treatment facilities
 - I. Municipal water facilities
 - J. Public Services, in general, including educational facilities
- Townwide: The Planning Board will consider proposing amendments to the Land Use Ordinance to include a provision for temporary growth caps or the phasing of proposed subdivisions to minimize potential undue fiscal impacts on town facilities.

March 16th, 2008

I hereby certify that this is a true and exact copy of the Town of Newport's Comprehensive Plan as approved by voters at the Annual Town Meeting held in Newport on March 14th, 2008.

Attest: Paula A. Scott
Municipal Clerk