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Introduction

A. Acknowledgements

This Comprehensive Plan is the result of the efforts of the Comprehensive Plan Committee of the Town of Brooks as well as residents and Town Officials. The purpose of this plan is to provide the background data and policy framework for future planning and decision making in the Town of Brooks.

Plan Development

Comprehensive Plan Committee

Brooks Planning Board:

Linda Lord, Chair

Ray Quimby, Vice chairman

Paula Miron, Secretary

Patricia Donovan

Steve Littlefield

Melissa McDonald

Heather Quimby

Written survey mailed to all town taxpayers in 2018.

Two public meetings held to review results of survey Sept. 3, 2019, 12:00 pm and 6:30 pm: The public notice of the meetings stated: “the Planning Board will share what the survey results indicate for goals in the Brooks comprehensive plan and will take questions and feedback from attendees.”

A special thank you goes to the community residents, groups and committees who provided public input during the plan development process.

B. Background

The Town of Brooks recognizes that to manage the short- and long-term growth of the community, minimal land use regulations need to be established that will ensure the Town of Brooks will grow at a pace and location that its residents can financially support.

With the adoption of this Comprehensive Plan, the framework has been completed that will allow the development of implementing ordinances. These implementing ordinances must be consistent with the Proposed Land Use Section of this plan.

The objective of this plan process was to identify the appropriate areas of the community that serve as the growth areas and the rural areas of Brooks. Establishing a strategic direction for the location and types of development will encourage development patterns, not inconsistent with existing patterns, which would be conducive to the prosperous and responsible growth of the community, at a density and location deemed appropriate at the time of adoption of this Plan.

C. Goals/Implementation

This Comprehensive Plan serves as an inventory of current conditions and a guide for future development. It is an official document that must be adopted by the governing body of Brooks and approved by the State of Maine. The plan does not enact ordinances or regulations. The plan provides a basis for land use policy and direction. A locally adopted Comprehensive Plan is important for three principal reasons:

Zoning Ordinance Adoption

In accordance with the State Statute under Maine's Growth Management Act, a town must have a consistent comprehensive plan to substantiate a zoning ordinance beyond the State minimum regulations under the Shoreland Zoning Act; creation and adoption of an Impact Fee Ordinance; or create and adopt a Rate of Growth Building Cap.

Federal and State Funding

A comprehensive plan is necessary to be eligible to qualify for many State and Federal Grant programs and resources.

Responsible Growth

The Plan will guide Brooks' development over the next decade.

Plan Implementation

A Comprehensive Plan is not a static document. A plan should be reviewed every 5 years to insure it meets the needs of Brooks residents.

Chapter 1: Vision for the Community

“If you don’t know where you’re going, you might end up somewhere else.” Yogi Berra

Vision Statement:

Brooks’ vision for its future: to preserve and protect the character of Brooks as a bedroom community, promoting economic and social growth, public health, safety, and welfare, and protect its natural resources.

Specific Visions for the Community:

- Facilitate growth that is sustainable with respect to the economy, environment, and community.
- Promote the health, safety, and welfare of Brooks citizens in a way that is equitable to the public and individual citizens.
- Preserve Brooks’ small-town character, both in appearance and development design.
- Facilitate a diversity of land uses including residential, commercial, and open space.
- Maintain an efficient transportation system.
- Encourage both active and passive recreational opportunities.
- Capitalize on Brooks’ recreational resources to promote tourism.

Chapter 2: Public Participation Summary

Compliance with Title 30-A §4324

- ✓ Municipal Officers designated the Planning Board as the Comprehensive Planning Committee.
- ✓ The Planning Board conducted a survey of the residents.
- ✓ Comprehensive Planning Committee held 24 meetings from March 18, 2019, to May 16, 2022. All meetings posted and open to the public.
- ✓ Citizen input encouraged through open public meetings and discussion.
- ✓ Public Hearing held on plan (After 30-day public notice)
- ✓ Date of Public Hearing TBD

Policies

Policy input and recommendations will be sought every 3 years in efforts to assess and implement strategies and recommendations of the plan and as they evolve. All citizens will be given an opportunity to comment on the Comprehensive Plan and its effectiveness.

Strategies

Adoption of a consistent Comprehensive Plan will allow the Town of Brooks to enforce Land Use Ordinance and Regulations and provide a basis for necessary amendments to reflect the desire of the citizenry regarding Brooks' future. As importantly, an adopted and consistent Comprehensive Plan will give Brooks a needed advantage when applying for State and Federal Grants for public improvements.

Chapter 3: Historic and Archaeological Resources

“It had long come to my attention that people of accomplishment rarely sat back and let things happen to them. They went out and happened to things.” Leonardo Di Vinci



Figure 1: The Pilley Museum, Brooks Historical Society

State Goal

To preserve the State’s Historical and Archaeological Resources.

Town Goal

To comply with the State’s goal and increase public awareness of Brooks’ Historic Resources.

Analysis

Are historic patterns of settlement still evident in the community?

Brooks was formally incorporated as the Town of Brooks on December 10, 1816. Fortunately, many personal records have been documented of the early settlements along with county

records, newspaper clippings, taped interviews of descendants and preserved artifacts from earlier settlers. Many historic buildings or foundations remain in the community. Some documented history has been lost due to several fires in the village, but thanks to citizen support and awareness of the importance of saving the history of Brooks, documentation and artifacts have been preserved.

What protective measures currently exist for historic and archaeological resources and are they effective?

The Brooks Historical Society was organized in October 2003. The Pilley House Museum was deeded to the Society on June 2, 2005. From that date forward the Society has maintained its mission to protect and preserve the community's historical artifacts and records by way of open houses, displays of albums, scrapbooks, memorabilia, and documentation of Brooks history. Constructed in 2016 with grant monies, volunteer labor, and community support the timber-framed Menard Barn was added adjacent to the museum. This additional building effectively enhances and displays additional collections of Brooks historical documents and artifacts.

Do subdivision regulations or site plan review documents require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources?

There are no locally adopted regulations or review documents requiring surveys of historic resources. The State's Subdivision Regulations provide such criteria.

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

Documents and records need better safekeeping through inventory and archival storage; historical buildings in the community need better pro-active upkeep and repair. Through fund raising, volunteer participation, grant writing efforts and general awareness of the need to preserve the history and buildings in Brooks, incentives can be provided.

Conditions and Trends

Maine Historic Preservation's Identified Resources

MAINE HISTORIC PRESERVATION COMMISSION

Inventory Data for Municipal Growth Management Plans

Resource: _____ Prehistoric Archaeological Sites: Arthur Spies

Historic Archaeological Sites: Leith Smith

Historic Buildings/Structures/Objects: Kirk Mohney

Municipality: **Brooks**

Inventory data as of **October 2020:**

The former Maine Central Railroad Depot in Brooks is listed in the National Register of Historic Places.

MAINE HISTORIC PRESERVATION COMMISSION

Inventory Data for Municipal Growth Management Plans

Resource: Prehistoric Archaeological Sites: Arthur Spiess

Historic Archaeological Sites: Leith Smith

Historic Buildings/Structures/Objects: Kirk Mohney

Municipality: **Brooks**

Inventory data as of **October 2020:**

To date one historic archaeological site has been documented for the town:

Municipal Growth Query					
Site Name	Site num	Site Type	Periods of Significance	NationalRegisterStatus	Town
Old Stone Foundation	ME 060-001	structure, unidentified	no datable material observed and not on historic maps	undetermined	Brooks

Needs for further survey, inventory, and analysis:

No town-wide professional surveys for historic archaeological sites have been conducted to date in Brooks. Future archaeological survey should focus on the identification of potentially

significant resources associated with the town's agricultural, residential, military, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18th and 19th centuries.

MAINE HISTORIC PRESERVATION COMMISSION

Inventory Data for Municipal Growth Management Plans

Resource: Prehistoric Archaeological Sites: Arthur Spiess

Historic Archaeological Sites: Leith Smith

Historic Buildings/Structures/Objects: Kirk Mohney

Municipality: **Brooks**

Inventory data as of **September 2020**

No known sites because no archaeological survey has been done.

Historic Outline of the Community

In the early part of 1798 notices were posted throughout Maine that settlers were wanted in the Waldo County area. The arrival of Joseph Roberts, Jr. in 1799 was the start of the community, then known as Washington Plantation, named for President George Washington. The town was formally incorporated as the town of Brooks on December 10, 1816. According to Seth Norwood's "Sketches of Brooks History" forty-eight inhabitants of Washington Plantation presented to the General Court of the Commonwealth of Massachusetts the following petition:

"To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in the General Court assembled. The Petition of the undersigned inhabitants of the Plantation of Washington in the County of Hancock (later known as Waldo County) and the Commonwealth of Massachusetts showeth that they experience many disadvantages and inconveniences in not being incorporated into a town for many of the laws of this Commonwealth enjoyed by the incorporated towns, which we deem beneficial to our interest, prosperity and good order and which in our present capacity we cannot avail ourselves of their

good effects and advantage and as we do not pay our proportion of State and County taxes we conceive there can be no injury of our being put in a category by an act of incorporation we may avail ourselves of those laws which may tend to promote the interests of the inhabitants of our plantation. We, therefore, pray that your Honors incorporate the said plantation into a town by the name of Brooks with all the privileges enjoyed by other incorporated towns. As in duty bound shall every pray.”

This petition was ordered to be printed and signed by Timothy Bigelow, speaker of the House, John Phillips, President of the Senate, and John Brooks, Governor of the Commonwealth of Massachusetts.

Community Identified Resources

- Historic documents and records held by Community residents and/or passed on by descendants.
- Historic photographs
- Brooks Historical Society archives
- Brooks town office records
- Taped interviews of residents and descendants

Brooks Historical Committee/Society Functions/Responsibilities

Brooks Historical Society’s mission is to promote the preservation and understanding of Brooks’ history and how it led up to the town of Brooks today. To that end the society holds Open Houses in summer months, accepts historical artifacts relating to the town’s history, archives documents and records of interest and pursues fundraising efforts to maintain functions of the Society.

Are there any threats to local historic resources or to State or National significant resources?

Marsh River Stream: Marsh Stream flows into Frankfort Marsh, from which it derives its name. Marsh River has historically supported factories, canning industries, and ice harvesting. In recent years, the river flow has been challenged by construction or beaver dams.

Railroad tracks: Railroad tracks have historically been a boon to Brooks when round-trip merchandise and mail deliveries from Belfast and Burnham were functioning. In recent years, the tracks and rails have been in disrepair. Although repair and upkeep of the tracks is challenging from year to year, the Brooks Preservation Society members work diligently to keep the rails open thru volunteer hours, grant applications and member donations.

Several buildings in disrepair: Several historic buildings are in disrepair or under renovation. The American Legion Building is beyond repair and has been sold. The Grange, formerly Quaker Meeting Building is now privately owned. The Brooks Railroad Depot Building has been renovated and is listed on the National Register of Historic Places. (It was used as a setting for the filming of the sequel to *Sarah, Plain and Tall* with Glen Close and Christopher Walken in 1992), Kilgore Manor and Hill Tavern are also privately owned. The Brooks Historical Society Museum, previously owned by Phineas Ashmun and pharmacist Al Pilley, needs structural support. Ralphs Café is also currently being renovated.

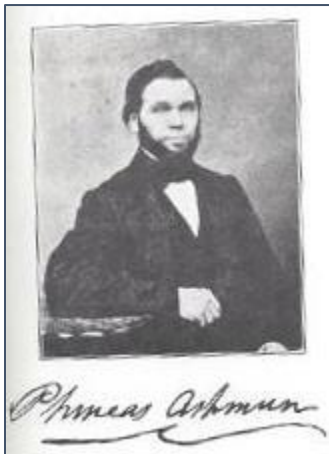


Figure 4: Phineas Ashmun Esq.
Brooks Incorporator

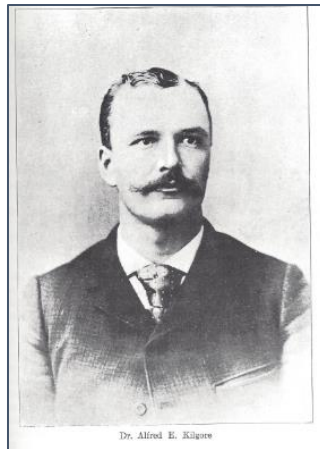


Figure 3: Dr. Albert Kilgore

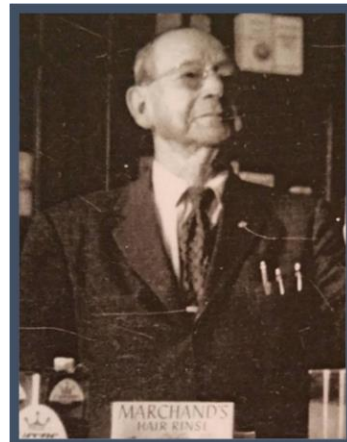


Figure 2: Albert Pilley, Apothecary

Policies

Protect to the greatest extent practical the historic and significant archaeological resources in the community.

Strategies

1. The Town of Brooks will actively pursue the necessary appointments to fill any vacancies on the towns Historical Committee to insure a functioning and proactive organization.

Responsible Party: Select Board

Timeline: Ongoing

2. The Town of Brooks will assign responsibility for the collection and display of historic artifacts and the inventory and monitoring of historic landmarks.

Responsible Party: Historical Society

Timeline: Ongoing

3. For known historic and archeological sites and areas sensitive to prehistoric archaeology, through local land use ordinances continue to require subdivision or non-residential developers to act appropriately to protect those resources, including but not limited to, modification of the proposed site design, construction timing and/or extend of excavation.

Responsible Party: Planning Board

Timeline: Ongoing

4. Continue to require the Planning Board, or other designated review authority to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.

Responsible Party: Planning Board

Timeline: Ongoing

5. Work with the Maine Historic Preservation Commission to assess the need for and if necessary, plan for, a comprehensive community survey of the community's historic and archaeological resources.

Responsible Party: Planning Board/Select Board

Timeline: Long Term (2-5 Years)



Figure 5: Brooks Rail Station, National Historic Register 2009

Chapter 4: Water Resources

*"You've got to prime the pump, you must have faith and believe
You've got to give of yourself 'fore you're worthy to receive
Drink all the water you can hold, wash your face, cool your feet
Leave the bottle full for others, thank you kindly, Desert Pete". From the Kingston Trio's Desert Pete*



Figure 6: Lake Passagassaukeag with Belfast Bay in the background

State Goal

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

Town Goal

To comply with the State's goal and provide safe drinking water and ground water for its citizens.

Analysis

Are there any known point sources of pollution in the community?

There are currently no known point sources of pollution in Brooks.

Are there any known non-point sources of pollution in the community?

Manure pits and gravel pits exist in Brooks. These pits are permitted and monitored in accordance with the Maine Department of Environmental Protection's Best Management Practices.

PFAS and Septage Sites:

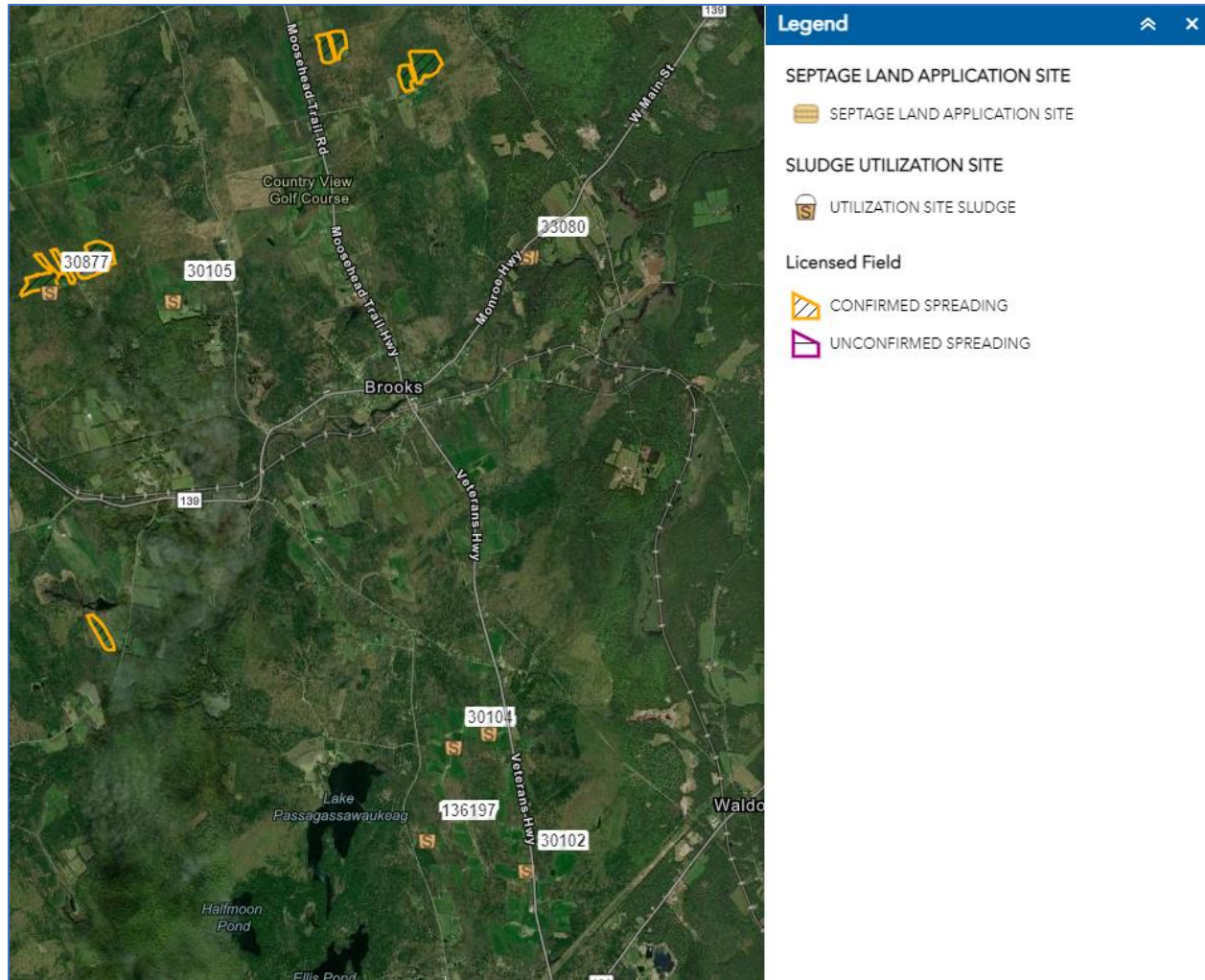
As this plan was being developed the issue of PFAS contamination began to arise. PFAS is explained in the text copied from the MaineDEP website below:

PFAS refer to a group of man-made chemicals known as Per- and Polyfluoroalkyl Substances. There are thousands of varieties of these chemicals including the six PFAS chemicals which are included in, [Resolve 2021, Chapter 82 \(Resolve, To Protect Consumers of Public Drinking Water by Establishing Maximum Contaminant Levels for Certain Substances and Contaminants\)](#) and listed below:

- Perfluorooctanoic acid (PFOA)
- Perfluorooctanesulfonate (PFOS)
- Perfluorononanoic acid (PFNA)
- Perfluorohexanesulfonic acid (PFHxS)
- Perfluoroheptanoic acid (PFHpA)
- Perfluorodecanoic acid (PFDA)

As early as the 1940's, PFAS (mostly PFOA and PFOS earlier on) became widely used in household products and industrial settings. These chemicals were also historically used in firefighting foams due to their effectiveness at quickly extinguishing petroleum-based fires. Because they have a unique ability to repel oil, grease, water and heat, PFAS are used in many common products that we use regularly. For example, they have been used to make non-stick cookware, stain-resistant carpets and furniture, water-resistant clothing, heat-resistant paper/cardboard food packaging (like microwave popcorn and pizza boxes), and some personal care products. PFAS break down very slowly and are persistent in the environment. This means that PFAS may build up in people, animals, and the environment over time. Health agencies are working to understand more about the health effects of low level, long-term exposure.

There is one PFAS identified site in Brooks based on MaineDEP mapping, which is the old Maine Reduction site near the transfer station. Septage and sludge application sites are shown on the MaineDEP map below:



The above map was clipped from the site below, showing septic application and application sites.

<https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=468a9f7ddcd54309bc1ae8ba173965c7>

Both science and policy regarding these chemicals are evolving. Town officials will monitor this evolution and will take action as recommended and necessary.

Are groundwater and surface water resources protected?

Groundwater and surface water resources are protected in Brooks by following the Shoreland Zoning Regulations and State Land and Water Quality programs. Any work being done in a shoreland zone must be performed by Contractors certified to do so by the Maine Department of Environmental Protection (MDEP). Brooks Code Enforcement Officer works closely with the MDEP to ensure water resources are adequately protected.

Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?

When appropriate, Brooks partners with local advocacy groups such as the Waldo Country Soil and Water Conservation, Maine Farmland Trust and Small Woodlot Association of Maine.

Conditions and Trends

State Identified Water Resources

List the Town of Brooks water resources (great ponds, brooks, streams)

The Town's surface water resources include the following:

Meadow Brook	Stantial Brook	Sanborn Pond	Ellis Pond
Marsh Stream	Dead River	Half Moon Pond	Toddy Pond
Lake Passagassawakeag (Randall Pond)			

List of the Town of Brooks public water supplies, wells?

There are no identified aquifers in Brooks that are used as a public drinking supply.

Threats to water quality in identified resources.

There are no known threats to local water resources in Brooks other than those previously noted.

Policies

To protect current and potential drinking water sources.

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

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

To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.

To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

Strategies

1. Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:

 Maine Stormwater Management Law and Maine Stormwater Regulations

 Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.

 Maine Pollution Discharge Elimination System Stormwater Program

Responsible Party: Planning Board/Select Board

Timeline: Ongoing

2. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.

Responsible Party: Planning Board

Timeline: 1-2 Years

3. Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.

Responsible Party: Planning Board

Timeline: Ongoing

4. Maintain, enact, or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.

Responsible Party: Planning Board

Timeline: Ongoing

5. Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or small woodlot association of Maine.

Responsible Party: Planning Board/Town Clerk/Select Board

Timeline: Ongoing

6. Adopt water quality protection measures and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.

Responsible Party: Planning Board/Town Clerk/CEO/Select Board

Timeline: Ongoing

7. Participate in local and regional efforts to monitor, protect, and where warranted, improve water quality.

Responsible: Planning Board/Town Clerk/Select Board

Timeline: Ongoing

8. Provide education materials at appropriate locations regarding aquatic and invasive species.

Responsible Party: Planning Board/Town Clerk/Select Board

Timeline: Ongoing

Chapter 5: Natural Resources

“There is a quality of life in Maine which is singular and unique, I think. It’s absolutely a world onto itself.” Jamie Wyeth

State Goal

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

Town Goal

To comply with the State’s goal of protection of natural resources.

Analysis

Threats and Protective Measures

Brooks has updated and enforced its Shoreland Zoning Ordinance in accordance with the State Minimum Guidelines and will continue to do so. The Code Enforcement Officer is experienced and knowledgeable regarding the various state laws such as the Natural Resources Protection Act. He works collaboratively with the Department of Environmental Protection to ensure the protection of Maine’s natural resources?

Does Brooks have any threatened natural resources?

The Town of Brooks closely monitors any development taking place within or next to protected wetlands, streams, bogs, ponds, and lakes. Guidelines are followed according to the Brooks Shoreland Zoning Ordinance as well as the protection of Natural Wildlife Habitat, Wading Bird Habitat, and Waterfowl protected areas that are shown on Maine Essential Habitat Area Maps. Best land management practices are encouraged and explained to landowners as an ongoing resource to preserve the natural wetlands and associated areas.

Current Initiatives Local or Regional on Natural Resource Protection

There are no ongoing initiatives regarding regional protection of natural resources. However, if there should be an issue arise, Brooks is supportive and participatory in the regional approach to the protection of Maine’s natural resources.?

Conditions and Trends

State Identified Natural Resources

The following natural resources have been identified by the Maine Department of Environmental Protection in Brooks (maps in appendix)

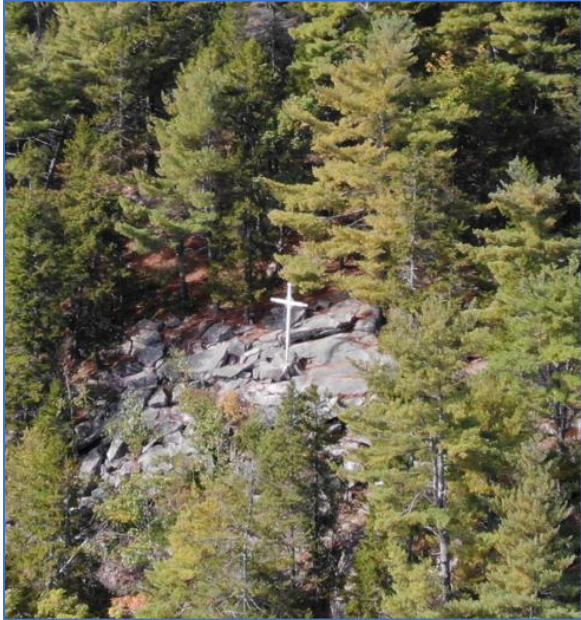


Figure 7: The Cross at Fair Haven

Scenic Views

There are no protected views in Brooks. Brooks has some scenic views but has chosen not to regulate the protection of those views through adoption of land use requirements. It is still of value to list those scenic views:

- Brooks Country Club
- Views of Coastal Areas
- Views of Farmlands
- Views of Hill with Cross Planted on top behind Randall Pond.

Policies

To conserve critical Natural Resources in the community.

To coordinate with neighboring communities and regional and State resource agencies to protect shared critical natural resources.

Strategies

1. Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.



Figure 8: Looking north to town and Country View Golf Course

Responsible Party: Planning Board

Timeline: Ongoing

2. Designate critical natural resources as Critical Resource Areas in the future land use map.

Responsible Party: Planning Board

Timeline: 1-2 Years

3. Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing and/or extent of excavation.

Responsible Party: Planning Board

Timeline: Ongoing

4. Through local land use ordinances, require the Comprehensive Plan (or other designated review authority) to include as part of the review process, consideration of pertinent Backyard wildlife Habitat (BWH) maps and information regarding critical natural resources.

Responsible Party: Planning Board

Timeline: Ongoing

5. Initiate and/or participate in interlocal and/or regional planning efforts around shared critical or important natural resources.

Responsible Party: Planning Board

Timeline: Ongoing

6. Consider pursuing public/private partnerships to protect critical and important natural resources such as purchase of land or easements from willing sellers.

Responsible Party: Planning Board/Select Board

Timeline: 2-5 Years

7. Distribute and make available information to those living in or near critical important natural resources about current use tax programs and applicable local, state, and federal regulations.

Responsible Party: Administration

Timeline: Ongoing

Chapter 6: Agricultural and Forest Resources

State Goal

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



Figure 9: Looking northerly from Lang Hill Highway

Local Goal

To comply with the State's goal of safeguarding agricultural and forest resources.

Analysis

Does Agriculture/Forestry play an important role in the Brooks economy? Is it growing or declining?

Agriculture and Forestry do not play a significant economical part of the Town of Brooks. There are a few working and active dairy farms as well as some small-scale beef farms. The farms and woodlots, whether used for commercial purposes or not, mainly serve to provide the following benefits to the community.

- Scenery and Aesthetic Appeal
- Wildlife Habitat

- Recreational Opportunity
- Rural Maine Heritage

Agricultural land in Brooks is mainly used by local farmers to produce hay and corn for the dairy farms. Some land has been converted to subdivisions to provide housing for people that work in the Belfast area.

A number of properties have enrolled in the Tree Growth Tax Law Program. There are a few farms that operate as dairy farms and ship milk to be processed, there are no commercial activities concerning forestry. There are some large tracts of land, mostly owned by landowners and some that are owned by forestry land management companies.

Has Brooks taken regulatory and/or non-regulatory steps to protect productive farming and forestry lands/operations?

Brooks has not taken any steps in the direction of protecting productive farmlands or forestry operations.

Have large tracts of agricultural or forest land been sold lately? Implications on the local economy?

One large parcel of farmland has been approved for the siting of the solar array on the southeast side of Moosehead Trail going toward Belfast. The economic impact is that as projected by the developer is that it will help keep the cost of electricity down. The plan, as of this writing, has not moved forward.

Conditions and Trends

State Identified Agricultural and Forest Resources

There are currently 14 parcels enrolled in the Farm and Open Space Taxation Program for the purposes of wildlife preservation and conservation of resources.

There are 27 parcels enrolled in the Tree Growth Tax Law Program.

Has there been any changes to participation in or withdrawal from these programs over the past 10 years?

Over the past 10 years, enrollment has been stagnant and unchanged.

Policies

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

To support farming and forestry and encourage their economic vitality.

Strategies

1. Consult with a Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.

Responsible Party: Planning Board

Timeline: Ongoing

2. Consult with Soil and Water Conservation District when developing any land use regulations pertaining to agricultural management practices.

Responsible Party: Planning Board

Timeline: Ongoing

3. Amend land use ordinance to require commercial and subdivision developments in critical rural areas, to maintain areas with prime farmland soils as open space to the greatest practical extent.

Responsible Party: Planning Board

Timeline: 2-5 Years

4. Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers-markets, and home occupations.

Responsible Party: Planning Board

Timeline: Ongoing

5. Encourage owners of productive farm and forest land to enroll in the current use taxation programs.

Responsible Party: Administration

Timeline: Ongoing

6. Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick your own operations. Include agriculture, commercial forestry operations, and land conservation that supports them in local and regional economic development plans.

Responsible Party: Planning Board

Timeline: Ongoing

7. Include agriculture, commercial forestry operations and land conservation that supports them in local or regional economic development plans.

Responsible Party: Planning Board

Timeline: 5-10 Years

Chapter 7: Marine Resources

State Goal

The Goal is not applicable to the town of Brooks for there are no Marine Resources within the community.

Local Goal

There are no Marine Resource related local goals developed within the Brooks Comprehensive Plan.

Analysis

Monitoring of coastal waters.	Not Applicable	
Plan for Identifying or Eliminating Marine Related Pollution Sources		Not Applicable
Shellfish Industry and Closures	Not Applicable	
Status of Deep-Water Dependent Uses	Not Applicable	
Balance Between Water Dependent and Other Uses		Not Applicable
Local Ordinances	Not Applicable	
Local Harbor Ordinances	Not Applicable	
Waterfront Access Points	Not Applicable	
Scenic Resources	Not Applicable	
Access to Coastal Waters	Not Applicable	

Conditions and Trends

State Data Not Applicable

Shoreland Development Regulations

Brooks is in full compliance with the most recent minimum guidelines developed by the Maine Department of Environmental Protection.

Policies

The Marine Resources policies are not applicable to the town of Brooks.

Strategies

The Marine Resources strategies are not applicable to the town of Brooks.

Chapter 8: Population and Demographics

“Climate change, demographics, water, food, energy, global health, women’s empowerment- these issues are all intertwined. We cannot look at one strand in isolation. Instead, we must examine how these strands are woven together.” Ban Ki-moon

State Goal

None Required

Local Goal

None Required

Analysis

Expected Rates of Populations Change and Implications of those changes?

According to the 2010 census, Brooks population was 1,078. Projections for 2021 are 1,135; 2031, 1,169 and 2036, 1,179. This projection has Brooks population increasing as a percentage faster than both the State of Maine and Waldo County. The increase from the 2021 projection over the next 15 years is 44 persons. This 3.8% increase is not thought to be significant.

Potential Demand on Housing and Municipal and School Services because of population analysis?

There appears to be no significant increase in demand based on the population analysis.

Seasonal Population and Visitors?

Brooks has several seasonal properties on Randall & Toddy Ponds owned by out of towners who visit during the summer months. One respondent to the survey was a seasonal resident. Overall, the number of seasonal residents and visitors is not significant.

Is Brooks a service center and if so, are additional efforts required to serve a daytime population that is larger than its residence populations?

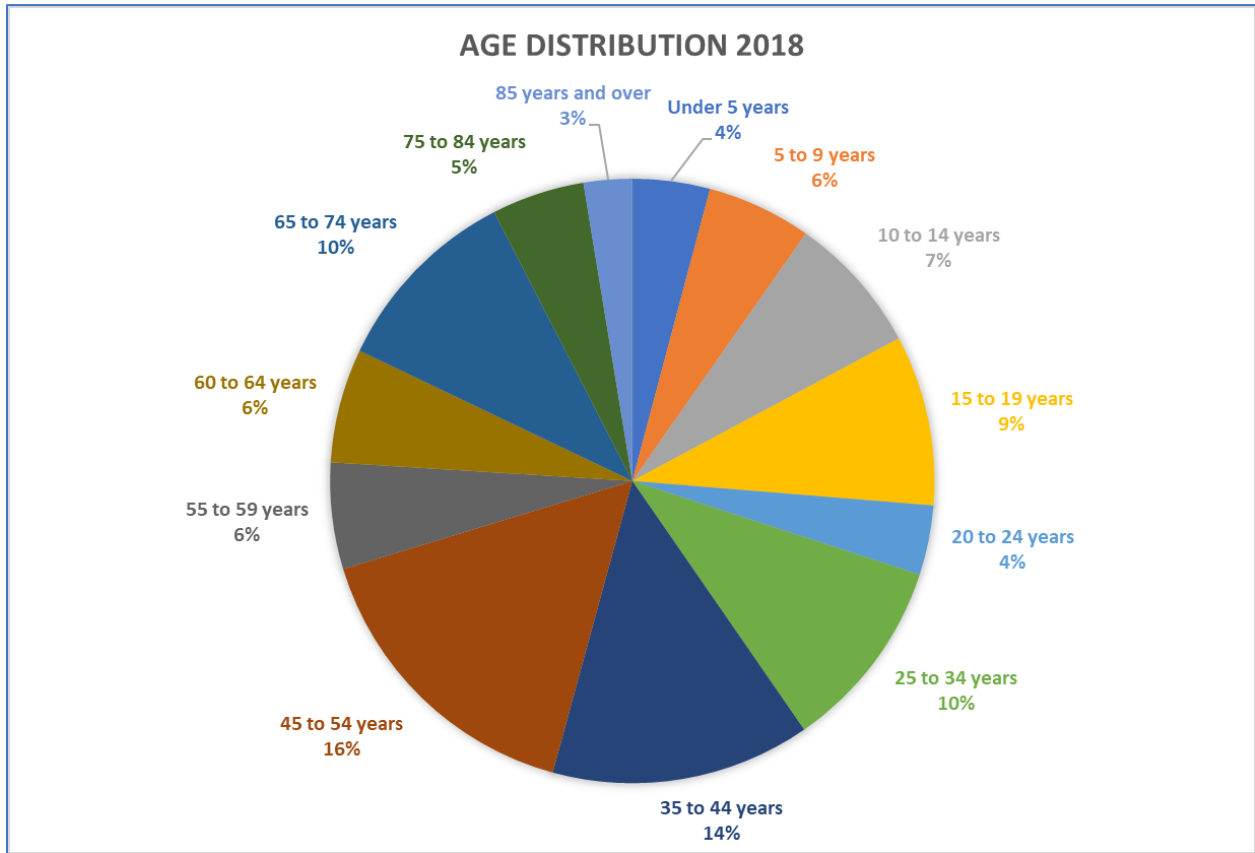
Brooks is not a service center, and the daytime population is less than the residence populations. This has created some problems staffing daytime emergency services such the fire department and potentially the ambulance service is a current concern.

Conditions and Trends

Population Trends

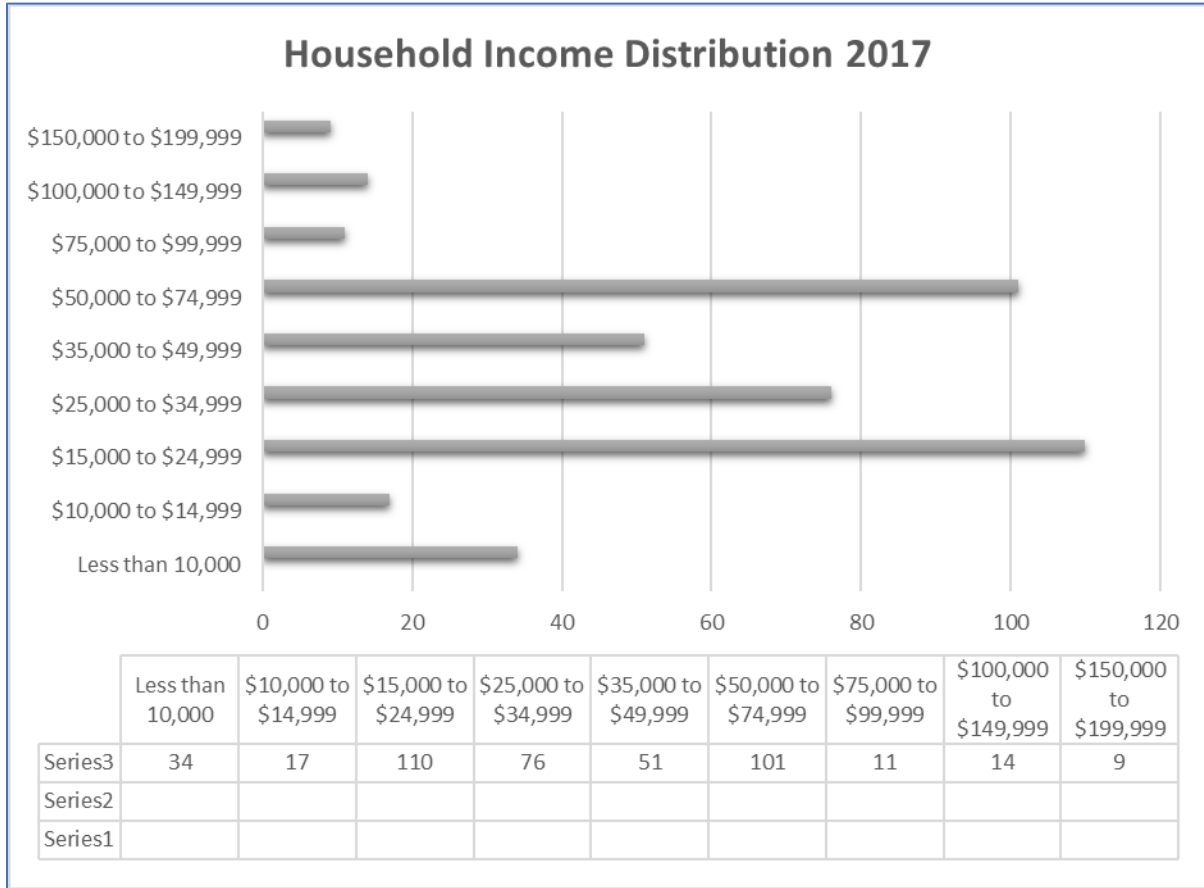
Population	Maine	Waldo County	Brooks
1960	969,265	22,632	758
1970	993,722	23,328	751
1980	1,125,043	28,414	804
1990	1,227,928	33,018	900
2000	1,274,923	36,280	1,022
2010	1,328,361	38,786	1,078
% increase 1960- 2010	37%	71%	42%
Projected Populations			
2021	1,335,250	39,797	1,135
2026	1,340,464	39,995	1,155
2031	1,341,036	40,002	1,169
2036	1,337,552	39,880	1,179
Change 2010-2036	0.69%	2.82%	9.37%
Sources:			
Population - Decennial Total from:			
US Census Bureau, Decennial Census			
Maine State Economist Website			

Distribution of Populations by Age



Population - by Age	2018
Total population	966
Under 5 years	40
5 to 9 years	54
10 to 14 years	72
15 to 19 years	88
20 to 24 years	36
25 to 34 years	100
35 to 44 years	134
45 to 54 years	155
55 to 59 years	55
60 to 64 years	59
65 to 74 years	100
75 to 84 years	48
85 years and over	25

Distribution of Households by Household Incomes



The above chart reports income distribution for 423 Brooks households. Of these, 237, or 56%, have household incomes less than \$35,000.

Policies

None Required

Strategies

None Required

Chapter 9: Economy

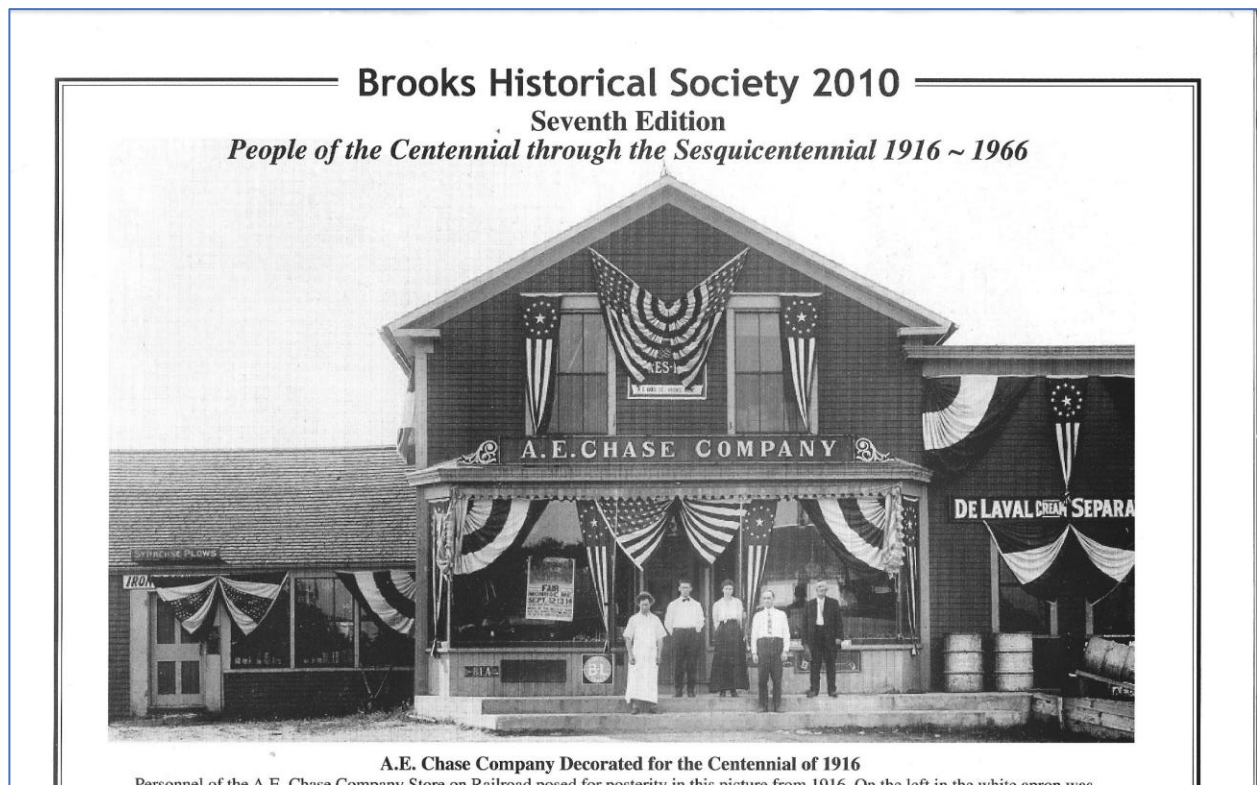


Figure 10: AE Chase Co., Corner of Hall Hill Road, Route 7, 1916

“A study of economics usually reveals that the best time to buy anything is last year.” Marty Allen

State Goal

Promote an economic climate that increases job opportunities and overall economic well-being.

Town Goal

Promote job opportunities and economic well-being.

Analysis

The Town of Brooks is principally a rural bedroom community today with limited retail and service-based businesses. The dependence of individual wells and septic systems, especially in those areas of higher density and mixed-use development, has proven a disadvantage to Brooks residents in their efforts to attract commercial uses. Recent efforts to establish a shared

community septic system, once designed and completed, will better position Brooks to diversify its tax base with the inclusion of small retail and service-based businesses.

Economic Priorities for the Community.

Brooks recognizes the value in the establishment of a shared municipal septic system and has initiated/completed the following steps toward that goal:

1. Obtained a grant for an intown community septic system
2. Contracted with Wright Pierce Engineers to conduct the study,
3. Completed most of the fieldwork necessary for the study.

The remaining steps to be completed are as follows:

1. Evaluate the data collected and develop a feasibility report.
2. Present the report to the public.
3. Get public buy in for next steps.

This system, once completed, will advance economic opportunity for Brooks to grow economic diversity in a meaningful and productive way. Recent surveys indicated that the residents of Brooks desire restaurants, banks, car wash and social establishments.

Thriving or Deteriorating village center?

Neighborhoods have four stages:

- 1 Growth
- 2 Stability
- 3 Decline
- 4 Renewal

The Village Center is exhibiting evidence of being in the renewal stage as follows:

- Gibbs Family Hardware was built on the former site of Stubbs General Store,
- Wentworth Self Storage was built on a former residential site,
- Marsh River Coop is occupying space formerly used as a hardware store,
- The First Congregational Church demolished an unused parsonage and created parking, enhancing use of the Varney Memorial function building,
- The large dwelling and barn at the northeast corner of Routes 7 & 139 has been demolished and the lot is ready for redevelopment.

The village center shows multiple signs of being in a renewal phase.

Tourism and the Local Economy?

A campground has recently opened on Route 7, South of Brooks Village. The Country View Golf Course attracts players from around Waldo and surrounding counties. The Brooks Community Park is being rehabilitated since transferred to the town from a private entity. Picnic and play areas are being developed. These newly created recreational opportunities will not only serve the Brooks residents but will hopefully attract people from neighboring communities.

Broadband

Home Occupations role in community?

With the advent of COVID-19 the worlds of health care, education, work and entertainment have changed significantly. Towns surrounding Brooks are working to adopt broadband and Brooks needs to be aggressive in pursuing a public private partnership to be competitive. The effort is ongoing as of this writing.

Additional broadband availability would greatly benefit Brooks residents. Adequate connectivity, as recently learned due to the Covid outbreak, is vital to not only business success, but providing education to Brooks school age children. There are currently two licensed day-care centers in Brooks. Greater connectivity would afford Brooks opportunity for additional home occupations.

Money is being made available both at the Federal and State level to expand Broadband internet connectivity in rural Maine through ARPA and other funding sources. Surrounding towns of Knox, Thorndike and Waldo are already planning projects in their communities. To remain competitive in areas of housing, education and work from home opportunities, it is imperative Brooks strongly compete for its share of this funding. Solid fiber optic connectivity is as essential to Brooks economic wellbeing today as the railroad was in the 1800s and 1900s. This is a onetime opportunity that Brooks needs to aggressively embrace.

Brooks has worked with Mission Broadband to conduct a community survey of needs (see results in the addenda) and has had a number of meetings with Mission Broadband and Unitel, an internet provider that wants of expand their coverage network to Brooks, Waldo and other local towns. Representatives have also met with Red Zone and Consolidated Communications representatives.

The legislative body also approved allocating \$75,000 in received ARPA funds and authorized the Select Board to move forward at a special town meeting held on June 28, 2022.

The town will continue working with Mission Broadband Consulting Group to bring Fiber Optic connections to Brooks residents and businesses.

Commercial and Industrial Development designated areas of the community?

There currently are no commercial or industrial designated areas of the community of Brooks. The lack of infrastructure is the primary deterrent. It is the desire of Brooks residents to strategically overcome this limitation with the ongoing plans for a community septic disposal option.

Local Economic Development incentives in place?

Brooks has not had the opportunity to utilize development incentives. However, it appears, given the success of the community to address the infrastructure shortages, Brooks could very well be on their way to affecting change in the community.

Conditions and Trends

Brief History of Local and Regional Economy

The Brooks of today is far different than the Brooks of 1935, when Brooks was a busy community with retail and service-based businesses fulfilling the needs of the community.

From the “Sketches of Brooks History” by Seth Norwood, published in 1935, the following businesses were identified.

Robert and Son Woodworking Mill	George Johnson Shoe Repair
The Brooks Inn	Henry Reynolds/Chester Marden Cabinet Makers
A Millinery Shop	Crocketts Theater
Two Barber Shops	Albert R. Pilley Druggist
Murphy and Loon Bakery	Central Office Telephone
Williams Bros. Grocery Store	Crocketts Clothing Store
J.B. Pearson Company, Clothing Manufact	Hamilton E. Jenkins Grocery
M.A. Haley, Undertaker	The Rose House Inn
Chase and Varney Clothing and Dry Goods	S.L. Dodge Clothier
A.E. Chase and Company Grocery	Waldo Trust Company
Black and Gay Canning Factory	Belfast/Moosehead Lake Railroad
Percy Grant Grocery	Brooks Cheese Factory
Staples Garage	
First National Store	
Ira Bowden Blacksmith and Wheelwright	

In 2021, the Town of Brooks, has settled into a quaint and quiet rural bedroom community where the majority of its residents commute daily to their jobs, before returning home to their peaceful community.

The following businesses can be found in Brooks today:

J.P. Wentworth Family Grocery	Roaring Acres Ceramics
Gibbs Family Hardware	Smile Shop (Medical Marijuana)
Arthur Jewell Community Health Care Center	Archers Lawn/Landscape Service
Marsh River Cooperative	Clements Forestry and Lawn
Country View Golf Course	Stephen G. Littlefield, Electrician/Plumber
Thomas Bandsaw Mills	Varney Thrift Shop
Ralph's Café	Norma's Country Styles
Marsh River Theater	

List of past economic development plans and efforts?

The initiative of a downtown septic disposal field is the most effective step for Brooks to be undertaking. More advanced economic plans and efforts will surely be coming.

Where do Brooks residents work?

Since there are no public transportation services, Brooks residents commute by car to surrounding towns predominately Belfast although others work in Rockland, Augusta, Bangor and Waterville. Brooks is 40 miles or less from these cities and also from Ellsworth.

Major employers in Brooks

RSU 3 Morse Memorial Grammar School, is probably the largest employer in Brooks.

Policies

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

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

To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Strategies

1. If appropriate, assign responsibility and provide economic support for economic development to the proper entity.

Responsible Party: Code Officer & Planning Board

Timeline: Ongoing

2. Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.

Responsible Party: Planning Board

Timeline: Ongoing

3. If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them.

Responsible Party: Selectboard /Town Meeting

Timeline As necessary

4. Participate in any economic development planning efforts.

Responsible Party: Planning Board and Code Officer, Selectboard.

Timeline: As needed.



Figure 11: Consolidated Communications and Gibbs Family Hardware

Chapter 10: Housing

A HOUSE is made of Bricks & Beams, A HOME is made of Hopes & Dreams.



Figure 12 Moosehead Trail Village

State Goal

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

Town Goal

To comply with the State's goal.

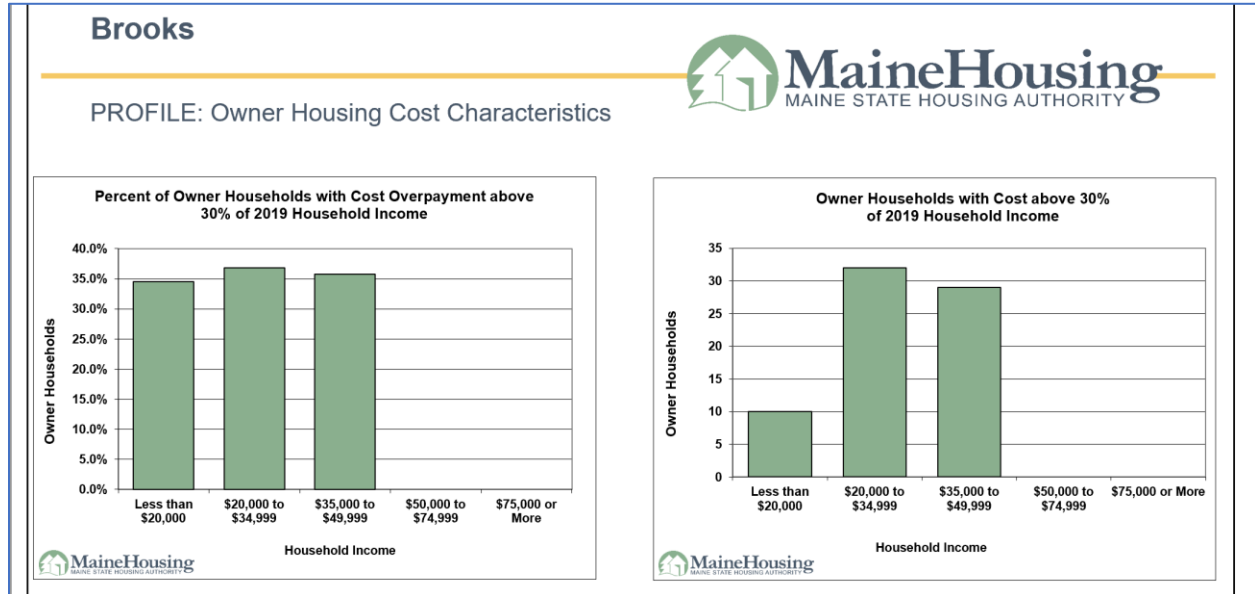
Analysis

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

Assuming a projected population increase of 44 people and a family size of 4, 11 additional units would be needed.

Is housing, including rental housing, affordable to those earning the median income in the region? Is housing affordable to those earning 80% of the median income?

If not, review local and regional efforts to address issue.



As the above charts show, those households making less than \$50,000 are paying greater than 30% of household income for living expenses.

Any seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community?

Seasonal conversions either way are few and do not impact the community.

Will additional low- and moderate-income family, senior, or assisted living housing be necessary to meet projected needs for the community? Will those needs be met locally or regionally?

Low and moderate income housing would benefit the town. Moosehead Trail Village provides some relief. As indicated in the chapter on demographics, 24% of Brooks residents are 60+ years of age. Those that need care typically reside at Tall Pines or Harbor Hill in Belfast, in Veterans homes or other care facilities. These needs are beyond Brooks' ability to provide and will have to be delivered regionally as they are now.

Are there other housing issues in the community, such as substandard housing?

Brooks has some older housing stock that exhibits varying levels of deferred maintenance from the outside and likely is the same on the inside. Brooks has no local codes beyond state and

local regulations. Some substandard housing stock is suspected, and issues are dealt with as they arise, as best as can be done with limited resources and part time staffing.

How do existing local regulations encourage or discourage the development of affordable/workforce housing?

Brooks doesn't have any regulations relative to housing development. Given that there has been little development in Brooks in recent years, this may be an indication that lack of basic regulations discourages development and handcuffs growth of the tax base.

Affordability Index

What is Brooks Affordability Index?

Homeownership Housing Facts and Affordability Index for Maine Cities and Towns, by Congressional District

Congressional District Name	Name	Year	Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price - Annual	Income Needed to Afford Median Home Price - Hourly	Home Price Affordable to Median Income	Households Unable to Afford Median Home (%)
Congressional District 2	Brooks	2021	0.91	\$169,500	\$43,605	\$47,959	\$23.06	\$154,112	55.9%
		2020	0.69	\$182,500	\$36,800	\$53,417	\$25.68	\$125,727	67.3%
		2016	1.00	\$95,000	\$28,472	\$28,578	\$13.74	\$94,649	50.1%
		2009	1.40	\$87,000	\$41,324	\$29,480	\$14.17	\$121,955	38.9%
		2005	1.03	\$104,500	\$36,579	\$35,458	\$17.05	\$107,803	49.3%
		2000	1.44	\$58,000	\$30,104	\$20,973	\$10.08	\$83,250	50.5%

The affordability index is a measure of how much someone making the median income can afford to pay for a home, including utilities, using 30% of the income. As noted above in 2021, someone at median income could afford a \$154,112 home. The median home price that year was \$169,500. The table shows that over time in Brooks home prices have risen faster than incomes.

Conditions and Trends

State Housing Data

Housing Units (Owner Occupied, Renter Occupied, and Household Age)?

Data to answer this question has not been found.

Units by Type								
	2010-2014	% of Total	Margin of Error 2010-2014	2015-2019	% of Total	Margin of Error 2015-2019	% Change	Statistically Significant Change
Total Units	565		+/-68	554		+/-78	-1.9%	N
Single Family Units	385	68.1%	+/-57	408	73.6%	+/-70	6.0%	N
SF Owner Occ.	208		+/-43	293		+/-62	40.9%	Y
SF Renter Occ.	75		+/-39	16		+/-11	-78.7%	Y
Multi-family Units	78	13.8%	+/-42	100	18.1%	+/-44	28.2%	N
MF Owner Occ.	0		+/-26	0		+/-26	#DIV/0!	N
MF Renter Occ.	59		+/-36	71		+/-40	20.3%	N
Mobile Home & Other	102	18.1%	+/-38	46	8.3%	+/-27	-54.9%	Y

on the American Community Survey are estimates

Housing Units by Household Size?

Data was unavailable relative to household size.

Owner Occupied by Age of Homeowner?

Data was not found relative to the ages of homeowners in owner occupied homes.

Age of Housing?

Year Built	Units	% of Total	Margin of Error 2015-2019
2014 or later	14	2.5%	+/-16
2010 through 2013	3	0.5%	+/-5
2000 through 2009	57	10.3%	+/-34
1990 through 1999	109	19.7%	+/-44
1980 through 1989	69	12.5%	+/-33
1970 through 1979	66	11.9%	+/-26
1960 through 1969	34	6.1%	+/-24
1950 through 1959	44	7.9%	+/-24
1940 through 1949	11	2.0%	+/-17
1939 and earlier	147	26.5%	+/-47

Brooks's Affordable/Workforce Housing Efforts?

Brooks will consider as part of this plan how to work with local and regional entities to foster creation of affordable housing opportunities in Brooks.

Policies

To encourage and promote adequate workforce housing to support the community's and region's economic development.

To ensure that land use controls encourage the development of workforce/Affordable housing, including rental housing.

To encourage and support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.

Strategies

1. Maintain, enact, or amend growth area land use regulations to increase density, decrease lot size, setbacks, and road widths, or provide incentives such as density bonuses, to encourage the development of affordable and workforce housing.

Responsible Party: Planning Board

Timeline: Ongoing

2. Maintain, enact, or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.

Responsible Party: Planning Board

Timeline: Ongoing

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

Responsible Party: Planning & Select Board

Timeline: Ongoing

4. Designate a location in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358 (3) (M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358 (2).

Responsible Party: Planning Board

Timeline: Ongoing.

5. Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.

Responsible Party: Planning & Select Boards

TimeLine: Ongoing

6. Seek to achieve a level of at least 10% of new residential development built or placed during the next decade will be affordable.

Responsible Party: Select and Planning Boards

Timeline: Ongoing.

7. Consider the creation of minimum apartment standards in specific land use districts within the community to protect community character.

Responsible Party: Planning Board

Timeline: Ongoing

8. Explore strategies and/or incentives for the revitalization of housing stock.

Responsible Party; Planning Board

Timeline: Ongoing.

Chapter 11: Recreation

“If bread is the first necessity of life, recreation is a close second.” Edward Bellamy



Figure 13 Community Park 7/3/2021

State Goal

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

Town Goal

To promote outdoor recreation opportunities and water access.

Analysis

Will Recreation facilities and programs meet the anticipated Demographic Growth Changes in the age groups in the community?

With an estimated 966 residents in 2019, representing a decline in population of approximately 10%, it is anticipated that the current level of recreational programs and offerings will be adequate throughout the planning period.

Need for Upgrades to Current Recreational Facilities?

Some of Brooks recreational facilities have fallen into disrepair. The Brooks Recreation Department has been recently reformed and is in the process of evaluating any capital needs that may be necessary, beyond what might be considered annual maintenance.

Permanently Conserved or Publicly Owned Recreation Areas Existing or Needed?

The Brooks Community Park is owned by the town and used for recreation.

Regulatory Approach to Conservation? Open space fund? Land trusts? Conservation Easements?

This question pertains to the Community not the Planning Board.

Does your Subdivision Ordinance/Regulations require set aside of open space in Subdivisions? No

Does the town acquire land from a public fund for recreational purposes? No

Are there any Conservation groups managing public land for recreation in Brooks? No

Access to Significant Water Bodies in Brooks?

The following waterbodies in Brooks have public accessibility:

- Marsh River Stream
- Randall Pond
- Ellis Pond
- Sanborn Pond
- Half Moon Pond
- Toddy Pond.

Are there recreation trails, conflicts with trail use or maintenance needed on trails?

There are no identified conflicts over the use of existing trails in Brooks, nor maintenance issues regarding trails. The snowmobile club performs maintenance on snow sled trails.

Are private lands being restricted from recreational use?

A large acreage parcel was purchased by a non-profit in 2015 and recreational use on this parcel, particularly hunting and fishing, has been restricted or prohibited.

Conditions and Trends

State Identified Recreational Resources?

Are there any State Parks or State-owned land in Brooks dedicated to recreational use?

No

Existing or needed recreational facilities or Active/Passive recreational programs?

The newly re-formed Recreation Department will evaluate the status of Brooks' recreational infrastructure and programming. Consideration will likely be given to the following:

- Walking Trails
- Playground Equipment
- Fields
- Organized Sports
- Garden Club
- Theater and Music Programs

Recreational Clubs or Organizations?

The following clubs and organizations are active and contributory in Brooks to the benefit of its residents:

- Country View Golf Course
- Camp Forest
- Camp Fair Haven
- Snowmobile Club
- ATV Club
- Marsh River Theater
- Spinners and Garden Club

Policies

To maintain/upgrade existing recreation facilities as necessary to meet current and future needs.

To preserve open space and recreational use as appropriate.

To seek to achieve or continue to maintain at least one major point of public access to major waterbodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

Strategies

- 1. Create a list of recreational needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore funding sources and way of addressing identified needs and/or implementing the policies and strategies outlined in the plan.

Responsible Party: Recreation Department

Timeline: Ongoing

- 2. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.

Responsible Party: Select Board/Recreation Department

Timeline: Ongoing

- 3. Work with existing local land trusts, conservation organizations and property owners to pursue opportunities to protect important open space or recreation land.

Responsible Party: Planning Board/Recreation Department

Timeline: Ongoing

- 4. Provide education materials about the benefits and protections for landowners allowing public recreational access to their properties. At a minimum this will include information on Maine’s Landowner Liability Law regarding recreational and harvesting use, Title 14, M.R.S.A. §159-A.

Responsible Party: Select Board/Town Office

Timeline: Ongoing

Chapter 12: Transportation

“The failure to invest in our public transportation and public life, I think, is a scandal and a shame, and it should be a national embarrassment.” Mark Shields.



Figure 14: John Anderson, then Gov. John Reed, Delmont Clark & George Littlefield using a former transportation mode.

State Goal

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

Town Goal

To develop and maintain an efficient system of public facilities.

Analysis

Local and Regional Transportation Concerns in Brooks?

Access to Brooks is primarily served by east-west and north-south roadways, Route 7 & Route 139. The town is dependent on MaineDOT to keep these roadways maintained.

Conflicts with Road Uses

There are minimum conflicts with road uses in Brooks. Occasional bicycle riders are infrequent enough and traffic light enough so that conflicts are typically avoided. Walkers unfortunately have a limited sidewalk and few paved aprons, so both drivers and pedestrians must be situationally aware and yield to each to avoid accident and injury.

Pedestrian Infrastructure in Brooks and its conditions. Sidewalks, Bike paths etc.

Brooks has a bituminous sidewalk in the north side of Route 139 extending from the intersection of Route 7 to the intersection of School Street. It was installed as part of the Maine DOT roadway reconstruction project built in 2009.

Local Roads Maintenance Budget

Brooks has a total of 35.66 miles of public roads within its boundaries. These Roads fall into three classifications:

- State Highways (Route 7, and a small segment of Route 137)
- State Aid Highways, Route 139, and Wentworth Hill Road
- Town Ways

Responsibilities fall into two broad categories, summer maintenance and winter maintenance (plowing & sanding) and are apportioned as follows:

- Route 7 & Route 137 (6.12 miles.): The Maine DOT is responsible for both summer and winter maintenance.
- Route 139 & Wentworth Hill Road (5.12 miles): MaineDOT is responsible for summer maintenance and the Town of Brooks is responsible for winter maintenance.
- Summer Maintenance Only (1.82 miles):
 - Underpass Road from 0.35 miles south of the Jackson own Line.
 - Pond Hill Road from 0.63 miles from the intersection of Lang Hill Highway to 1.20 miles from Lang Hill Highway.
 - Ellis Lane: From Lang Hill Highway for 0.90 miles.

The remainder of the roads (22.60 miles) are Town Ways, and the Town is responsible for summer and winter maintenance. The mileage summaries are as follows:

Town Responsibility

- Summer Maintenance 24.42 miles Total Miles 35.66 % Town 68.5%
- Winter Maintenance 27.70 miles Total Miles 33.84 % Town 81.9%

Road Maintenance Costs

Road Maintenance Costs for 2018,2019,20 20							
	Summer	Winter	Paving	R&B Acct.	Total	Muni Appropriations	% MA
2019	\$90,000.00	\$184,700.00	\$150,000.00		\$424,700.00	\$771,827.64	55%
2020	\$90,000.00	\$180,500.00	\$250,000.00	\$25,000.00	\$545,500.00	\$909,993.87	60%
2021	\$88,500.00	\$180,500.00	\$250,000.00	\$10,000.00	\$529,000.00	\$927,502.00	57%
3 yr total	\$268,500.00	\$545,700.00	\$650,000.00	\$35,000.00	\$1,499,200.00	\$2,609,323.51	57%

Table 12-1 3 Year Road Maintenance Costs

As the above table shows, summer and winter road maintenance has represented 57% of municipal appropriations over the last 3 years. These numbers don’t represent a significant increase in plowing and sanding costs for the upcoming 2021-2022 season. The winter maintenance issue will continue to be a challenge as the pandemic drives up plow operational expenses and fewer capable plow contractors are available. This makes road maintenance planning critical.

Transportation recommendations have been suggested for improvements:

- Work with MaineDOT using MaineDOT provided Road Surface Management System (RSMS) software to assess road surface conditions, roadway priorities and usage. This information is gathered and input into the software, returning a condition assessment, priority listing and estimated costs to bring the roads to a standard. This process is underway.
- Contact adjacent towns to determine their per mile plowing, sanding and maintenance cost to provide some local benchmarks.
- Look for opportunities for towns to work together to buy salt, sand etc. in bulk. To determine if savings are possible.
- Update RSMS every 5 years.
- Consider appointment of an Assistant Road Commissioner to capture institutional knowledge.

Parking Issues

Public parking for a limited number of vehicles is available at the Town Office. Parking, while not public, exists at the Varney Building and Church and there is a lot owned by JP Wentworth across Route 7. These lots are not regulated and parking by the public is tolerated and not abused. The Marsh River Coop Store and the adjacent former IGA have straight in parking in front of the buildings which is mostly within the Route 7 right of way. Marsh River Theater, a local Community Summer Theater, has inadequate parking available for shows of average attendance. Patrons either park on the theater lawn, along Route 139 or in the lots and walk to the show.

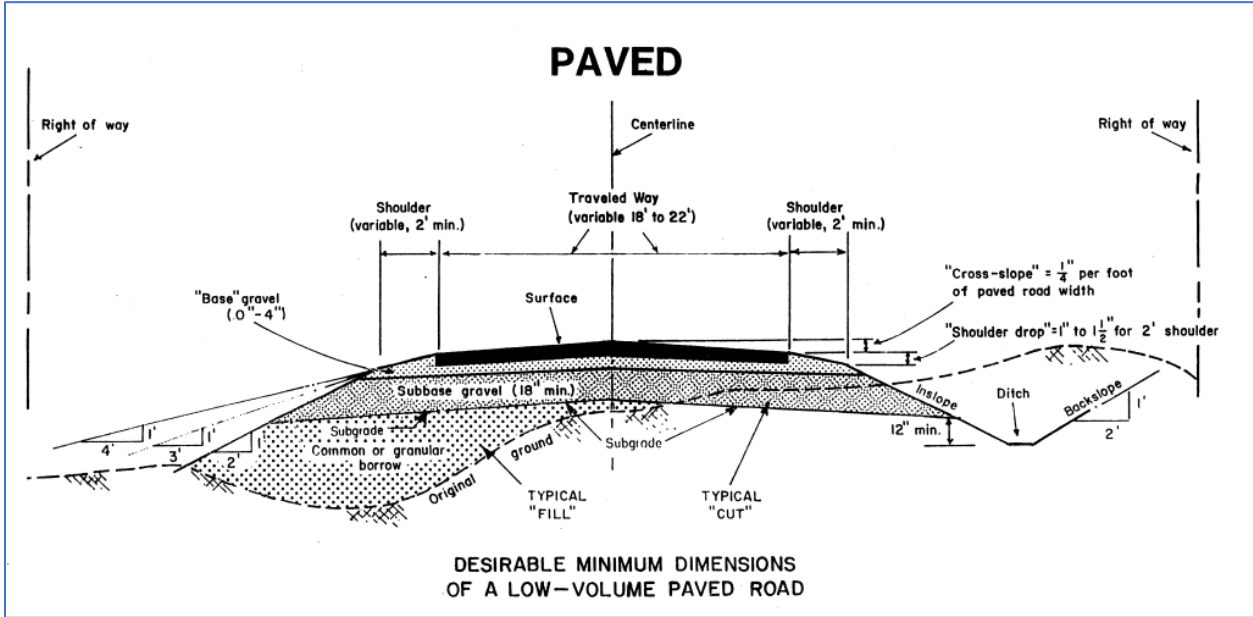
Public Transit Services

Public transportation is provided by Waldo CAP. Runs to Brooks are available several days per week. Medical appointment costs are reimbursed by Medicaid for eligible recipients, others are charged \$1.50 per mile. This is not adequate but is beyond the town’s ability to address.

Road Construction Standards or access management regulations

Brooks has adopted no road construction standards nor have we any access management regulations. The two major routes in town are State highways regulated by MaineDOT. The town should investigate adopting MaineDOT standards for some of the more heavily used town ways like Lang Hill Highway, the Littlefield Road and Morgan Pitch roads, to name a few,

Road Design Standards



Street layout and/or design standards

The town does not have street layout nor design standards beyond those accepted in subdivision ordinances.

Conditions and Trends

State and Local Transportation Systems (State Roads/Town Roads)

Roads and Bridges

Road and bridge conditions are adequate.

Sidewalks

Additional sidewalks and cross walks to service School Street and Community Park are needed.

Bicycling Facilities

There are none and the demand is small.

Major Traffic Generators

Morse Memorial School, the Arthur Jewell Health Center and JP Wentworth's Grocery are the larger traffic generators in town, but not "Major."

Municipal Parking Are Capacity and Usage

Additional parking is needed in the center of town.

Public Transportation

Taxi Services are in Belfast.

Commercial bus services do not serve Brooks.

WaldoCAP does provide some transportation services in town.

Policies

To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

To safely and efficiently preserve or improve the transportation system.

To protect public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

To meet the diverse transportation needs of residents and through travels by providing a safe, efficient, and adequate transportation network for all types of users.

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

Strategies

- 1. Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community’s transportation network.

Responsible Party: Road Commissioner/Select Board/ RSMS Committee

Timeline: Ongoing

- 2. Initiate or actively participate in regional and state transportation efforts.

Responsible Party: Select Board through local Legislators

Timeline: Ongoing

- 3. Maintain, enact, or amend local ordinances as appropriate to address or avoid conflicts with:

Policy objectives of the Sensible Transportation Act.

State Access Management Regulations

State Traffic Permitting Regulations for large developments.

Responsible Party: Planning Board

Timeline: Ongoing

- 4. Maintain, amend, or enact ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.

Responsible Party: Planning Board

Timeline: Ongoing

Chapter 13: Public Facilities and Services



Figure 15: Fire Station & Town Office

State Goal

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

Town Goal

Ensure public facilities and services meet the needs of Brooks citizens.

Analysis

Adequacy of Municipal Services to meet projected changes in population and demographics.

School enrollment and increased population of younger families will create a demand for a different mix of services such as emergency response services, solid waste services, police protection, public transportation, public parking space in downtown areas and public restroom facilities. Enhanced commercial and retail services in the village should be evaluated. Current levels in some of these areas is felt to be inadequate.

Community Partnerships to Share Municipal Services.

Brooks Select Board has considered combining functions with other nearby towns. Consideration has been given to the administrative needs (both jobs to be performed and hours of public availability). Shared emergency services, fire protection services and code enforcement officer have been implemented. Brooks has a community health center, the Arthur Jewell Health Center, and a volunteer ambulance service with trained Emergency Medical Technicians (EMTs). The health center serves as a regional resource, providing health care for many of the residents of nearby towns. Options discussed for community partnerships include having one manager to provide specific managerial functions with local town clerks and having a shared certified professional code enforcement officer.

Status of Public Water and/or Sewer Systems.

All residences and businesses in the Town of Brooks rely on private wells and septic systems to provide water and sewerage disposal. In the Village Center, high-density residential and commercial development on small lots has created a problem with wastewater disposal. Residents and businesses rely on private septic disposal systems that cannot be adequately sited. By sharing systems, some property owners have been able to provide for septic disposal that would not otherwise be possible. However, it is still a concern that the water quality of Marsh Stream may be impacted by inadequate disposal means. Additionally, there are concerns that private wells in the area are the only source of potable water. Through a U.S. Rural Development Agency grant and at no expense to the taxpayers, the Town is studying the feasibility of adding a septic system to the Town. A draft of this report has been delivered and is being studied. This will be put to a vote of the town when the feasibility study and options for at least partial funding have been completed.

Storm Drainage Systems/Storm water management challenges.

Brooks actively participates with all appropriate licenses. Storm drains and related infrastructure are routinely maintained in compliance with the federal and state requirements.

Emergency Response System Adequate.

State Police and the Waldo County Sheriff Department provide police protection. Based on the latest local survey results, most people seem satisfied with police protection as it is currently provided.

The local volunteer ambulance service is now an independent service and includes trained Emergency Medical Technicians. Arthur Jewell Health Center serves as a regional resource and houses the ambulance service. The future of the health center is felt to be relatively secure.

The Town appoints an Emergency Management agent that coordinates services with the Waldo County and FEMA communication and management system.



Brooks Fire Department and Old Hand Engine of 1916

Solid Waste Disposal and Recycling.

A transfer station is in Brooks for use by its residents. The transfer station is located on a 32-acre parcel of land, open one afternoon during the week and open on weekends. Solid waste is no longer transferred to the recovery company in Orrington (PERC) but

will be handled by Fiber Right in Hampden or its successor when and if it re-opens. Brooks residents are no longer required to separate waste from recycled items as all sorting will be handled at the Hampden facility. A Brooks Recycling Ordinance adopted in 1991 establishes a procedure for the identification of material that should be recycled and establishes town responsibility for providing a recycling facility.

Telecommunications and Energy Infrastructure.

Consolidated Communications now provide phone service in the Town of Brooks. In the past, residents have complained about poor phone service. The hills of Brooks and surrounding towns serve as a regional enhancement for telecommunications. With the prevalence of wireless communication, towers have been erected on ridge lines making the terrain an important resource for Brooks.

Energy infrastructure is provided by Central Maine Power and is provided throughout the community at a capacity and location that meets current needs, except for occasional power outages. Alternatively powered shelter facilities are available at the Varney building and possibly Morse.

Local and Regional Healthcare Facilities.

There are numerous health care and medical facilities in the area including Arthur Jewell Medical Center in Brooks and Waldo County General Hospital in Belfast. Within an hour's drive there are also several hospitals and medical facilities in Bangor, Augusta, and Waterville and Rockport.

Investments in Municipal Facilities in Growth Areas Historically and Current Needs.

A new fire house was built in May 2005. An old house was renovated into a new town office in 2007.

The town closed the land fill on Hall Hill Road and opened the current transfer station in 1994.

Current needs include providing incentives through infrastructure improvements to keep businesses and residences in the village area and to make it attractive by restoring existing structures and building new structures in the Brooks Village Center. A pedestrian-friendly Village Center will be encouraged.

The Town is working on a feasibility study for a community septic system.

In the past, the Brooks Community Park was owned by the Brooks Booster Club. Membership and management have decreased dramatically with revenues steadily declining. The park is within easy walking distance of Morse Memorial School and has in the past included basketball courts, baseball diamond, soccer field, playground equipment walking trails, picnic tables, barbeque pits, fenced horse pulling area, concession building, Bingo pavilion, restroom facilities and several storage buildings. Ownership of the Park has been transferred to the Town of Brooks. Current needs include better maintenance of the property and an overhaul and rehabilitation of the area with suggestions by residents and the Brooks Rec Department.

Conditions and Trends

Location and condition of facilities and service areas.

The Town of Brooks provides several public services and facilities for residents. Some of these are owned and supported by the Town and others are privately owned for public use. Public infrastructure services and facilities are important reasons why people live in Brooks. Facilities and services are offered on a regional basis as well as a local basis. Residents of Brooks rely on

nearby towns, especially Belfast, for employment and certain services. At the same time, residents of small towns near Brooks rely on businesses in Brooks for postal service, groceries, hardware, eateries, religious services, and health care.

Physical conditions of facilities and equipment?

The Town of Brooks dedicated a new fire station in May of 2005, with four bays in front of the building and one on the side, along with an administrative office, an Emergency Management Office, conference room, restroom facilities and a stand-by generator. This was accomplished in the past by partial funding from a Community Development Block Grant from the State of Maine. The Brooks Fire Department follows the guidance and requirements of the State of Maine.

The Town Office was relocated and restored in 2007.

The Brooks Community Park is presently being rejuvenated.

Capacity of Services during Planning Period.

It appears that Brooks is positioned equally well with other small towns with regard to staffing levels and facilities in anticipation of the next ten-year planning period.

Needed public improvements.

Public Septic System in downtown area.
Improved community park maintenance, accessibility, and amenities.
Improved internet services. (Broadband)
Availability of public restrooms.
Walking Trails.
Sidewalks.

Water and Sewer Supplies.

All residences and businesses in the Town of Brooks rely on private wells and septic systems to provide water and sewerage disposal. By sharing systems, some property owners have been able to provide for septic disposal that would not otherwise be possible.

Solid Waste Disposal.

Solid Waste disposal will be handled by Fiber Right or their successor operator in Hampden. A transfer station is located on a 32-acre lot in Brooks with ample hours for accessibility.

Emergency Response Systems.

The Town of Brooks has a volunteer fire department with a chief and assistant chief who each receive a small stipend. The most recent local survey indicates the services are adequate and very appreciated.

The Town of Brooks has a volunteer ambulance service housed in the Arthur Jewell Health Center in Brooks. The service includes trained Emergency Medical Technicians (EMTs). The future of the health center is felt to be relatively secure. However, the ambulance service is now an independent service, no longer affiliated with Waldo County General Hospital.

Police/Sheriff's Department.

State Police and the Waldo County Sheriff Department provide police protection. Based on the latest local survey results, most people seem satisfied with police protection as it is currently provided.

Education.

The Town of Brooks is part of Rural School Unit #3 (formerly Maine School Administrative District #3). RSU3 includes eleven towns and Brooks has one representative on its School Board.

Morse Memorial School in Brooks provides education for pre-kindergarten through grades 5. Beginning in 6th grade, students residing in Brooks attend Mount View Junior High and Mount View High School in Thorndike.

There is also one church school in Brooks, the Pentecostal Church School.

School Enrollment.

According to "Quick Stats for 2020" and figures from Maine State Public School Review for the 2017-2018 school year, approximately 120 students attended Brooks school. The student: teacher ratio was 16:1, which was higher than the Maine state level of 12:1. In 2018 Morse Memorial School employed 8.9 full time teachers. Minority enrollment in 2018 was 4.2% of the student body, which was lower than Maine state average of 10%.

Healthcare Facilities.

Brooks has a community health center (the Arthur Jewell Health Center) and a volunteer ambulance service with trained EMTs. The health center serves as a regional resource, providing health care for many residents of nearby towns. Recent local surveys indicate services are adequate.

Municipal Government Facilities and Staffing.

The municipal government facilities are located at the Brooks Town Office building and the transfer station. Brooks town government is made up of three select persons with three staggered terms, a town clerk hired by the select persons, a half-time clerk, and a tax collector. Town governance personnel include an appointed code enforcement officer, a licensed plumbing inspector, an Emergency Management Agent (EMA) and a Cemetery Sexton. The Town road commissioner is elected at the annual Town Meeting. Select persons meet every other Thursday night. The current planning board consists of seven members with three-year staggered terms. Planning Board meetings are usually on the third Monday of the month at 6:30 pm in the Town Office. The public is always welcome. Contracted services include ditching, roadside mowing, town road maintenance, transporting transfer station materials to Fiber Right or other facilities, plowing and sanding and road grading.

Street Tree Program.

The Town of Brooks does not participate in any Street Tree Programs as this time.

Policies

To efficiently meet identified public facility and service needs.

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

Strategies

1. Identify capital improvements needed to maintain and upgrade public services to accommodate the community's anticipated growth and changing demographics.

Responsible Party Select Board

Timeline: Ongoing

2. Locate new public facilities comprising at least 70% of new municipal growth-related capital investments in designated growth areas.

Responsible Party: Select Board

Timeline: Ongoing

3. Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.

Responsible Party: Select Board

Timeline: Ongoing

- 4. If public water supply expansion is anticipated, identify, and protect suitable sources.

Responsible Party: Select Board

Timeline: Ongoing

- 5. Explore options for regional delivery of local services.

Responsible Party: Select Board

Timeline: Ongoing

Chapter 14: Fiscal Capacity and Capital Investment Plan

“Finance without strategy is just numbers, strategy without finance is just dreaming.” E. Faber

State Goal:

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

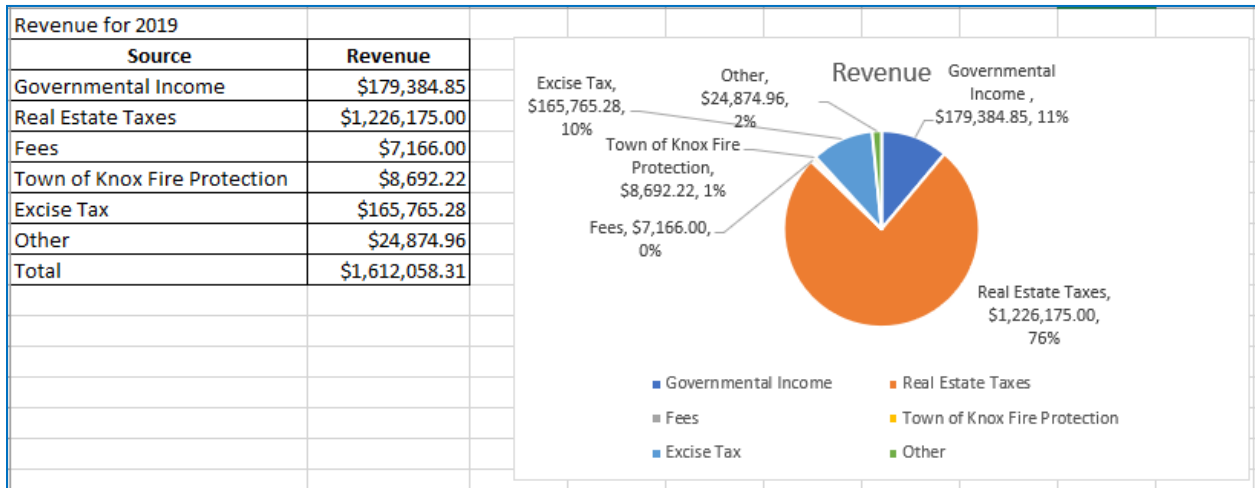
Town Goal:

Ensure public facilities and services meet the needs of Brooks citizens.

Analysis:

Capital Expenditures Funded How?

Income for Brooks comes from a variety of sources. The income for 2019 is summarized below:



As the chart above shows, the primary source of revenue for the town is real estate taxes. The 2019 number includes 2019 taxes paid before close of books and taxes and fees paid from previous years assessments. Governmental income is the second largest category. This is made up for payments from the state of Maine for Municipal Revenue Sharing, Homestead Exemption Reimbursements, Local Road Assistance payments and several other minor reimbursements. These payments vary with economic health and legislative and executive

branch priorities. The third largest revenue source is Excise Tax, a fee paid annually when registering motor vehicles.

Borrowing Capacity of Community?

According to the Maine Municipal Bond Bank, a community's borrowing capacity is up to 15% of its assessed valuation. Brooks Assessed Valuation for the most recent commitment (2020) was \$76,500,000. This would peg the town's borrowing capacity at \$11,475,000. Such a loan for Brooks at 2% for 20 years would require an annual payment of \$728,525, which is 80% of what is raised annually for all municipal purposes. This is not an option.

A better way to analyze borrowing capacity is to determine what the town can afford to pay annually toward a loan. An increase of 1 point in the mill rate, say from 19 mills to 20 mills would generate \$76,500 in revenue to put toward a loan. At 2% interest over 20 years, this would allow the borrowing of \$1.251 million. Accruing that amount of debt would require a careful analysis of needs, priorities and return on investment.

The final analysis would be up to the legislative body to weigh the benefits derived from the indebtedness against the cost of amortizing the loan.

Participation with Neighboring Communities to Share Capital Investments?

Currently, the town does not participate with neighboring communities to share capital investments. Coordination does exist between fire departments and emergency responders to share use of resources in emergency situations.

Conditions and Trends

Community Revenues and Expenditures for last 5 years?

Expenses:

Expenses fall into three broad categories: Education, County & Municipal Appropriations

Education: Each year, RSU # 3 determines its budget, and the cost of support is allocated between the State of Maine and the 11 municipalities in the District by State formulas. Each town's local share is determined, and payment is due monthly. The local share is impacted by overall education costs and by the State level of participation.

County: Brooks also shares in the cost of the Waldo County Sheriff, the jail, E-911, courts, registry of deeds and emergency preparedness services. These costs are also apportioned to Waldo County towns by formula.

The town doesn't have direct input in setting these assessments.

Municipal Appropriations:

Municipal appropriations are recommended by the Select Board at the annual town meeting and authorized by the legislative body of Brooks residents in attendance. The appropriations for 2019 were grouped into broad categories as follows:

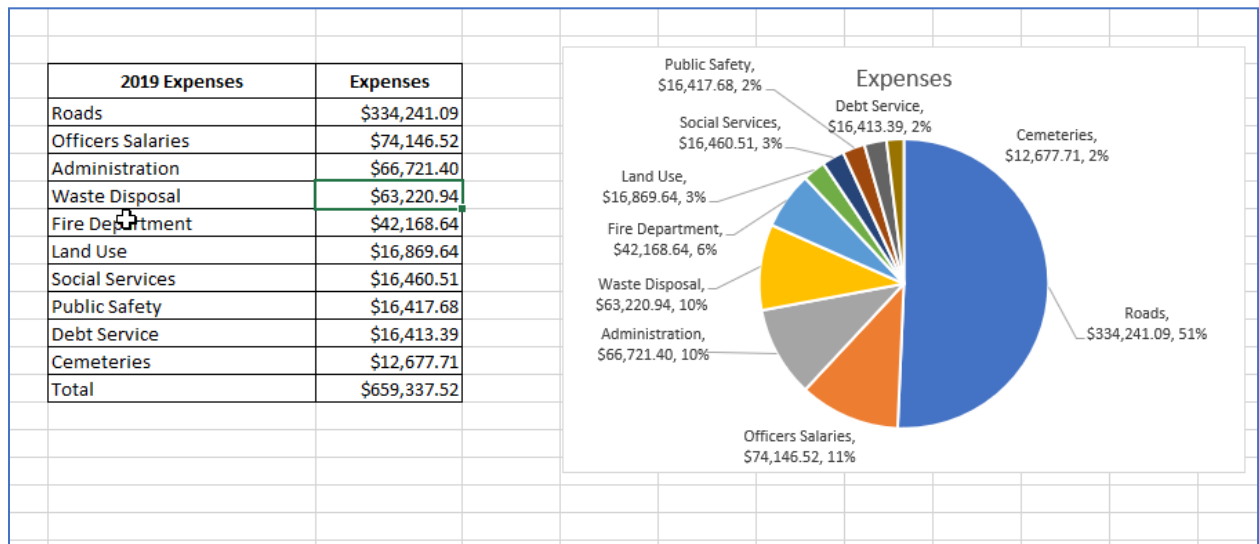


Table FC-2: Brooks expenses in 2019

As shown in the table and chart above, expenses for 2019 were in the \$660,000 range. Summer and Winter maintenance of the road system consumes 51% of the revenue. Officer’s Salaries are 11%, Administration and Waste Disposal both 10%. These expenses are paid from revenues listed in Table FC-1.

Inflation:

One caveat in comparing dollars over time is inflation. The following chart tracks inflation increases since the 2003 Comp Plan was completed. Table FC-3 on the following page shows the increasing cost of a basket of goods costing \$100.00 in January of 2004 to January of 2020. This same basket would cost nearly \$140.00 in 2020.

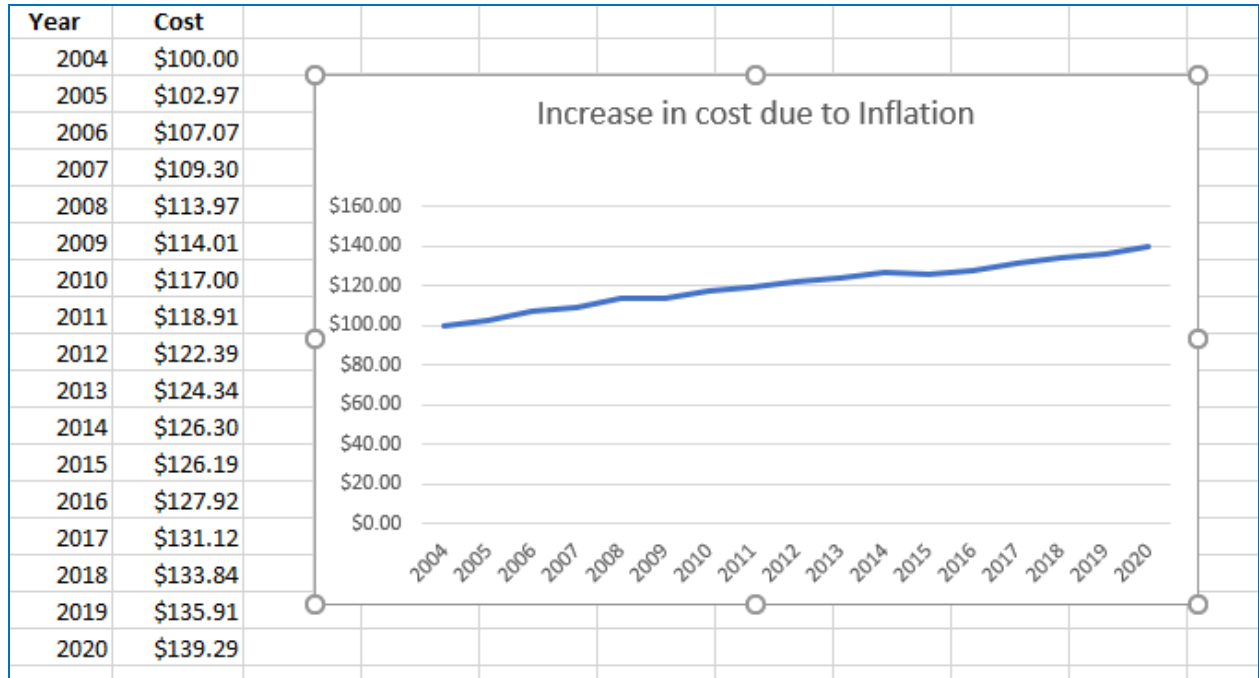


Table FC-3 Rate of inflation on costs of goods.

Real estate taxes are by far the leading source of revenue for the town. The importance of equitable assessments and good recordkeeping was recognized in the 2003 Comprehensive Plan. The 2003 plan established as a priority a revaluation of existing structures. This has been adopted and done, the Town uses TRIO as its municipal tool for assessing and billing. Tax maps have been updated to October of 2018 and the town has a contract with a local surveyor/mapper to keep them updated.

Each year, all real estate in town is valued and aggregated into a total value for the town. Approved municipal appropriations are added to the Educational and County Levy, the total adjusted down by municipal revenue sharing and excise tax, and existing revenues to arrive at the assessed tax. The assessed tax is divided by the total valuation to arrive at a “Mill Rate” which apportions the tax equally among all property owners. Table FC-4 shows the experience over that last 5 years.

Valuation	2020	2019	2018	2017	2016	2015	^ 15-19
Assessments Real & Personal	\$65,966,771.00	\$63,096,252.00	\$63,345,577.00	\$62,505,198.00	\$62,788,367.00	\$63,414,025.00	4%
Tax Levy							
Education RSU # 3	\$775,237.70	\$750,156.03	\$729,960.39	\$698,005.06	\$688,851.96	\$654,140.25	19%
Waldo County Tax	\$150,179.69	\$137,986.67	\$127,788.65	\$122,084.01	\$116,569.45	\$114,478.98	31%
Municipal Appropriations	\$929,933.97	\$839,389.20	\$776,585.28	\$821,075.83	\$683,554.23	\$669,000.03	39%
Total	\$1,855,351.36	\$1,727,531.90	\$1,634,334.32	\$1,641,164.90	\$1,488,975.64	\$1,437,619.26	29%
Deductions							
Revenue Sharing	\$80,477.00	\$142,206.23	\$55,181.00	\$53,599.37	\$58,142.00	\$46,500.00	73%
Other (Excise Tax. Misc)	\$359,444.00	\$311,868.22	\$299,841.00	\$346,544.47	\$288,364.00	\$272,137.20	32%
Homestead Reimbursement	\$69,430.00	\$68,319.04	\$69,411.79	\$53,422.30	\$37,976.13	\$25,090.13	177%
Total	\$509,351.00	\$522,393.49	\$424,433.79	\$453,566.14	\$384,482.13	\$343,727.33	48%
Taxes Assessed	\$1,346,000.36	\$1,205,138.41	\$1,209,900.53	\$1,187,598.76	\$1,104,493.51	\$1,093,891.93	23%
Mill Rate	0.0204	0.0191	0.0191	0.0190	0.0176	0.0172	18%

Table FC-4 Valuation and Assessments over the last 6 years.

In the above chart, Column A lists the items considered and Column G the percentage change over 5 years. Note that inflation over this period was 10%.

All three major tax categories, rows 8, 9 & 10 increased from 15% to 25%. State reimbursements, rows 14 and 16 have also increased, particularly in 2019, which provides some relief.

Valuations however, (row 4) have remained flat. Ideally, increasing valuations fueled by building and development, as well as market forces, have pushed valuations up, spreading the tax levy over a broader base and helping in maintaining the mill rate. Increased revenue sharing and homestead tax exemptions have muted the effect.

One other element of fiscal capacity as mentioned above, is personal incomes. The Median income for Brooks as it compares to the County and State are shown in Table FC-5 below:

Personal Income	2015	2016	2017	2018
Brooks	\$26,750.00	\$32,115.00	\$33,343.00	\$36,000.00
Waldo County	\$44,082.00	\$45,480.00	\$50,162.00	\$51,564.00
State of Maine	\$49,331.00	\$50,826.00	\$53,024.00	\$55,425.00

Table FC-5 Personal Incomes.

As noted in the discussion above fiscal capacity is impacted by four factors:

- Inflation: The average increase in the CPI (Consumer Price Index) since 2004 has been 2.5± %. The cumulative impact of this over time significantly erodes the purchasing power of a dollar. Town Officers don't have any of control over inflation.
- Increasing costs of Education and County assessments and Municipal Appropriations. Approximately 52% of the appropriations is for Education and County assessments, leaving 48% under Municipal control.

- The tax base from 2015 to 2019 has essentially been flat in the \$62-\$63 million range.
- Median incomes in Brooks lag significantly behind incomes in both Waldo County and the State of Maine.

The challenge for Brooks Officials is to thread the needle by raising sufficient funds to operate and maintain the essential functions of the town while keeping the taxes at a level that is affordable by landowners.

Municipal Debt Compared to Municipal Bond Bank Recommended Limits

The town borrowed \$300,000 in 2013 for a salt sand storage shed. The loan was a 20-year term at 0.415%, an extremely favorable rate. Currently, as of March 2021, the outstanding balance is \$182,973. Payments are variable and are in the \$15,000-\$15,500 per year. This represents about 1/5 mill in the tax levy.

Policies

To finance existing and future facilities and services in a cost-effective manner.

To explore grants available to assist in the funding of capital investments within the community.

To reduce Maine's Tax Burden by staying within LD1 spending limits.

Strategies

1. Explore opportunities to work with neighboring communities to plan and finance shared or adjacent investments to increase cost savings and efficiencies.

Responsible Party: Select Board

Timeline: Ongoing.

2. Provide copy of Town's Annual Evaluation and Assessment to Brooks' legislative delegation to demonstrate the implications of reduction in State funding to Brooks taxpayers.

Responsible Party: Select Board

Timeframe: Ongoing

3. Annually evaluate the potential financial benefits of cooperating with neighboring governments where applicable.

Responsible Party: Select Board

Timeframe: Ongoing

4. Implement strategic analytical programs such as a “Road Surface Management System” when possible and beneficial.

Responsible Party: Select Board

Timeframe: 1-2 Years

5. Continue commitment for the establishment of a municipal disposal system by working with Wright-Pierce Engineering on the implementation of a construction plan, based on the results of the current feasibility study.

Responsible Party: Select Board

Timeframe: Ongoing

CAPITAL INVESTMENT PLAN

Identifies projected costs of Capital Items:

Bridge Replacement

Public Sewer System Need ASAP, Cost TBD

Establishing funding priorities:

Public Sewer System

Bridge Replacement

Broadband Internet Connectivity

Identifies Potential Funding Sources

Grants

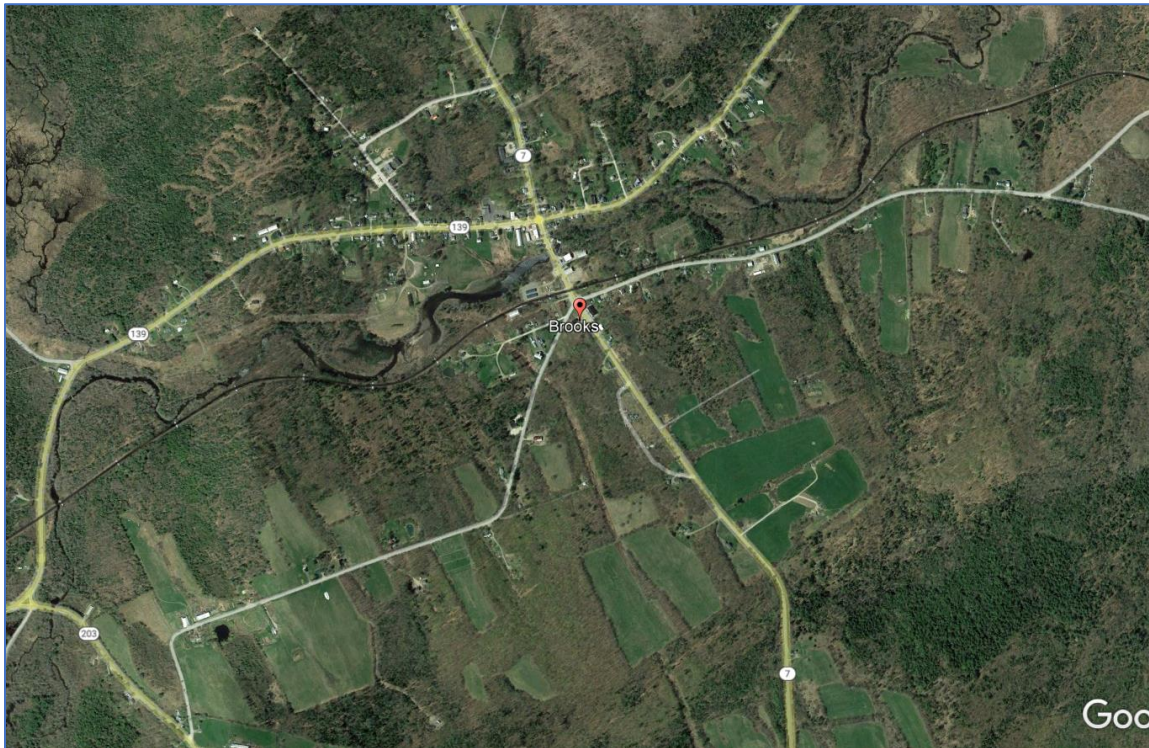
Collaboration with neighboring governments

Taxes

Chapter 15: Existing Land Use



Aerial photo 1939 from USDA



Aerial Photo 2018 Google Earth.

State Goal: None Required

Analysis

Is the most recent development occurring: lot by lot; in subdivisions; or in individual lot development? Is recent development within the established historic areas of growth?

Due to the rural nature of the community, its growth area surrounded by natural resources, and its “downtown” area challenged by the need for a municipal waste system, it is anticipated that Brooks will continue to develop at a slow rate over the next decade. It is the intent of this Comprehensive Plan and subsequently developed Land Use Ordinance to create incentives for growth in the designated growth area.

Most recent development is on individual lots, some of which are being redeveloped after existing structures have been razed. There has not been a subdivision request for over a decade.

Is the community character being challenged or threatened by recent development patterns?

No. If anything, it is challenged by the lack of development.

Brooks has remained a rural bedroom community. Development has been slow, primarily single-family residential development over the past decades. It is anticipated that Brooks will continue to experience slow single-family development over the life of this plan. A growth area municipal subsurface wastewater disposal system will dramatically increase the potential of retail and service-based businesses development in the downtown center. Ideally such an investment will make it possible for Brooks to attract those types of businesses that a small rural residential community needs near its residents.

Is the community’s administrative capacity adequate to manage its land use regulation program, including planning board and code enforcement officer?

The planning board is an elected body of citizens filling 3-year terms. Most are retired or self-employed. We have a CEO who is in Brooks ½ day per week. The Selectboard’s Administrative Assistant provides some support for the Planning Board, but other duties limit availability.

At the current level of development, capacity is adequate. If there is an uptick, it could present a challenge.

Does the town have an adopted Floodplain Management Ordinance and are the floodplains adequately protected?

Brooks has adopted a current Floodplain Management Ordinance, enacted on March 21, 2015. Through the administration of this Ordinance, by a certified Code Enforcement Officer, the floodplains of Brooks are adequately protected.

Conditions and Trends

Existing Land Use Development patterns: In the absence of a land use ordinance are categories of development present and in what areas of the community (residential, commercial, institutional, industrial, agricultural, commercial forest, recreation, conservation, undeveloped)?

Brooks has never adopted a Comprehensive Plan nor a traditional Zoning Ordinance. Land uses have been historically grouped around compatible areas. Commercial uses have been historically present in what would be considered Brooks town center. The remainder of the town is basically residential and spread out throughout the community where access and appropriate soil types are present. With the adoption of this Comprehensive Plan, Brooks will identify categories of development and eventually adopt a Land Use Ordinance that will stipulate the location of uses and the purposes of the zoning districts that contain those uses.

Is average lot size consistent thorough the community?

In 1993, the Town of Brooks adopted a “Minimum Lot Size Ordinance”. Its purpose was to protect and promote the health, safety, welfare, and property values of the inhabitants of the town while insuring adequate and safe subsurface waste disposal. The Ordinance established a one (1) acre lot size minimum for all dwellings. This Ordinance does not regulate uses within the community. Thereby, the Town of Brooks currently has a one (1) acre minimum lot size throughout the community.

Where has the development taken place over the past 10 years?

Development had been spotty over town. Many homes in the village center have sold over the last decade, but they remain in residential use. Limited development has occurred along existing roadways throughout the community. In the absence of a municipal disposal system, small non-conforming lots, and inadequate room for individual septic systems, growth has been slow and primary single-family development.

What are the current land use regulations in Brooks (Zoning, Shoreland Zoning, Subdivision, Floodplain?)

Brooks has adopted the following local land use regulations:

Junkyard Ordinance

The Brooks Junkyard Ordinance closely models the State Statutes regarding regulations pertaining to Junkyards, Automobile Graveyards and Auto-recycling Facilities.

Minimum Lot Size Ordinance

The Brooks Lot Size Ordinance establishes a one (1) acre minimum lot size throughout the entire community. This Ordinance only addresses lot size and does not address proposed uses.

Building Notification Ordinance

The Brooks Building Notification Ordinance requires that prior to the construction of 400 square feet or more, a Notification of Intent to Build must be provided the town. The Notification is valid for a two (2) year period. There are no provisions for setbacks, nor reference to the use of the structure that is built.

Floodplain Management Ordinance

The Brooks Floodplain Management Ordinance meets the current model as provided by the Emergency Management Agency. This Ordinance is applied to all proposed construction within the federally identified floodplain areas of the community.

Shoreland Zoning Ordinance

The Brooks Shoreland Zoning Ordinance meets the requirements of the Maine Department of Environmental Protections minimum shoreland regulations that were effective in March 2009. The Ordinance may need to be updated to maintain consistency with the current minimum standards. The Ordinance identifies three (3) Shoreland Zoning Districts within Brooks (Limited Residential, Limited Commercial and Stream Protection).

Subdivision Ordinance

Brooks' Subdivision Ordinance was adopted in 2007. Its purpose is to assure the comfort, convenience, safety, health and welfare of the people of Brooks, and to protect the environment and promote development in an economically sound and stable

community. It is interesting to note that the Subdivision Ordinance requires a minimum of a two (2) acre lot size. This conflicts with the town wide minimum one (1) acre lot size. The Subdivision Ordinance should be reviewed for consistency under the current minimum criteria, established in State Statutes.

Is there sufficient developable land to meet the foreseeable expected population growth and housing demand over the next 10 years?

The growth area identified in the Proposed Land Use Section is more than adequate to provide sufficient land area for the anticipated new housing over the next 10 years. Brooks growth has been slow. The growth area, with the addition of an anticipated community subsurface wastewater system, should easily accommodate both residential and commercial growth over the life of the planning period.

Policies

None Required

Strategies

None Required

Chapter 16: Regional Coordination Plan

State Goal:

Town Goal:

Analysis/Conditions/Trends

Shared Resources and Facilities

Education

Brooks joined with 10 other Waldo County towns in the mid 1960's to form School Administrative District # 3, now Regional School Union 3 with a High School facility in Thorndike and administrative offices in Unity. Brooks and RSU 3 also are partners with RSU 34 & 56 in the Waldo Regional Technical Center.

Solid Waste

Brooks is a long-time member of the MRC, the Municipal Resources Corp. that has had a longstanding commitment to solid waste disposal and recycling. MRC is currently looking at a potential purchase of the Fiber Right facility in Hampden. Brooks formerly shared its transfer station with Jackson before they opted to go it on their own.

Emergency Services

The Brooks Volunteer Fire Department has mutual aid agreements with a number of other towns and contracts to provide fire suppression services with Knox. It should also be noted that the "Fire" Department assists in emergency response to accidents and rescue missions as well as fires.

Water Resources

Marsh River is a "shared resource" in that it flows through Brooks on its way to the coastal watershed.

Natural Resources

Brooks has no shared natural resources.

Agricultural and Forest Resources

Bessey Development owns significant acreage around Ellis Pond and allows casual use of the property for fishing and low impact recreation, ATVs and snowmobiles.

Economy

As noted previously, much of Brooks' needs will have to be met with grants. Brooks has received a community development grant for the fire station construction and is currently working with Wright Pierce on a downtown sewer feasibility study, funded by a grant from USDA's Rural Development wing.

Brooks shares in County expenses with other Waldo County towns and educational expenses with RSU # 3 towns.

Housing

Moosehead Trail Village provides affordable housing to eligible tenants.

Recreation

Community Park is available for use by all but funded primarily by Brooks taxpayers.

Transportation

As noted in the transportation chapter, Brooks provides winter maintenance on state aid highways and MaineDOT provides summer maintenance, (Routes 139 and the Webb Road). Brooks also uses resources with Maine DOT's Local Roads Center and is currently working on a road surface condition survey using Maine DOT's Road Surface Management System. This will help the town prioritize road maintenance expenditures, which represent over half of the municipal portion of the budget.

Public Facilities and Services

As previously noted, the Fire Department has mutual aid agreements with neighboring towns.

Chapter 17: Future Land Use Plan

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.

Town Goal:

Provide reasonable and appropriate land use regulations in Brooks.

Future Land Use Plan Overview

In accordance with the Growth Management Legislation and Rules, the Town of Brooks has identified a Growth Area that extends approximately 3500 feet from the community center. It is anticipated this area is large enough to accommodate residential and commercial growth over the next ten years based on the past development growth and land use patterns.

The remainder of the community will be designated a Rural Area. These areas are primarily natural resources, shoreland, forested, and represent the vast majority of the Brooks community.

Current lot sizes in Brooks as follows:

Size	Number of Parcel	Percent of Total
Less than 20k Square Feet	107	14%
Less than 1 Acre	84	11%
1-2 Acres	115	15%
2-10 Acres	208	28%
10-50 Acres	151	20%
50-100 Acres	48	6%
100+ Acres	<u>35</u>	5%
	748	

Town of Brooks Land Use Ordinance

Growth Areas

The Growth Area illustrated on the Proposed Land Use Map identifies an area that is considered to be the center of the community. This area contains a mixture of uses including residential and commercial retail and service based. Additional commercial development is anticipated once a municipal septic system has been established to serve the higher density areas within the growth area.

This Growth area may be divided into two land use districts (Residential and Commercial) once a more detailed analysis is completed during the development of the Brooks Land Use Ordinance. Districts further developed within this designated area shall remain "Growth Districts".

Lot Size Considerations: It is anticipated that lot size will be a minimum of 1 acre within the designated Residential and Commercial Districts. A municipal septic system may afford the community a higher density within the defined areas.

Frontage and Setbacks: Minimum frontages and setbacks will be determined once a careful analysis is completed, and average existing lot development patterns determined. It will be the Town's goal to minimize non-conformity in future development.

Rural Areas

The Rural Area illustrated on the Proposed Land Use Map identifies the remaining Town as a rural area. This area is rich in natural resources, forestland, open space and is considerably larger than the identified growth area. This area is primarily single-family development, or undeveloped, and will continue to rely on subsurface wastewater disposal systems and individual wells.

This Rural area may be further divided into sub-rural district designations if appropriate depending on an analysis of lot sizes and uses during the development of the Brooks Land Use Ordinance. If additional Rural Districts are developed, they will likely consist of larger connected natural resource blocks or larger parcels, such as timberland or tree growth parcels. The Town will consider these additional districts when developing the Brooks Land Use Ordinance. If appropriate, additional Rural Districts will be considered in the interest of managing growth.

Lot Size Considerations: It is anticipated that lot size within the rural districts will be a minimum of 2 acres. If additional Rural Districts should be considered based on a more detailed analysis,

minimum lot sizes within these districts may increase significantly if deemed appropriate by Brook's citizens.

Frontage and Setbacks: Minimum frontages and setbacks will be established that will minimize non-conformity and preserve the rural character of Brooks. Retention of tree lines along road corridors will be encouraged within Subdivisions in the rural districts to preserve the rural appearance of Brooks' roadways and landscapes.

Land Use Ordinance Performance Standards

Brooks Land Use Ordinance

This Comprehensive Plan will establish the foundation for the development of a Brooks Land Use Ordinance. Brooks initial regulations will seek to establish basic rules of development that are grounded in common good and designed to enhance the preservation of property values and ensure the groupings of land uses that are compatible with each other.

The Brooks Land Use Ordinance will contain the following land use classifications:

Residential

Commercial

Industrial

Institutional

Resource Management

Resource Extraction

The Brooks Land Use Ordinance will assign review authority to the Code Enforcement Officer and Planning Board. Performance standards will be developed such as the following:

1. Accessory Uses
2. Access Requirements
3. Adult Business/Entertainment
4. Agricultural Management Activities
5. Air Pollution
6. Animal Husbandry
7. Buffers
8. Building/Structures/Premises Maintenance
9. Conformance with Comprehensive Plan
10. Construction in Flood Hazard Areas

11. Conversions
12. Dust, Fumes, Vapors, Gases, Odors, Glare and Explosive Materials
13. Erosion and Sediment Controls
14. Garage/Yard Sales
15. Home Occupations
16. Industrial Performance Standards
17. Junkyards
18. Landscaping
19. Lighting Design Standards
20. Lot Size, Setback and Coverage Requirements
21. Manufactured Housing
22. Mineral Exploration and Extraction
23. Off-Street Parking
24. Off-Street Loading
25. Oil and Chemical Storage
26. Property Maintenance
27. Pesticide Application
28. Refuse Disposal
29. Sewage Disposal
30. Signs
31. Site Conditions
32. Soils
33. Temporary Storage
34. Topsoil and Vegetation Removal
35. Towers
36. Transient Accommodations "Bed and Breakfast"
37. Transient Accommodations "Motel/Hotel"
38. Transient Accommodations "Rental Cabins and Cottages"

Brooks Subdivision Ordinance

In addition, the Subdivision Ordinance will be amended to contain density bonus provisions associated with cluster subdivisions. This will provide incentives to encourage the preservation of open space in Rural District subdivisions, along with density bonus provisions.

Analysis

Does the future Land Use Plan align and/or conflict with the community's vision statement?

The Town of Brooks is seeking to adopt its first Land Use Ordinance. The establishment of Land Use Districts and subsequent land use standards will guide the community toward achieving their vision

Is the configuration of the growth area shaped by natural opportunities and/or constraints such as the suitability or unsuitability of land for development? The locations of public facilities? The transportation networks.

The identified growth area seeks to encapsulate the core historic development that has become the Town of Brooks over many years. Brooks has lost a number of businesses that support its residents. It is the desire of Brooks to revitalize the growth area with the establishment of a municipal subsurface disposal system which will allow for re-investment of existing buildings and potentially smaller lot sizes for additional business attraction. Public facilities and road intersections are contained within this designated area.

How does the Future Land Use Plan relate to the recent development trends?

It is the desire of Brooks to renew its town growth area with new investment and the re-investment in existing buildings. Development trends consist of mostly single-family development. The Future Land Use Plan will hopefully incentivize the development of a greater diversity of uses in the growth area.

Given current regulations, development trends, and population projections, estimate how many new residential units and how much commercial, institutional, and industrial development will likely occur in the planning period? Where is the development likely to go?

Data suggests a population increase of 44 persons over the period, so an additional 11 dwelling units should be sufficient. In addition, anticipated commercial development would unlikely exceed the capacity of the growth area.

How can critical natural resources and important natural resources be effectively protected from future development impacts?

Development threat to natural resources is non-existent in Brooks. The community will remain largely rural in nature with an abundance of natural resources untouched by the impacts of development.

Policies

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

To support the location, type, scales, and intensities of land uses the community desires as stated in its vision.

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

To establish efficient permitting procedures, especially in growth areas.

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

Strategies

1. Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or municipal official.

Responsible Party: Select Board

Timeframe: Ongoing
2. Using the descriptions provided in the Future Land Use Plan narrative, maintain enact or amend local ordinances as appropriate to:
 - a. Clearly define the desired scale, intensity, and location of future development.
 - b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and
 - c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
 - d. Clearly define protective measures for any proposed critical rural areas and /or critical waterfront areas, if proposed.

Responsible Party: Planning Board/Town Meeting

Timeframe: Ongoing

3. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.

Responsible Party: Select Board

Timeframe: Ongoing

4. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.

Responsible Party: Select Board

Timeframe: Ongoing

5. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S. §4451.

Responsible Party: Select Board/Town Meeting

Timeframe: Ongoing

6. Track new development in the community by type and location.

Responsible Party: Planning Board/Code Enforcement Officer

Timeframe: Ongoing

7. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.

Responsible Party: Select Board/Town Meeting

Timeframe: Ongoing

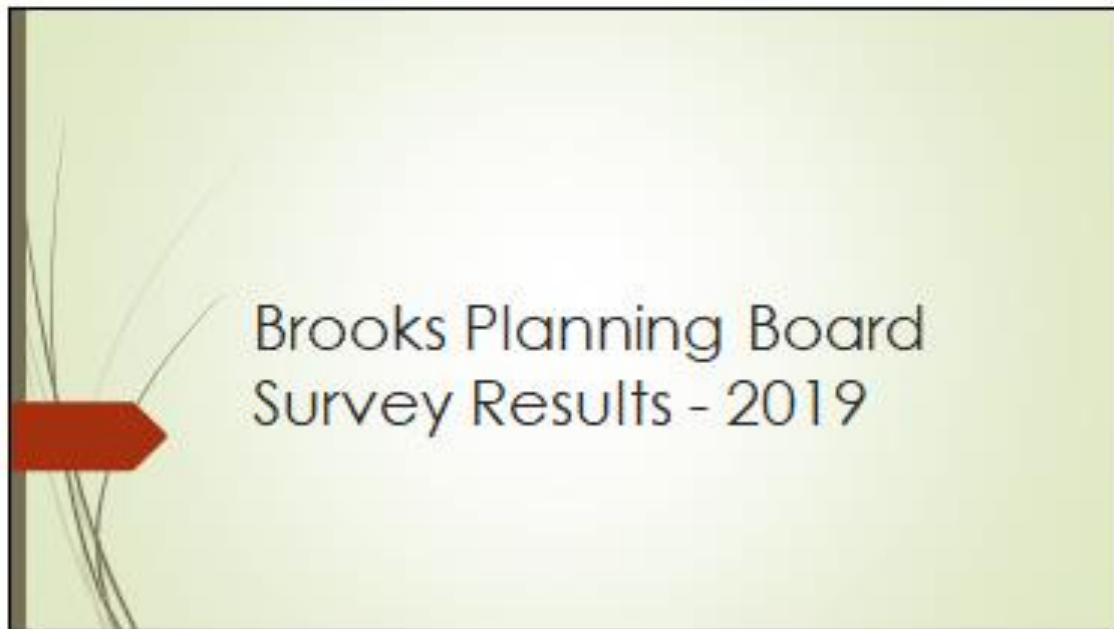
8. Periodically (at least every five years) evaluate implementation of the plan.

Responsible Party: Planning Board

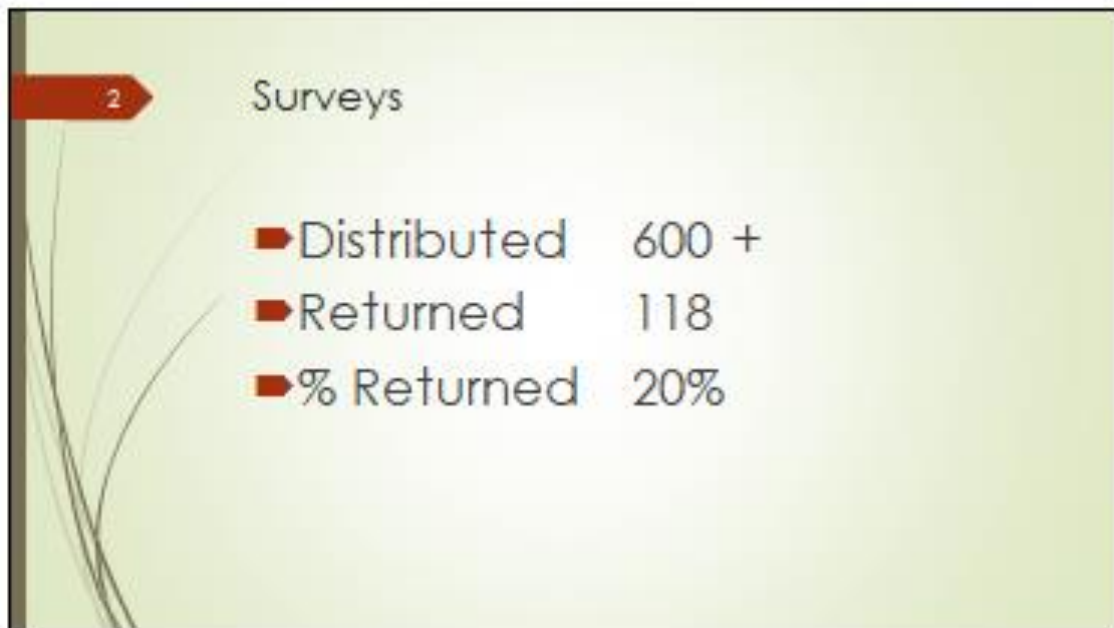
Timeframe: 2-5 Years

Appendices

Survey Results.



1

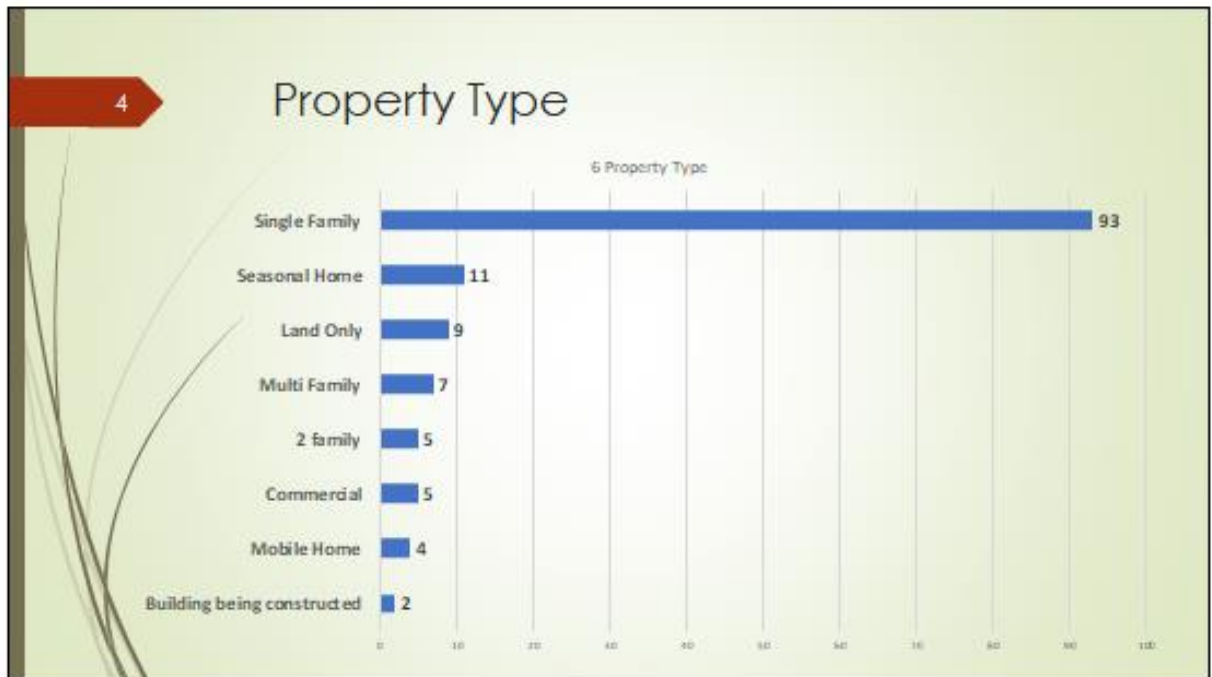


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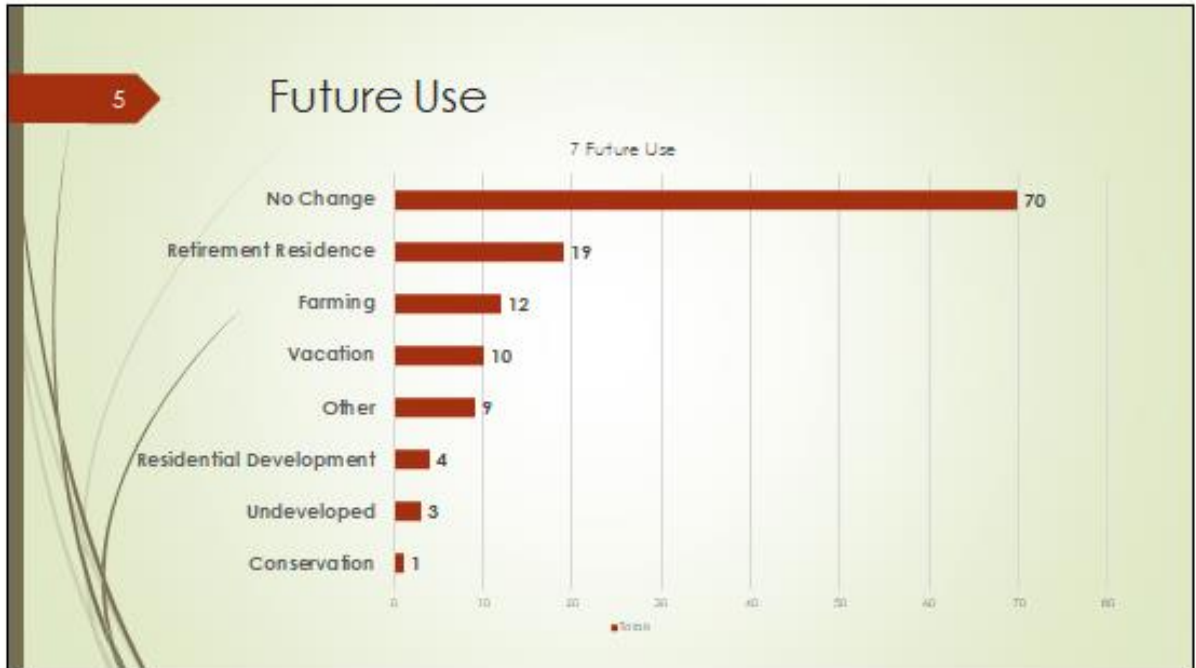
- Distributed 600 +
- Returned 118
- % Returned 20%



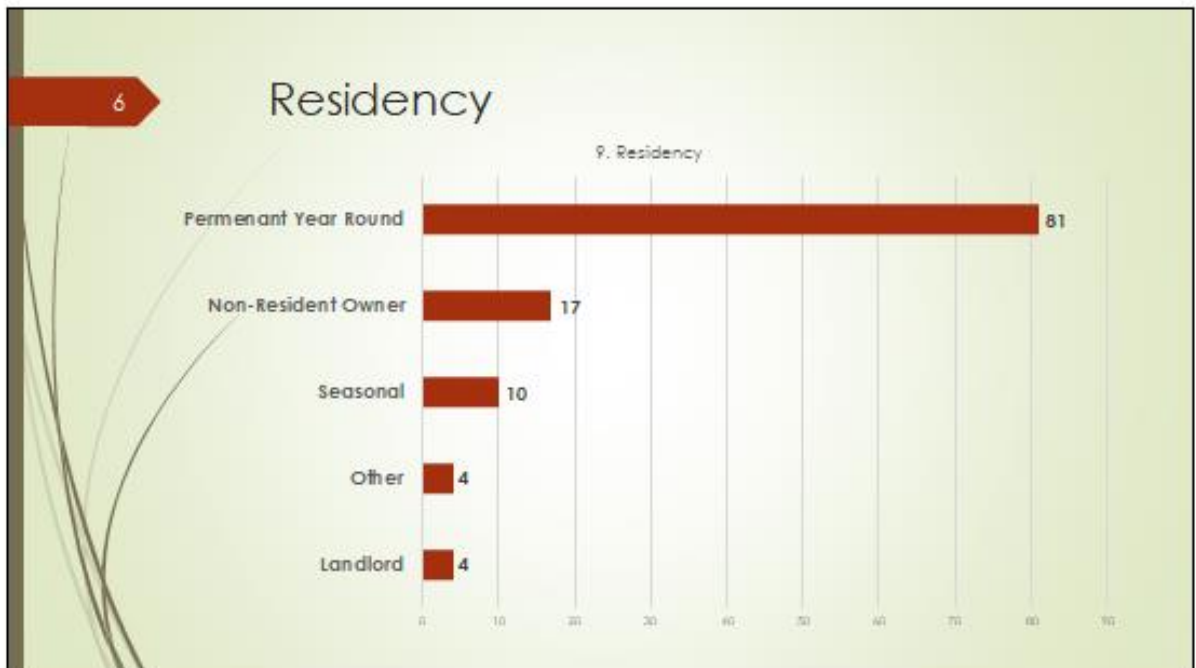
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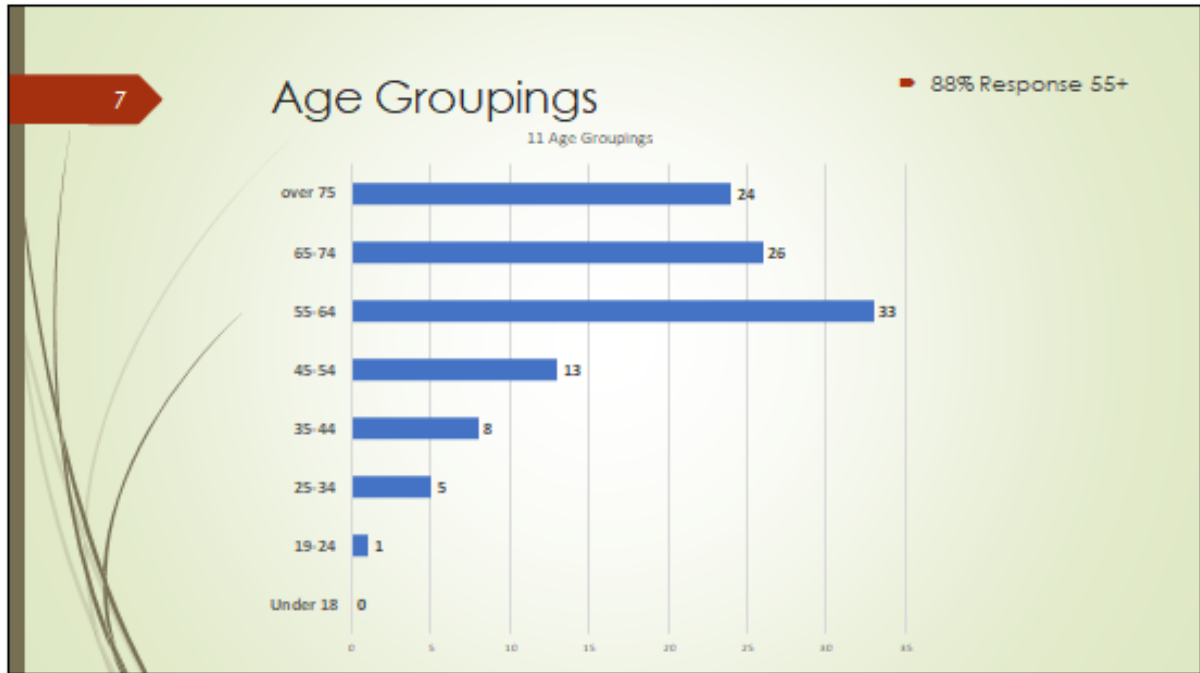
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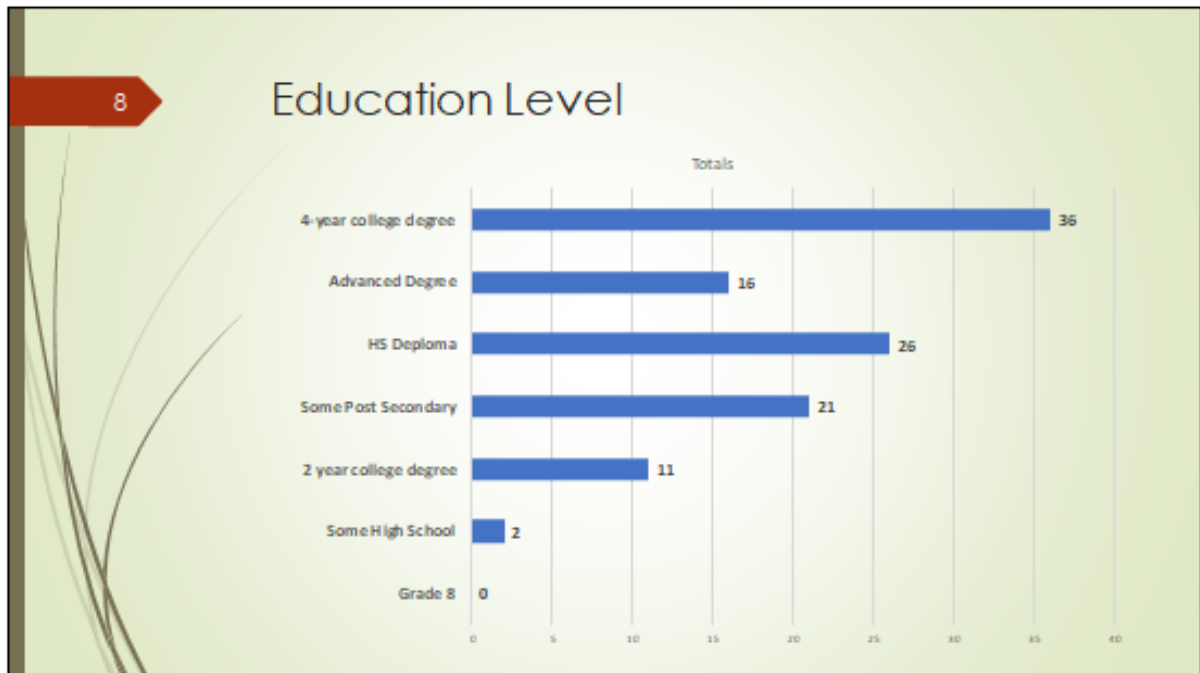
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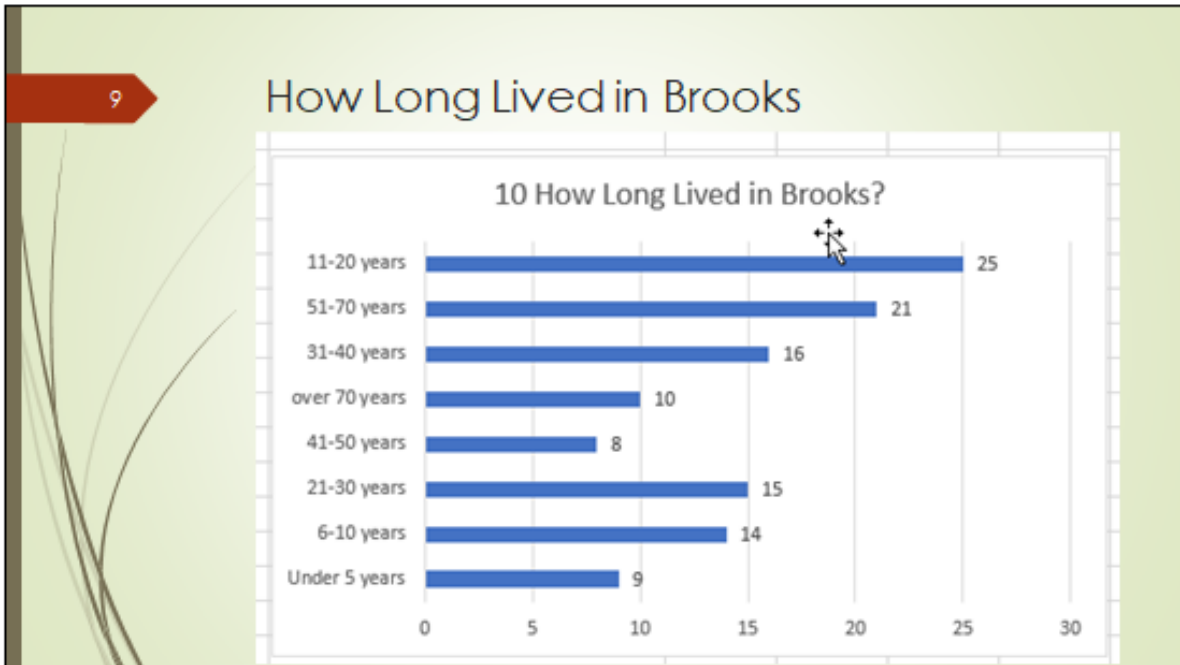
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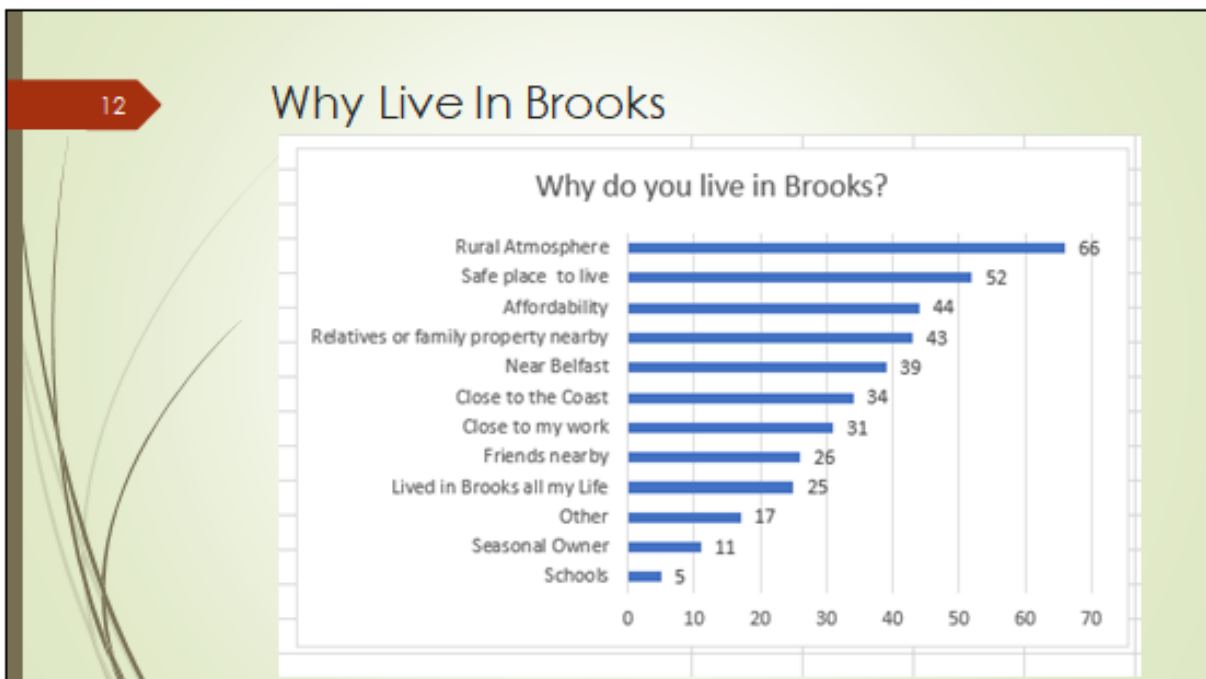
Internet Access:

	Yes	No
13. Internet Access		
Do you have internet access?	82	29
Is it Adequate?	37	39
Do you access the Town website	47	33

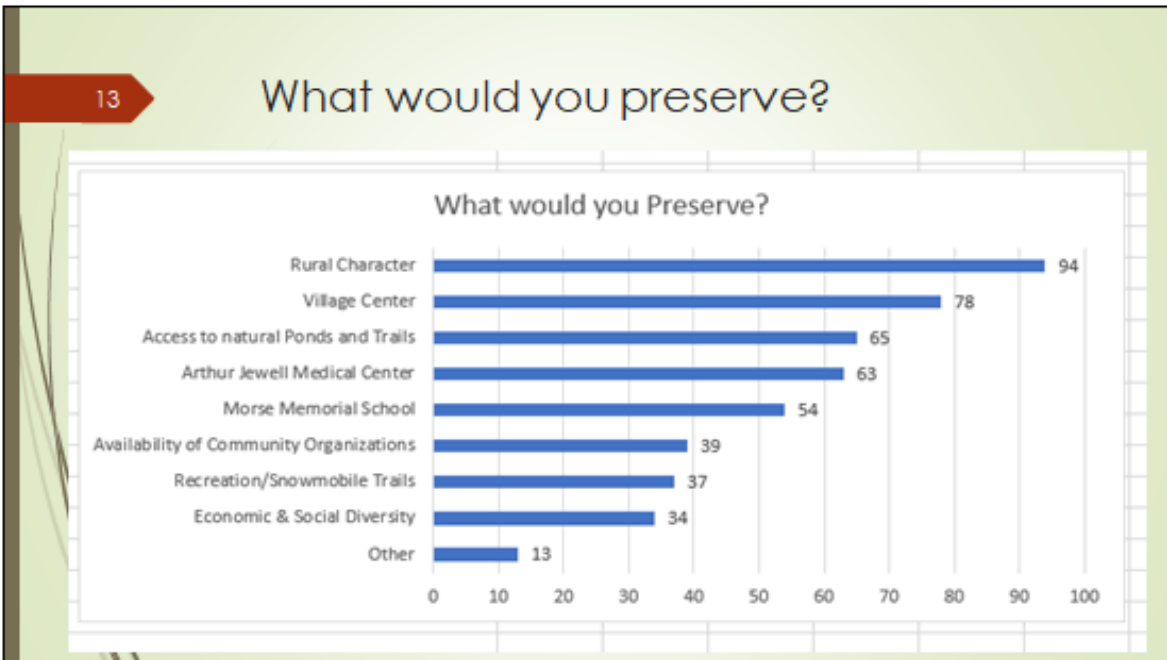
10



11



12



13

14

Service Ratings - Higher is better

Rating	Fire	Am bulance	Snow	Sen ior CIT	Morse	St. Lights	Code Enforce	Trans Sta. Hours	Gen. Asst.	Health Serv.	Road Maint	Town Gov't	Rec. Comm Plc.
10	66	25	12	10	10	24	11	29	5	9	5	19	8
9	16	15	11	2	6	6	5	16	3	8	8	10	2
8	11	11	10	8	16	12	12	21	10	11	28	27	13
7	2	9	1	2	6	4	3	13	2	3	12	10	4
6	3	3	10	3	5	6	3	3	2	3	6	4	21
5	2	7	7	12	8	13	14	7	8	9	14	9	2
4		3	9	3	6	4	3	7	1	2	6	1	5
3			5	2	1	2	3	2	2	6	3		3
2		2	14	3			3		1	5	3	1	7
1	1	1	15	6		4	10	2	7	5	5	8	13
Top 3 Totals	71	51	33	20	32	42	28	66	18	28	41	56	23
Bottom 3 Totals	1	3	34	11	1	6	16	4	10	16	11	9	23
Difference	70	48	-1	9	31	36	12	62	8	12	30	47	0
Average Difference		28											
Median Difference		30											

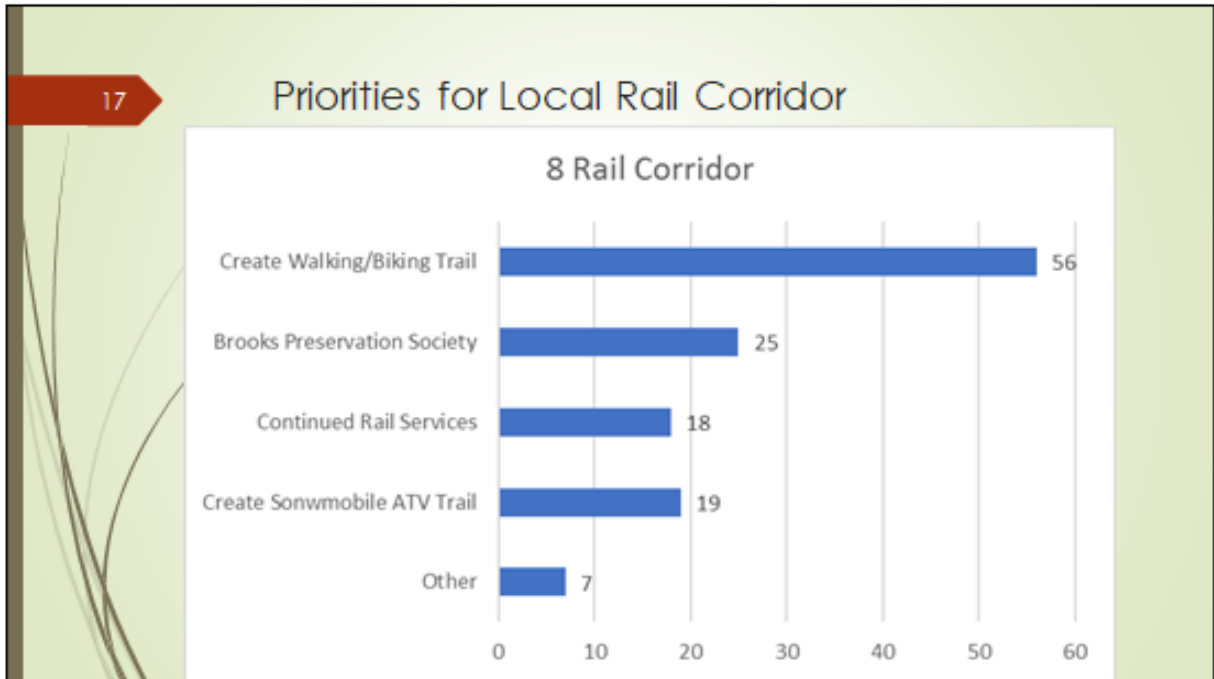
14



15



16



17

18

What type of business wanted?

15. What type of Business wanted?

Bank	11
Grocery Store	11
Laundromat	9
Pharmacy	6
Restaurant	6
Other	6
Tavern	5
Dollar Store	4
Non-Polluting low impact	3
Small Pizza Sub Shop	3
Ice Cream Shop	2
Hair Salon	2
Art Studio	2
WalMart	2
Full Time Restaurant	2

18

Conclusions

- Response rate could have been better.
- Under 55 response rate underwhelming.
- Strong support for preserving rural character & village center
- Strong support for Fire Dept. & Ambulance Services
- Goals & Policies
 - Removal of unsafe buildings
 - Maintain Low Taxes
 - Provide adequate internet service
 - Downtown Improvement.

Mission Broadband Connectivity Survey.

Town of Brooks Broadband Survey

Q1 Please provide your address including number, street and town/city name.

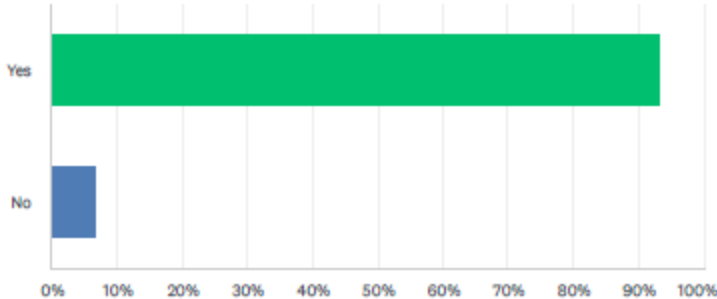
Answered: 116 Skipped: 2

ANSWER CHOICES	RESPONSES	
Address Number	99.14%	115
Street Name	89.66%	104
Town/City Name:	100.00%	116

Town of Brooks Broadband Survey

Q2 Do you have access to internet service at your home?

Answered: 118 Skipped: 0

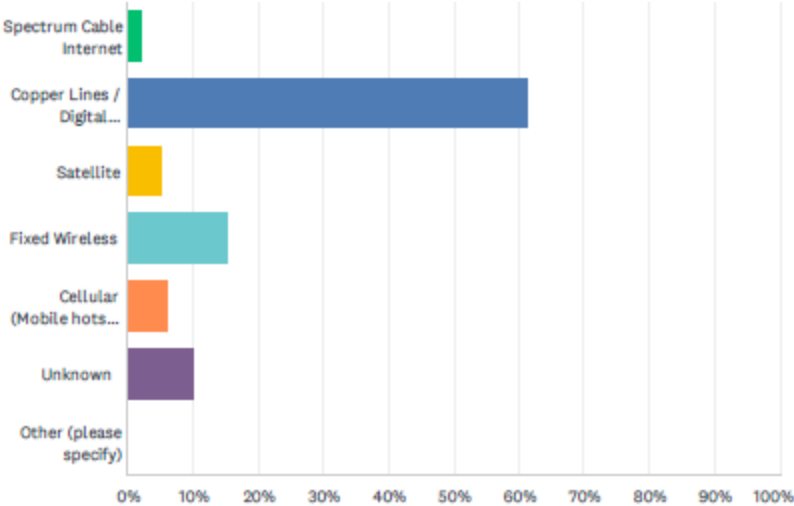


ANSWER CHOICES	RESPONSES	
Yes	93.22%	110
No	6.78%	8
TOTAL		118

Town of Brooks Broadband Survey

Q3 What type of internet service do you have at your home?

Answered: 98 Skipped: 20

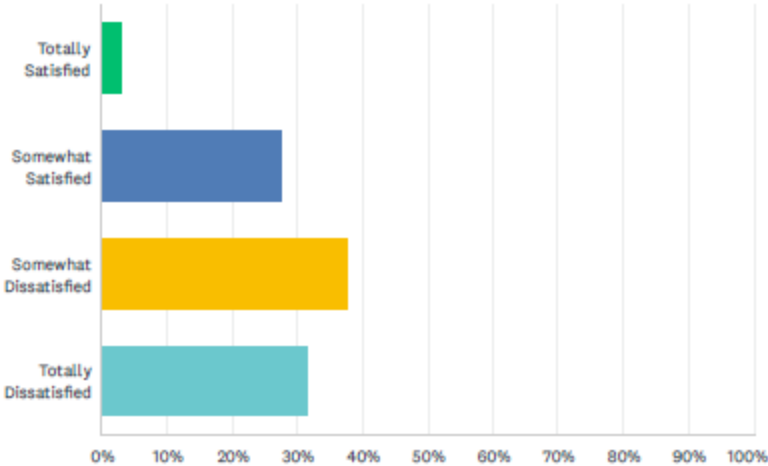


ANSWER CHOICES	RESPONSES	
Spectrum Cable Internet	2.04%	2
Copper Lines / Digital Subscriber Line (DSL)	61.22%	60
Satellite	5.10%	5
Fixed Wireless	15.31%	15
Cellular (Mobile hotspot through phone, tablet or jetpack device)	6.12%	6
Unknown	10.20%	10
Other (please specify)	0.00%	0
TOTAL		98

Town of Brooks Broadband Survey

Q4 How satisfied are you with your internet service?

Answered: 98 Skipped: 20

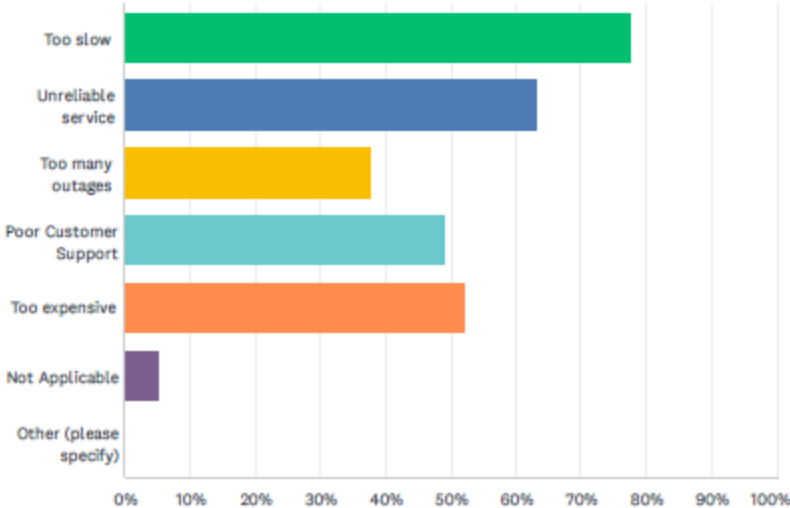


ANSWER CHOICES	RESPONSES
Totally Satisfied	3.06% 3
Somewhat Satisfied	27.55% 27
Somewhat Dissatisfied	37.76% 37
Totally Dissatisfied	31.63% 31
TOTAL	98

Town of Brooks Broadband Survey

Q5 If you are not satisfied with your internet service, why not? (Please check all that apply)

Answered: 98 Skipped: 20

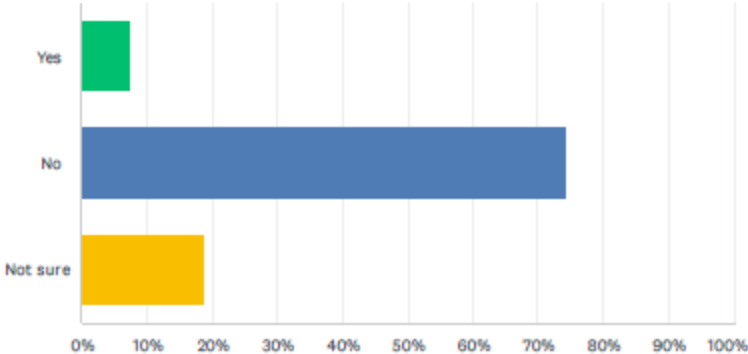


ANSWER CHOICES	RESPONSES	
Too slow	77.55%	76
Unreliable service	63.27%	62
Too many outages	37.76%	37
Poor Customer Support	48.98%	48
Too expensive	52.04%	51
Not Applicable	5.10%	5
Other (please specify)	0.00%	0
Total Respondents: 98		

Town of Brooks Broadband Survey

Q6 Is a higher speed plan available?

Answered: 97 Skipped: 21

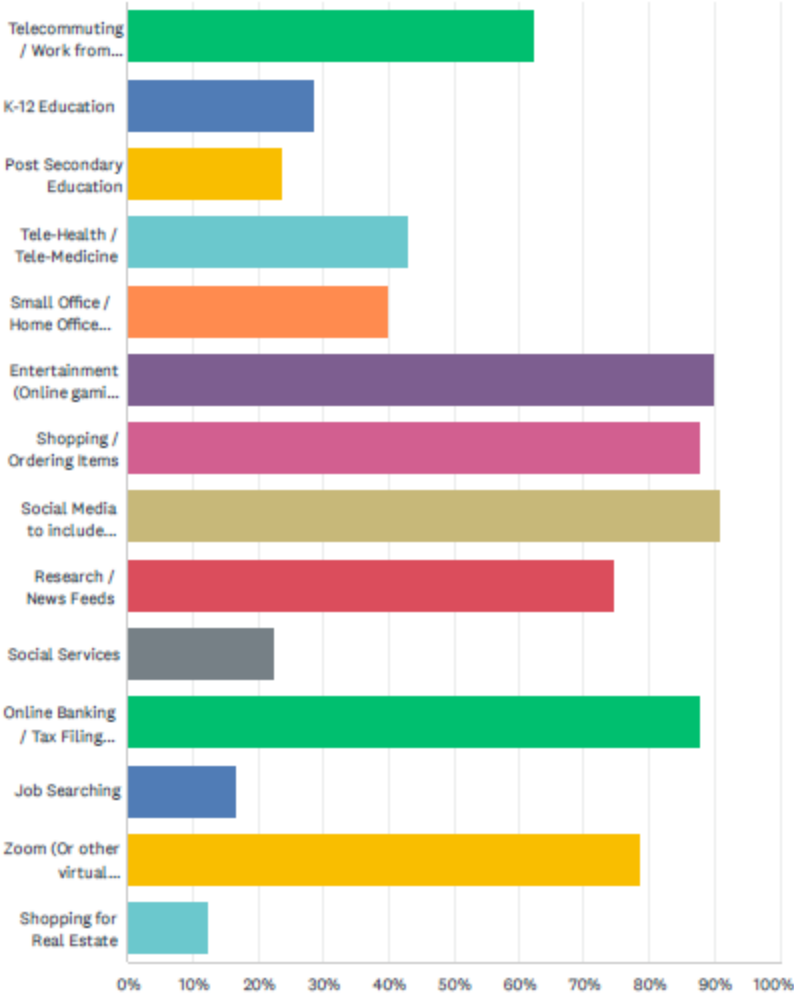


ANSWER CHOICES	RESPONSES	
Yes	7.22%	7
No	74.23%	72
Not sure	18.56%	18
TOTAL		97

Town of Brooks Broadband Survey

Q7 What functions do you need to perform over the internet from your household? (Please select all that apply and press <OK> when done.)

Answered: 98 Skipped: 20



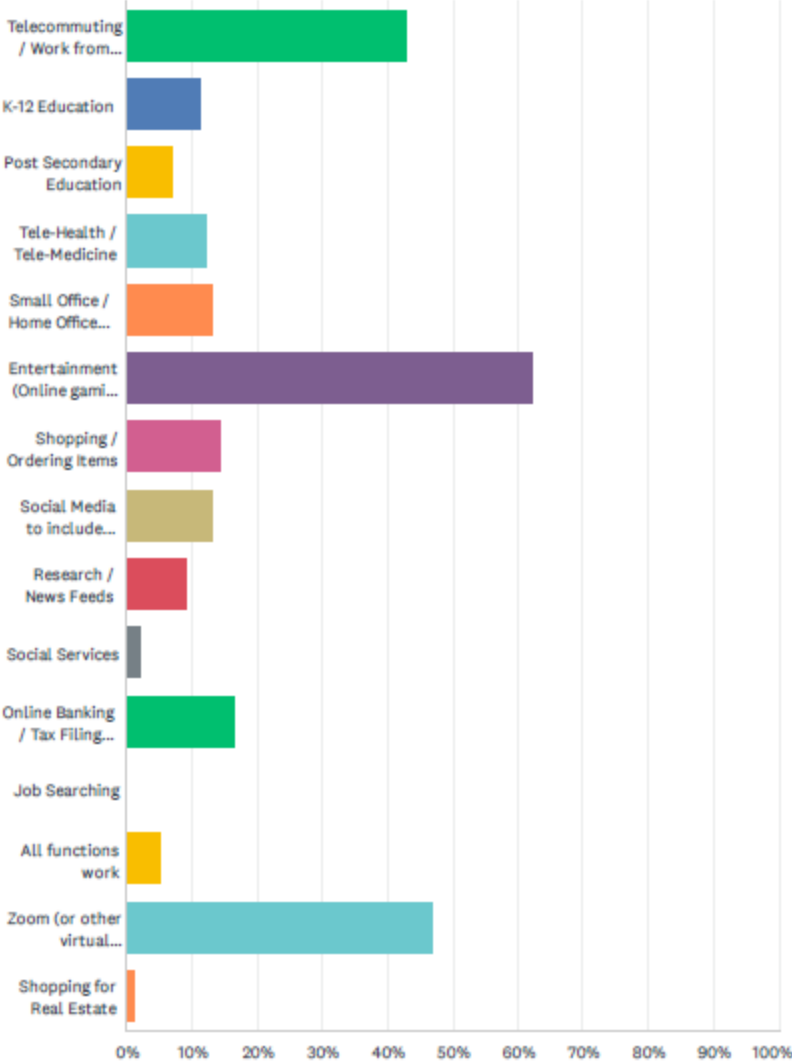
Town of Brooks Broadband Survey

ANSWER CHOICES	RESPONSES	
Telecommuting / Work from home	62.24%	61
K-12 Education	28.57%	28
Post Secondary Education	23.47%	23
Tele-Health / Tele-Medicine	42.86%	42
Small Office / Home Office (SOHO)	39.80%	39
Entertainment (Online gaming / Streaming or Netflix)	89.80%	88
Shopping / Ordering Items	87.76%	86
Social Media to include email	90.82%	89
Research / News Feeds	74.49%	73
Social Services	22.45%	22
Online Banking / Tax Filing / Insurance / Paying Bills	87.76%	86
Job Searching	16.33%	16
Zoom (Or other virtual meetings)	78.57%	77
Shopping for Real Estate	12.24%	12
Total Respondents: 98		

Town of Brooks Broadband Survey

Q8 Of the functions listed above, which ones tend to be the most challenging to use with your current internet service? (Please select all that apply and press <OK> when done.)

Answered: 98 Skipped: 20



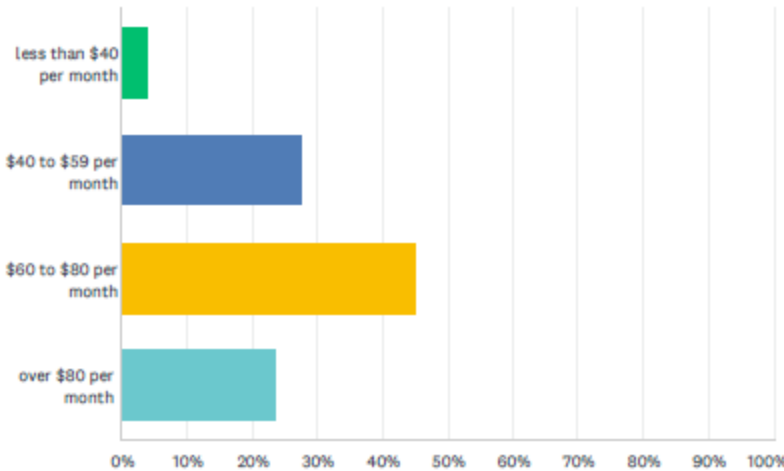
Town of Brooks Broadband Survey

ANSWER CHOICES	RESPONSES	
Telecommuting / Work from home	42.86%	42
K-12 Education	11.22%	11
Post Secondary Education	7.14%	7
Tele-Health / Tele-Medicine	12.24%	12
Small Office / Home Office (SOHO)	13.27%	13
Entertainment (Online gaming / Streaming or Netflix)	62.24%	61
Shopping / Ordering Items	14.29%	14
Social Media to include email	13.27%	13
Research / News Feeds	9.18%	9
Social Services	2.04%	2
Online Banking / Tax Filing / Insurance / Paying Bills	16.33%	16
Job Searching	0.00%	0
All functions work	5.10%	5
Zoom (or other virtual meetings)	46.94%	46
Shopping for Real Estate	1.02%	1
Total Respondents: 98		

Town of Brooks Broadband Survey

Q9 What do you currently pay for internet service each month? (If your service is bundled with phone please list only the cost of the internet portion of the service.)

Answered: 98 Skipped: 20

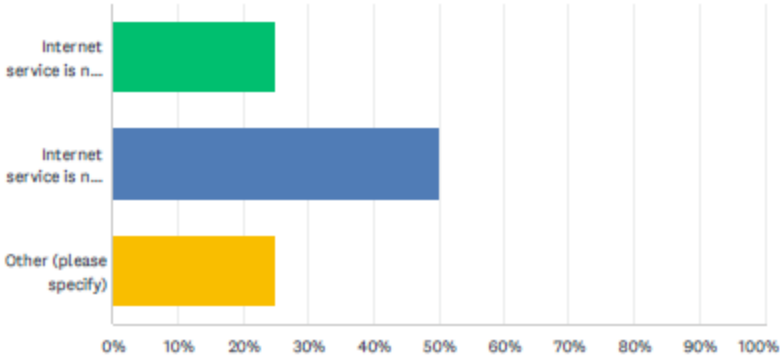


ANSWER CHOICES	RESPONSES
less than \$40 per month	4.08% 4
\$40 to \$59 per month	27.55% 27
\$60 to \$80 per month	44.90% 44
over \$80 per month	23.47% 23
TOTAL	98

Town of Brooks Broadband Survey

Q10 If you do not have internet access at your home, why not?

Answered: 8 Skipped: 110

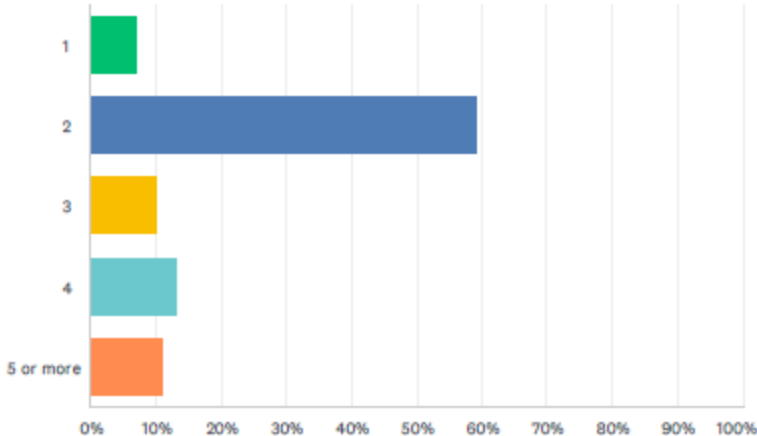


ANSWER CHOICES	RESPONSES	
Internet service is not available	25.00%	2
Internet service is not affordable	50.00%	4
Other (please specify)	25.00%	2
TOTAL		8

Town of Brooks Broadband Survey

Q11 Number of internet users in your home?

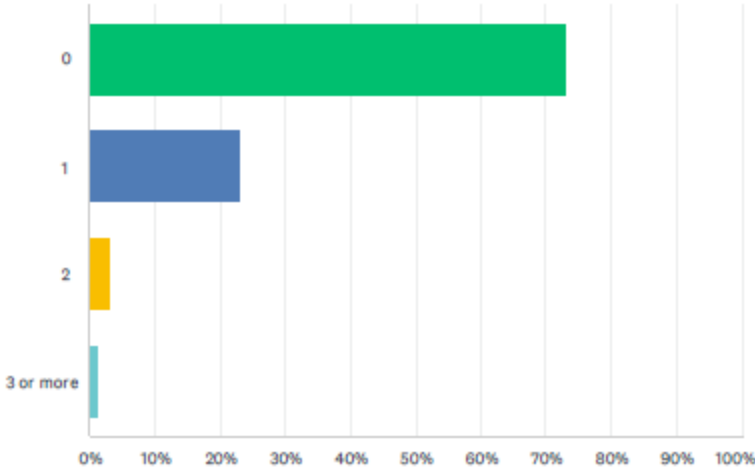
Answered: 100 Skipped: 18



ANSWER CHOICES	RESPONSES	
1	7.00%	7
2	59.00%	59
3	10.00%	10
4	13.00%	13
5 or more	11.00%	11
TOTAL		100

Q12 Number of post secondary students (attending a technical school or college) in your home?

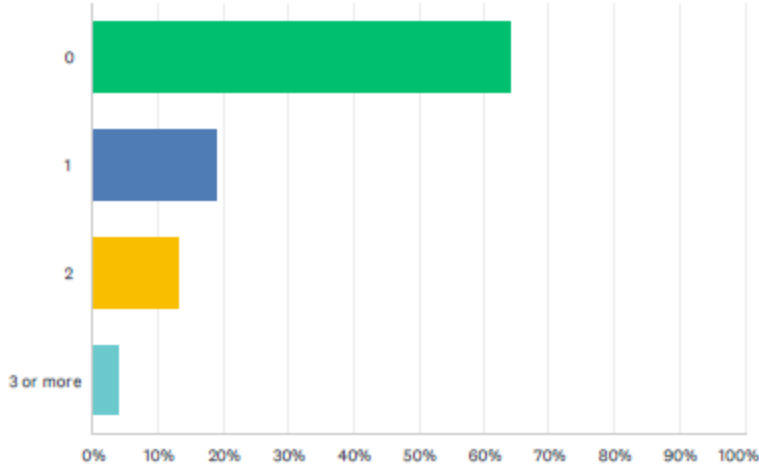
Answered: 100 Skipped: 18



ANSWER CHOICES	RESPONSES	
0	73.00%	73
1	23.00%	23
2	3.00%	3
3 or more	1.00%	1
TOTAL		100

Q13 Number of K-12 students in your home?

Answered: 100 Skipped: 18

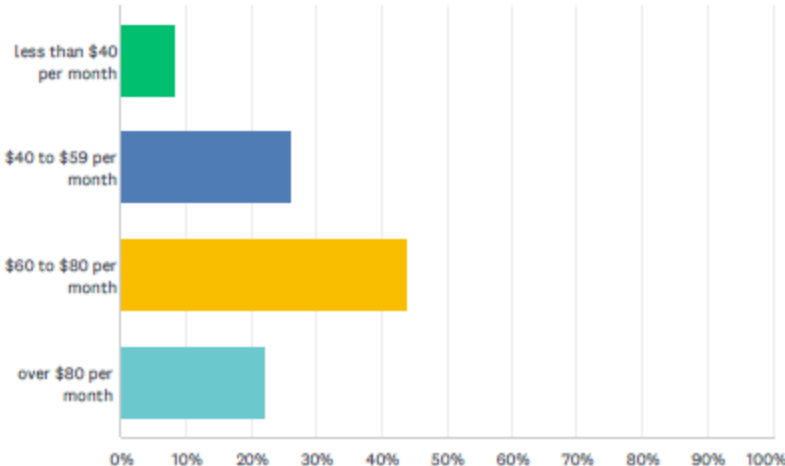


ANSWER CHOICES	RESPONSES	
0	64.00%	64
1	19.00%	19
2	13.00%	13
3 or more	4.00%	4
TOTAL		100

Town of Brooks Broadband Survey

Q14 What would you be willing to pay per month for an internet service that meets all of your needs?

Answered: 100 Skipped: 18



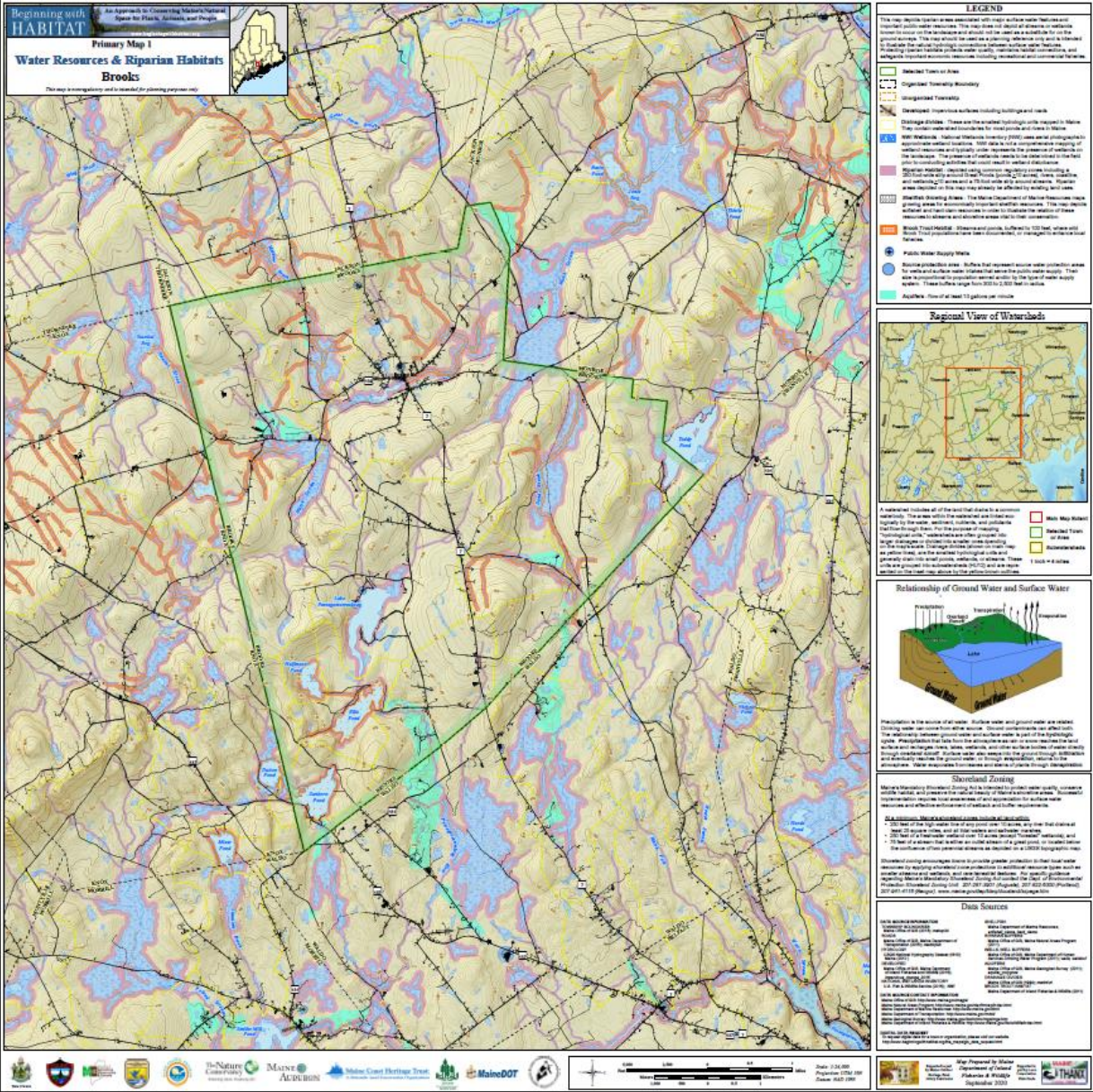
ANSWER CHOICES	RESPONSES
less than \$40 per month	8.00% 8
\$40 to \$59 per month	26.00% 26
\$60 to \$80 per month	44.00% 44
over \$80 per month	22.00% 22
TOTAL	100

Town of Brooks Broadband Survey

Q15 Are there any other comments you would like to share with us?

Answered: 43 Skipped: 75

Water Resources



Water Resources and Riparian Habitats.

- Watershed Map
- Aquifer and Floodplain Map
- Department of Environmental Protection Water Resources Map

Natural Resources

Transportation Map (From Maine DOT Map Viewer)

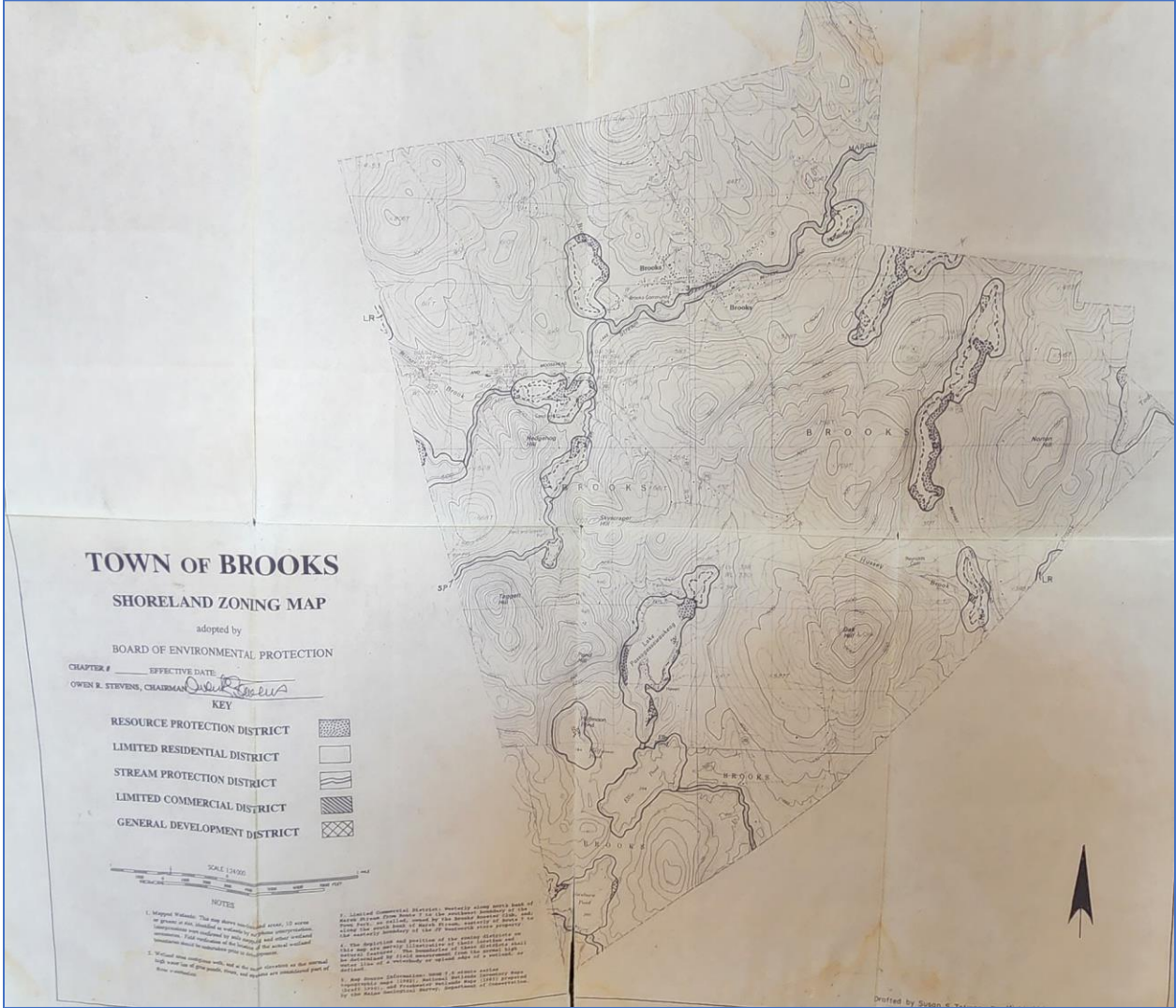


Jurisdiction

- State Highway
- Toll Highway
- State Aid
- Townway
- Townway Summer Maint. Only
- Townway Winter Maint. Only
- Seasonal Parkway
- Other

Existing Land Use

- Shoreland Zoning Map



Shoreland Map from photo.

Future Land Use

