

12 Sep 2019 Public Hearing



# Clifton, Maine Comprehensive Plan 2019

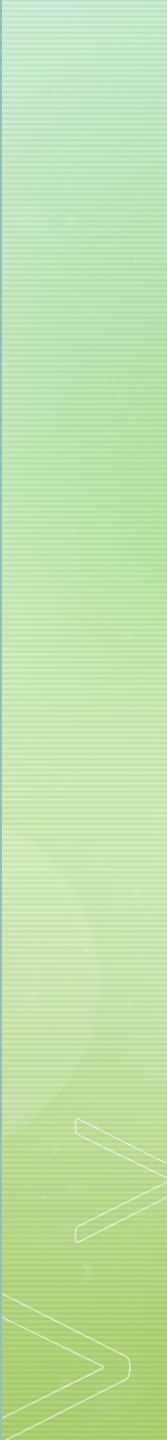


# Agenda

- Process Overview
- Topics and Sections
- Questions
- Next Steps



# Process Overview

- Ongoing since about 2014
  - Validates Ordinances, Taxes, Governing Decisions
  - Public Input
  - State Input
  - Voter Approval
- 

# Topics and Sections

- 0 Introduction
- 1 Historic & Archaeological Resources
- 2 Water Resources
- 3 Forest, Agricultural, and Other Natural Resources
- 4 Population and Demographics
- 5 Economy
- 6 Housing
- 7 Recreation
- 8 Transportation
- 9 Public Facilities
- 10 Fiscal Capacity & Capital Investment
- 11 Existing Land Use
- 12 Public Survey Results and Analysis

# Historic & Archaeological Resources

- No Significant Changes Since 2005 Plan
- Reduction in Committee Recommendations
  - No committees formed as a result of the plan
  - Historical Society operates independently of Town government
- Efforts Made to Improve Data Quality (Cemeteries, Schools)



# Water Resources

No Significant Changes Since 2005 Plan

Mapping Detail Increased; Watersheds more clearly delineated

No Substantial Changes in Development Since 2005

No subdivisions, site plans, or dramatic changes in seasonal conversions

No new invasive species

Chemo Pond Experiencing Some Issues with Water Level Management

Private Chemo Pond Association working with people across multiple towns to establish a sustainable level

May impact viability of Scott Point Road as reliable tax source if not resolved

# Forest, Agricultural, and Other Natural Resources

- Sections Combined This Revision
- Notable: The public opinion survey indicates a very strong majority of people (whether they are strong land rights advocates or strong land preservation advocates) in Clifton value natural resources.
- Many Science Based Details About Soils, Wetlands, Various Endangered Species Discussed



# Forest, Agricultural, and Other Natural Resources



- Lots of Preservation Area in and Around Clifton



# Population and Demographics

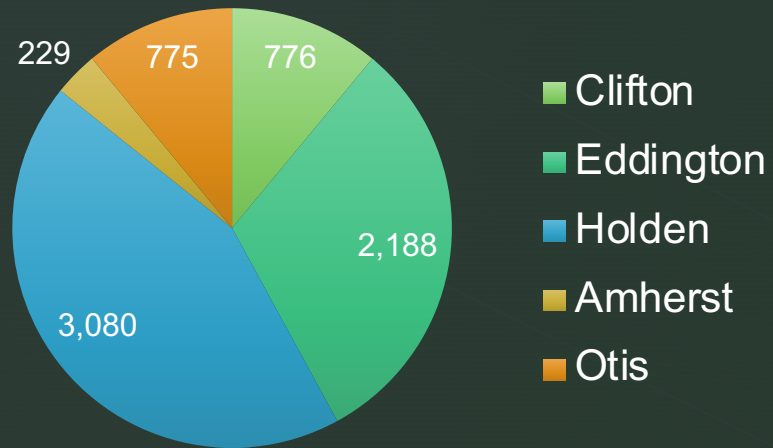
- *Clifton strives to maintain an accurate assessment of population demographics and to ensure local government remains proactive providing services and support when feasible and always advocacy services to assist with support needs of demographics requiring greater assistance.*

# Population and Demographics

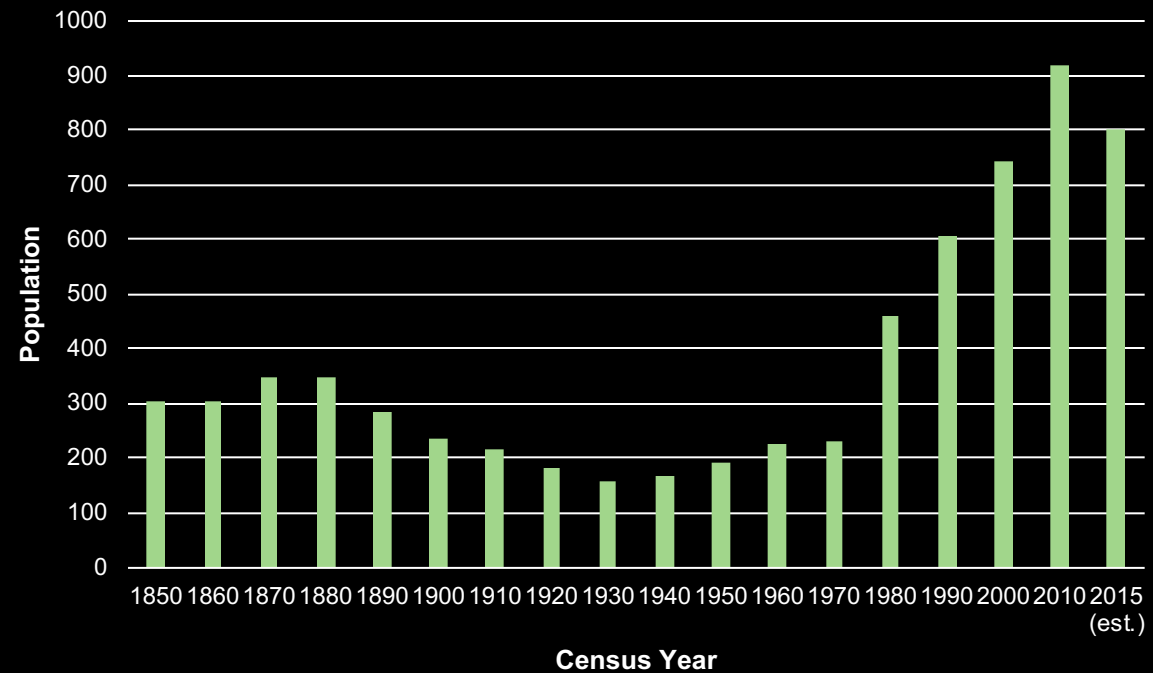
- Some Significant Changes Since 2005 Plan
  - Population reducing
  - Younger people leaving quite rapidly
- New Plan Provides More Detail and Discussion
- Enhanced Graphics

# Population and Demographics

2015 Population Estimate Comparison

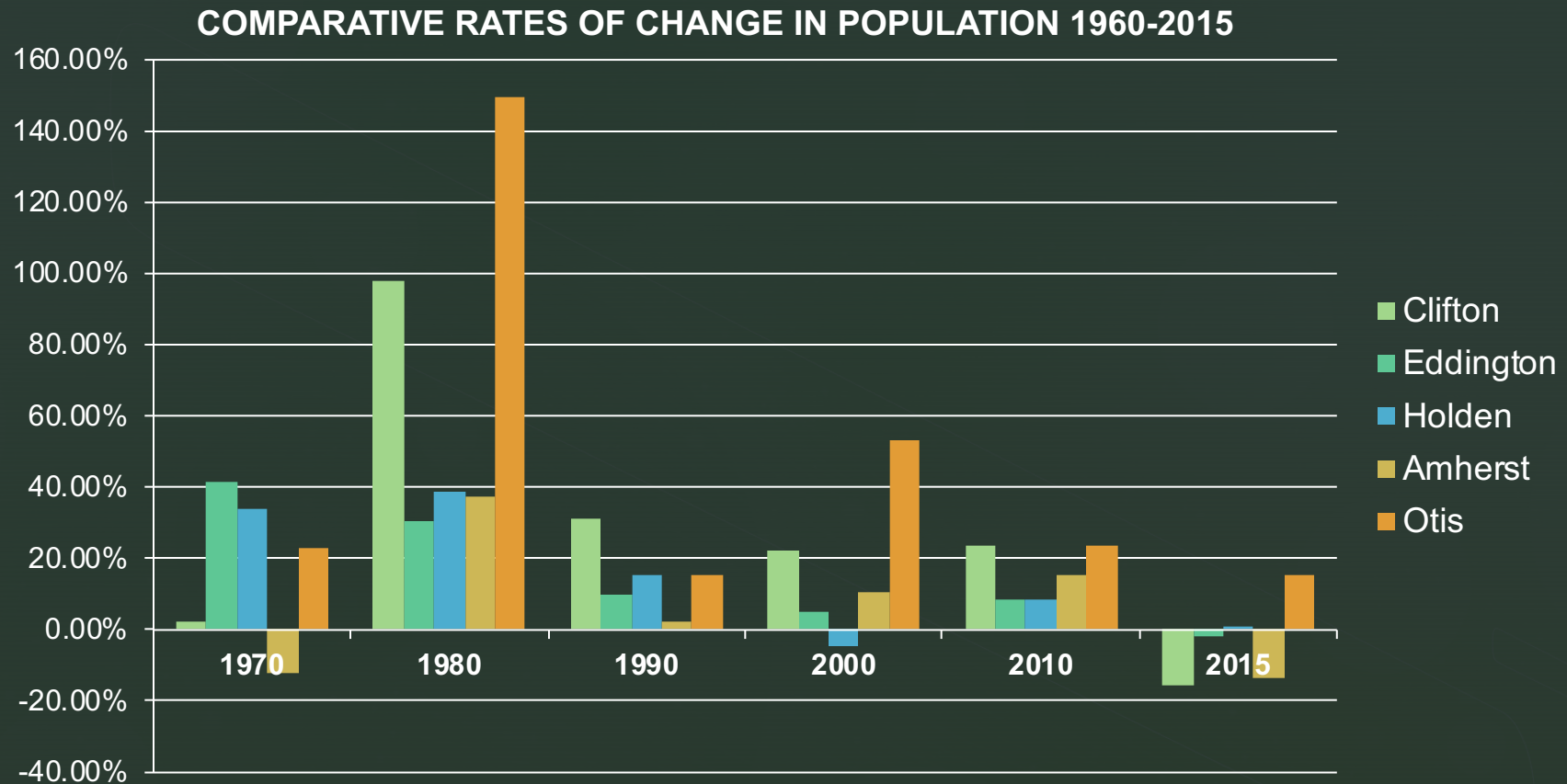


Population of Clifton



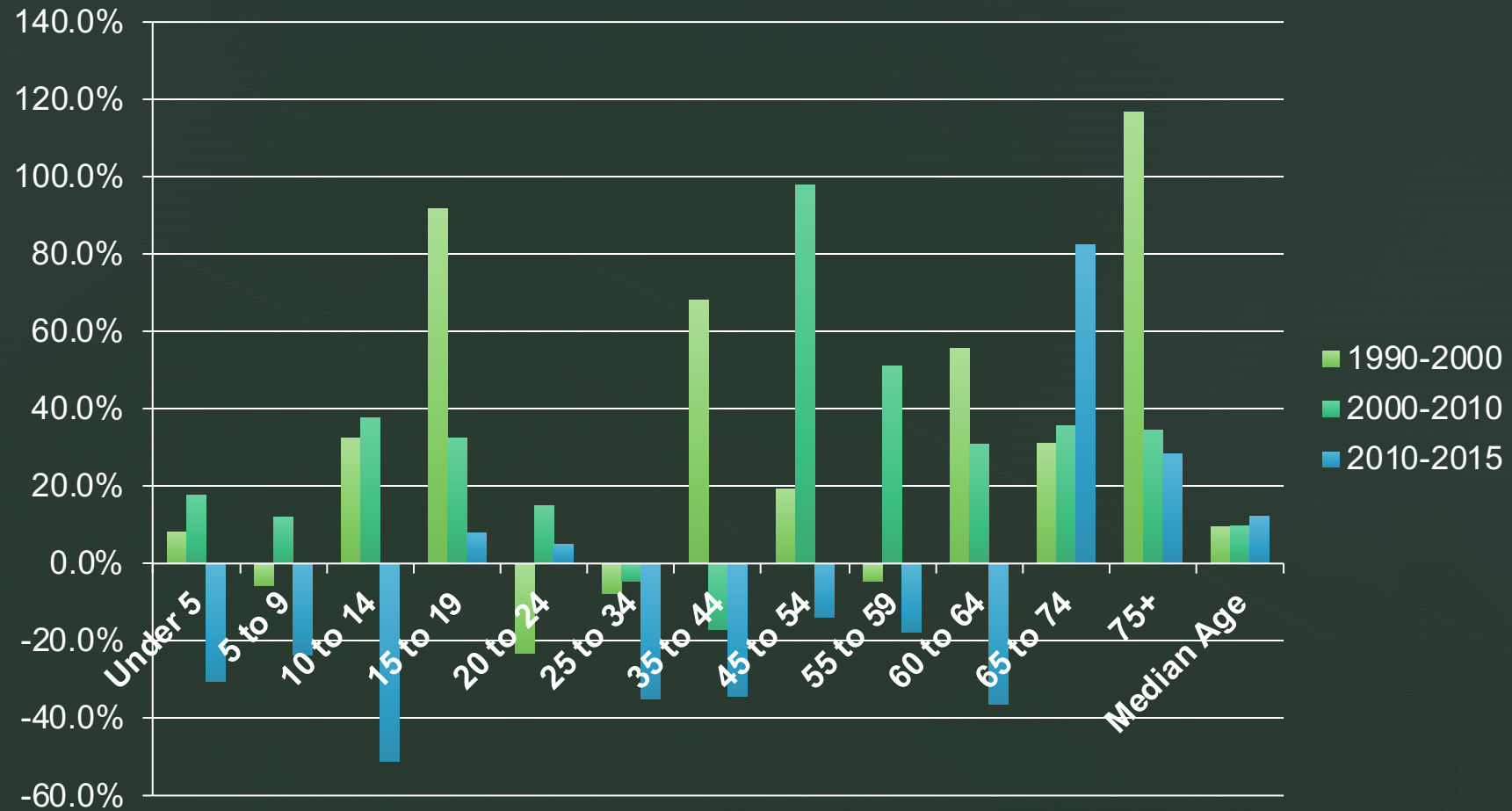


# Population and Demographics



# Population and Demographics

## 25 YEAR AGE DEMOGRAPHIC TRENDS



NUMBER OF HOUSEHOLDS AND RATE OF CHANGE				
	1980	1990	2000	2010
Clifton	165	222	303	346
Rate of Change		34.55%	36.49%	14.19%
Penobscot County	45,974	54,063	58,096	62,966
Rate of Change		17.59%	7.46%	8.38%
Hancock County	15,411	18,342	21,864	24,221
Rate of Change		19.02%	19.20%	10.78%
State of Maine	395,184	465,312	518,200	557,219
Rate of Change		17.75%	11.37%	7.53%

PEOPLE PER HOUSEHOLD				
	1990	2000	2010	2015 (est.)
Clifton	2.61	2.45	2.3	2.64
Rate of Change		-6.53%	-6.52%	0.15%
Penobscot County	2.57	2.38	2.2	2.33
Rate of Change		-7.98%	-8.18%	5.91%
Hancock County	2.56	2.31	2.14	2.20
Rate of Change		-10.82%	-7.94%	2.80%
State of Maine	2.56	2.39	2.23	2.32
Rate of Change		-7.11%	-7.17%	4.04%

# Population and Demographics

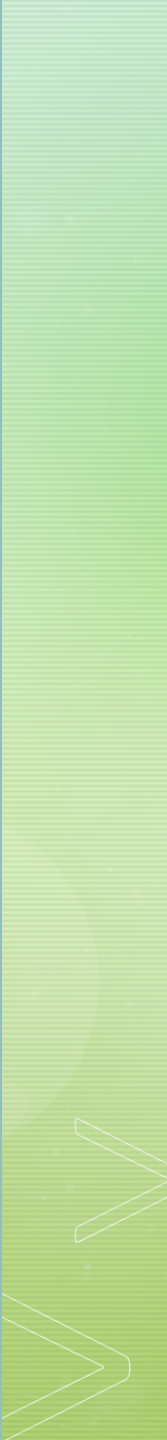
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EDUCATIONAL ATTAINMENT (Persons 25 and Older)				
	High School Graduate		4 Year College Degree or >	
	2000	2015 (est)	2000	2015 (est)
Clifton	85.70%	87.90%	13.30%	18.50%
Penobscot County	85.70%	90.80%	20.30%	24.50%
Hancock County	87.80%	93.70%	27.10%	32.70%
State of Maine	85.40%	91.60%	22.90%	29.00%



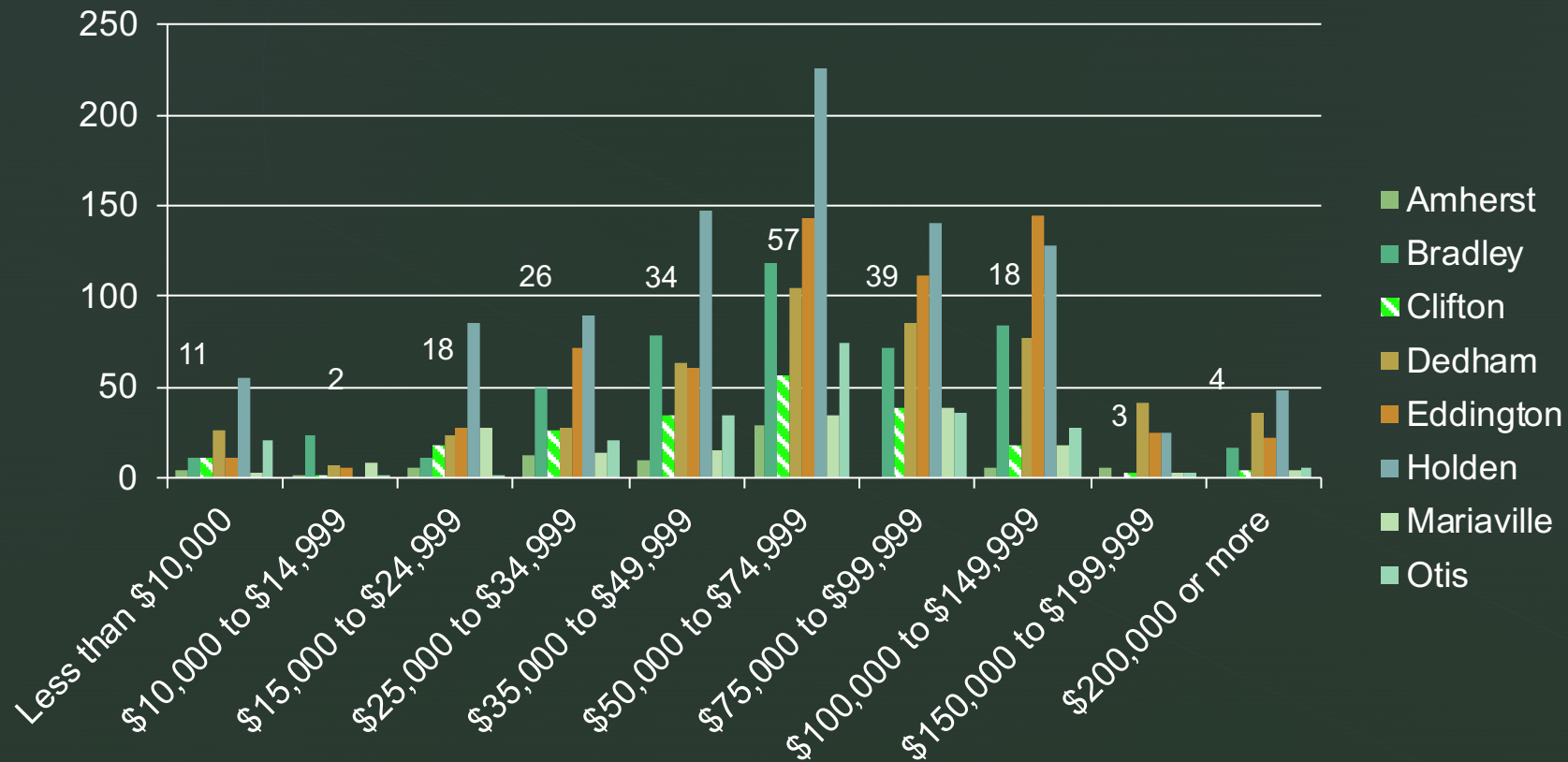


# Economy

- Highly Detailed Overview of Regional Economy and Related Local Demographics
  - Clifton Becoming More Reliant on Retirement and Other Supplemental Benefits and Income
  - Related to Previous Discussion of Youth Leaving the Community
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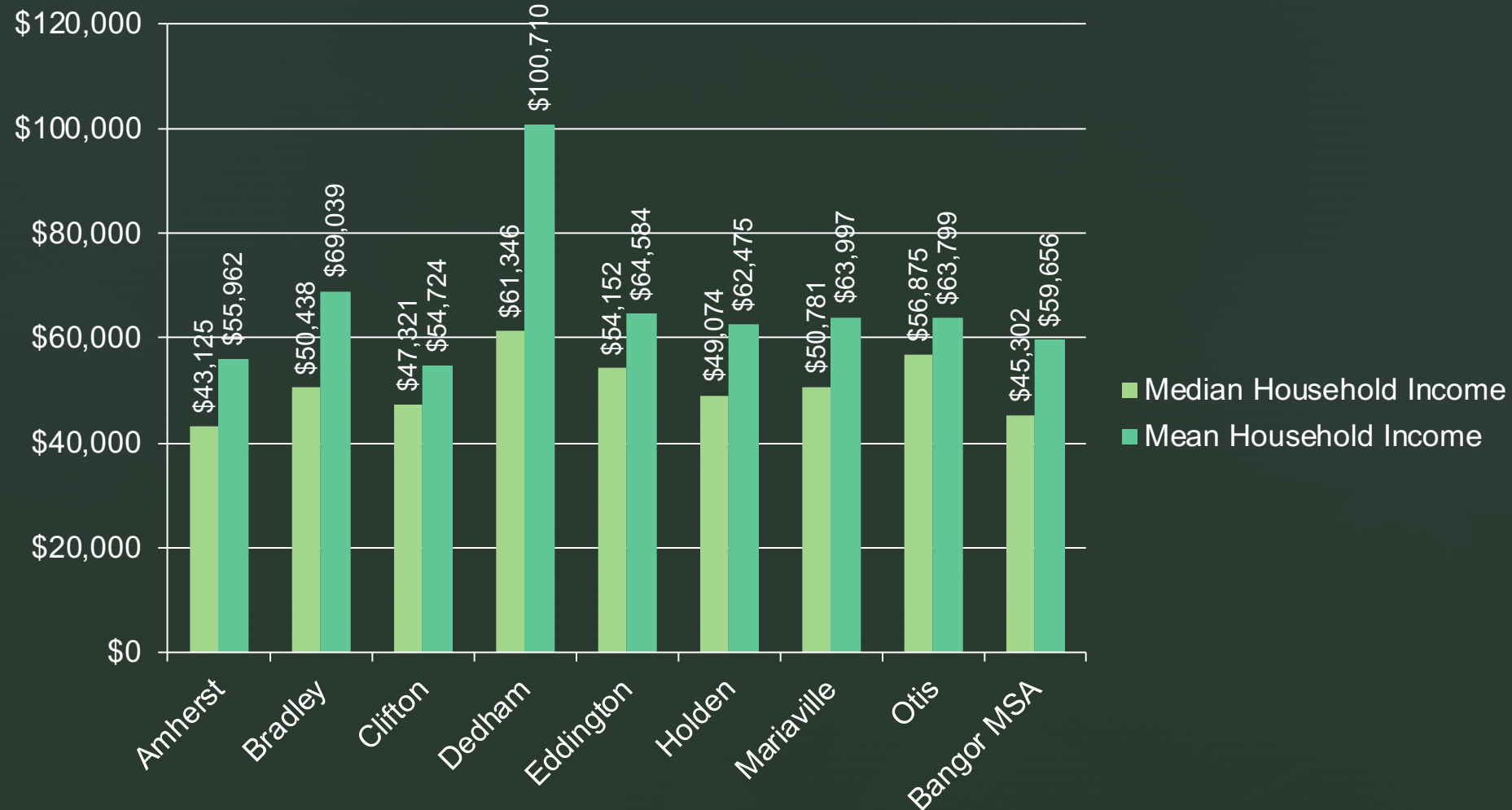
# Economy

Income Grouping By Number of Households Regional Comparison



# Economy

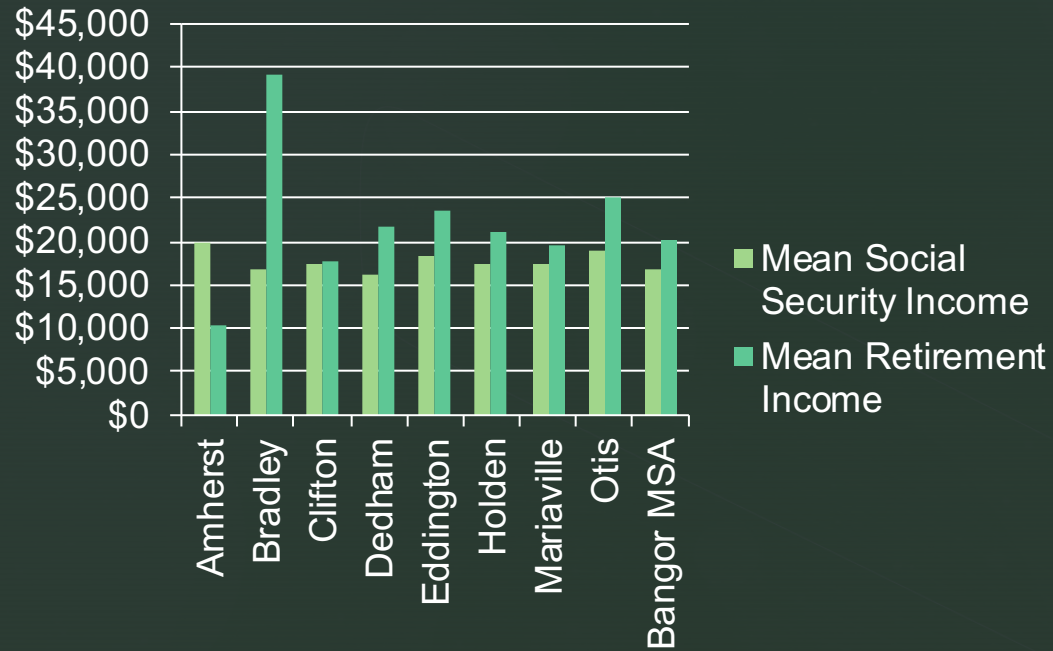
## Household Income Regional Comparison



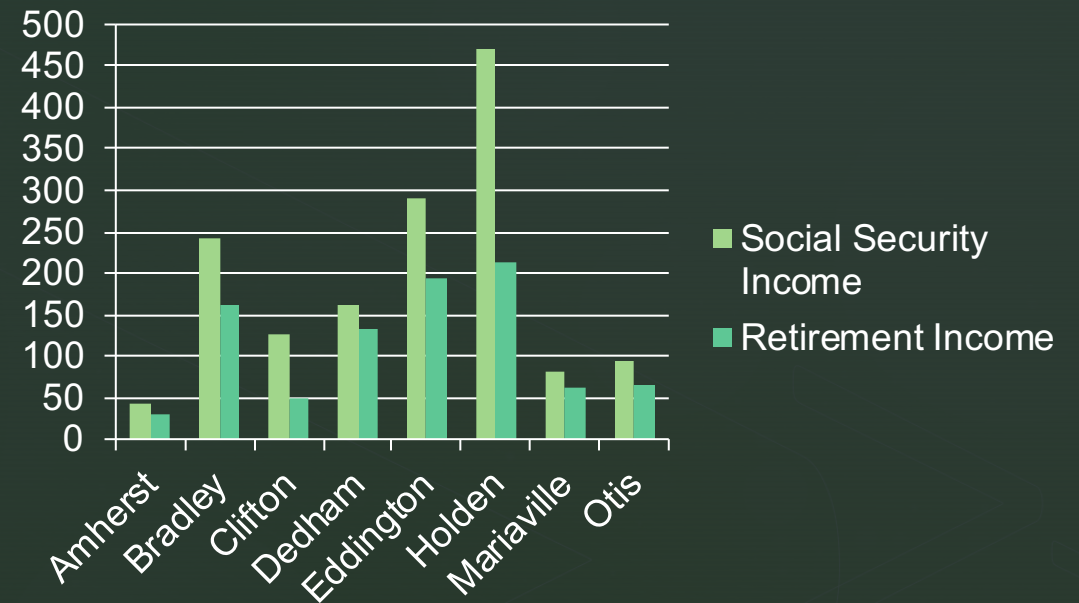


# Economy

**Household Mean Income Received from Social Security and Other Retirement Sources Regional Comparison**

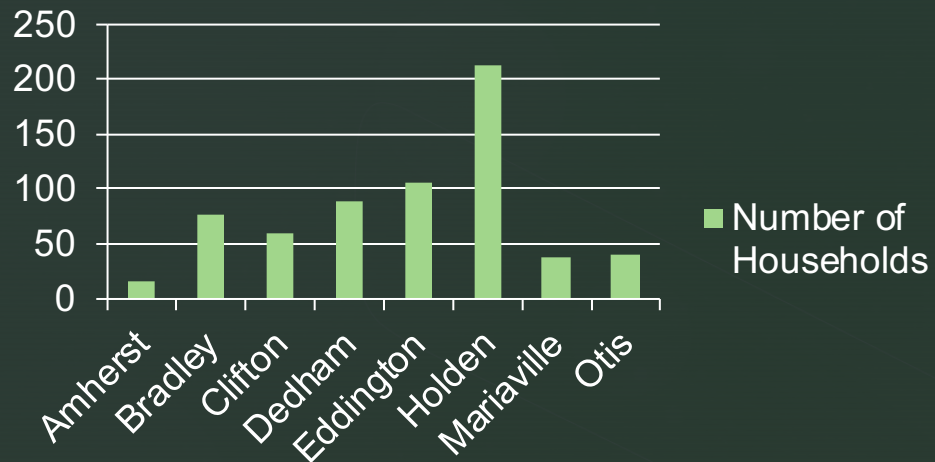


**Households With Social Security and Retirement Income Local Comparison**



# Economy

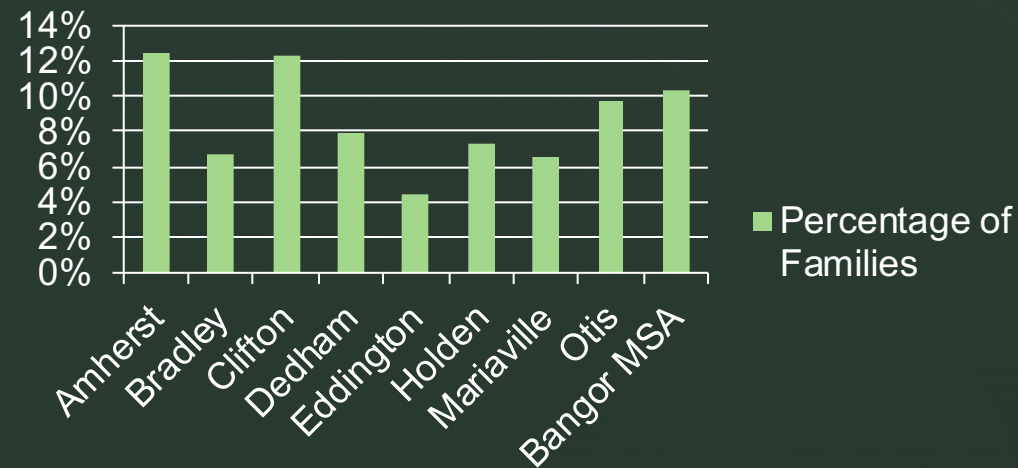
## Food Stamps/SNAP Benefits



## Health Insurance As Economic Indicator



## Income Below Poverty Previous 12 Mo



# Economy

- People Need to Check In On Each Other
- Ensure Awareness of GO/NGO Aid Those In Need
- Work to Expand Rental Property and Rental Support Activities
- Encourage Agricultural Business Growth
- Improve Public Access to Ponds
- Market Hiking and Other Adventure Recreational Opportunities



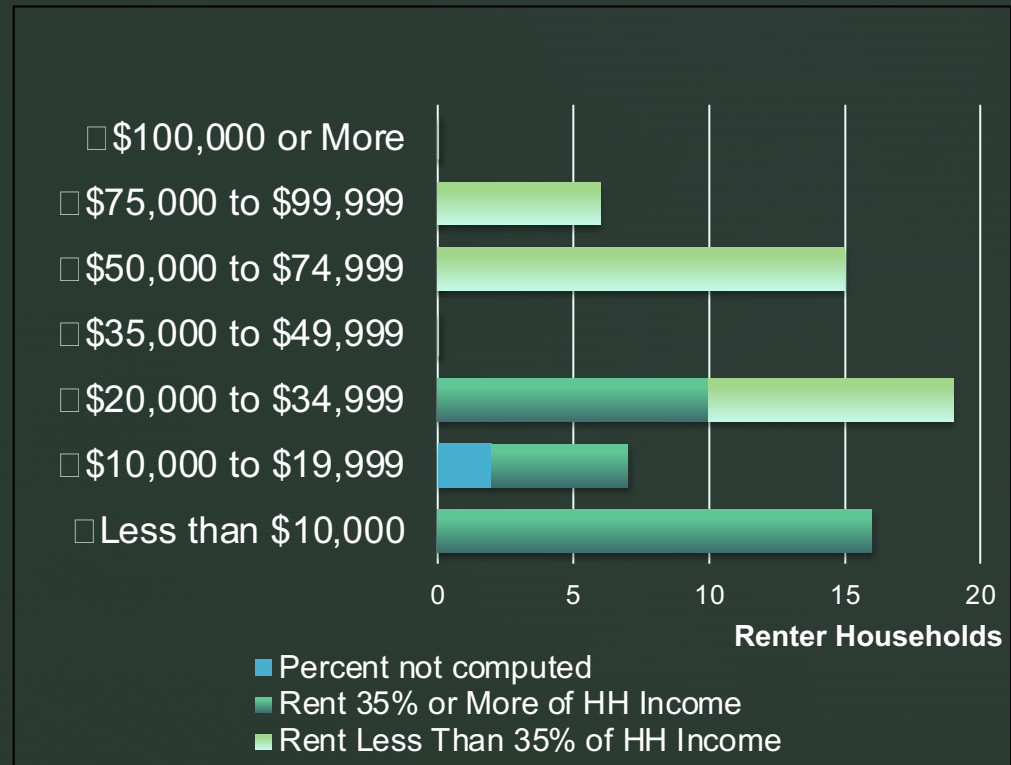
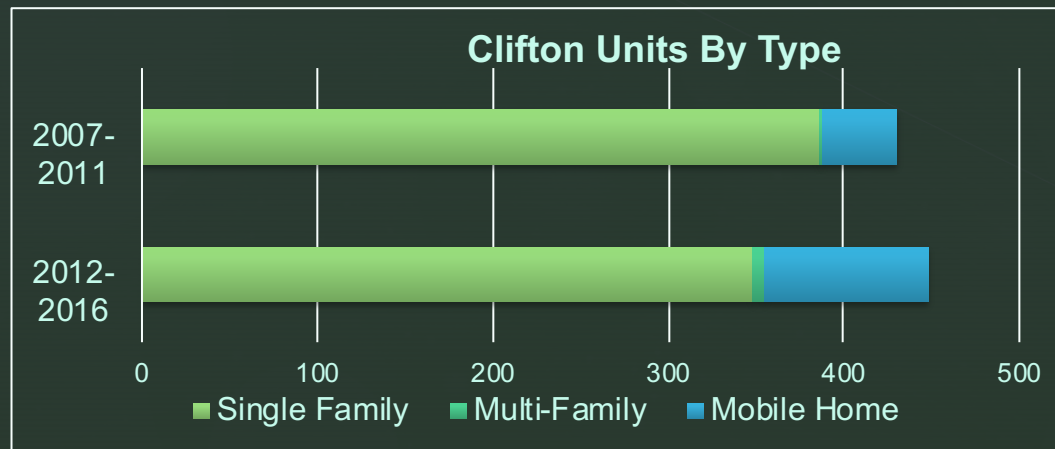
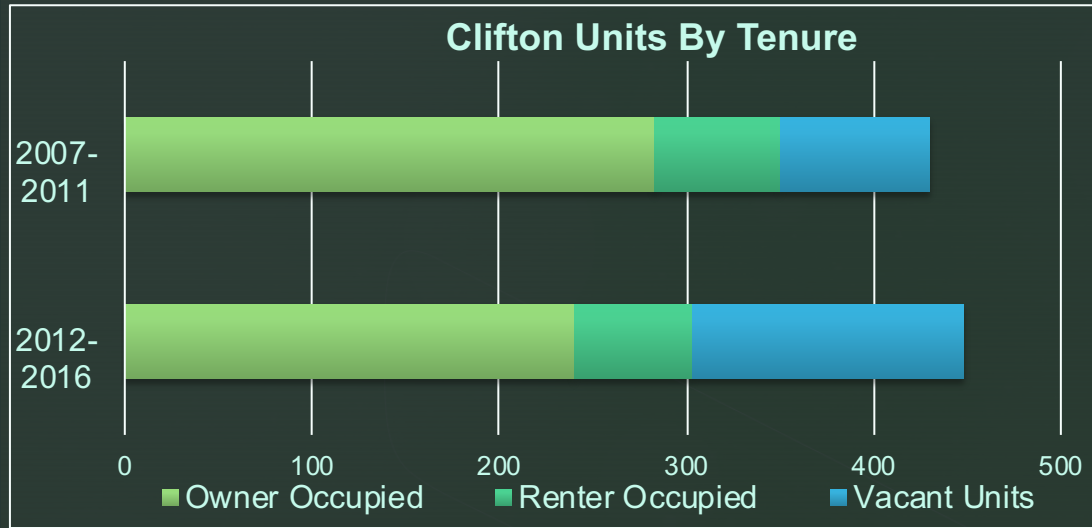
# Housing

- *Clifton strives to ensure the sustainability of the current housing infrastructure and also to explore opportunities to encourage expanding the infrastructure to include multi-family residential units, in particular, those for elderly people in order to extend the time this population can remain in Clifton as residents with the secondary effect of allowing families to continue to live proximate to each other for longer periods.*

# Housing

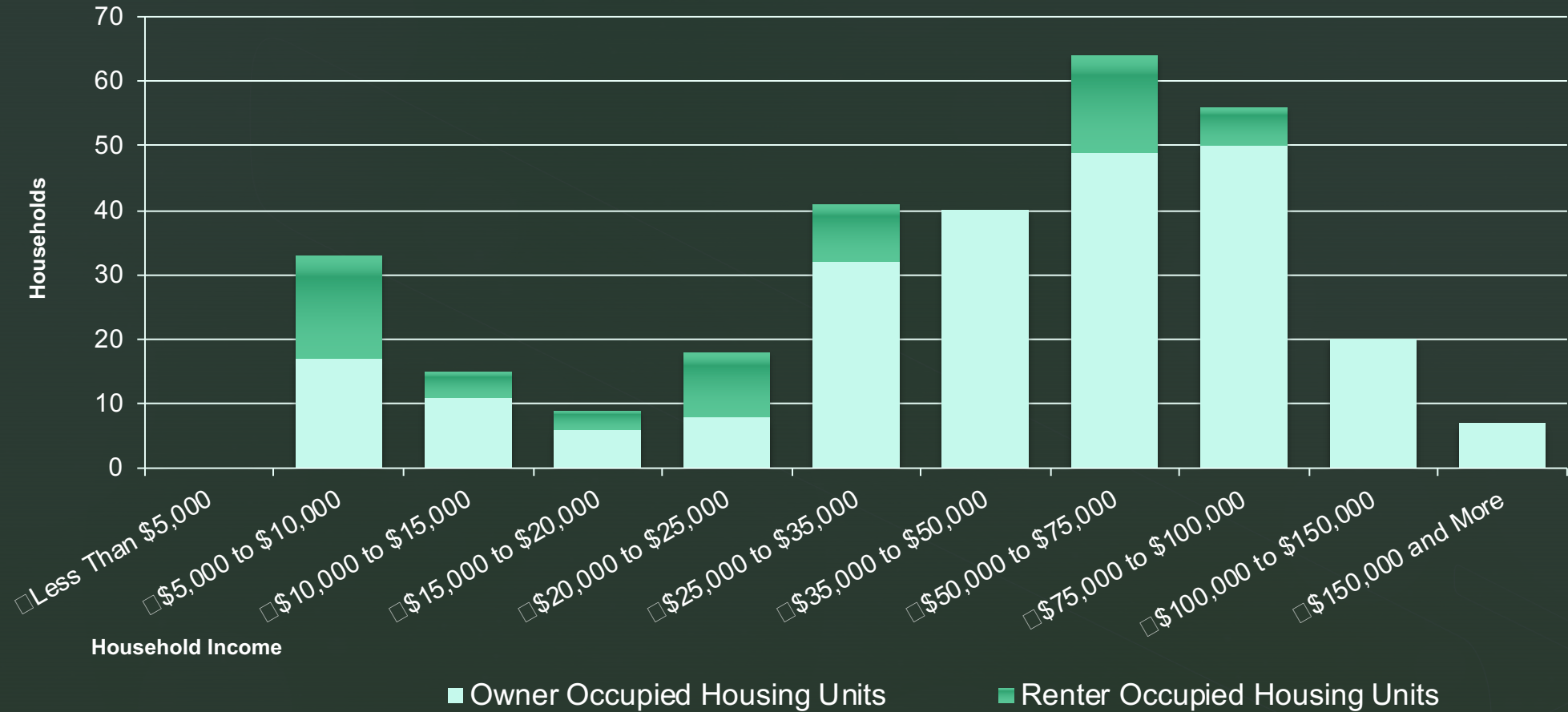
<b>Housing - Median Home Price, 2013</b>	<b>Clifton</b>	<b>Eddington</b>	<b>Holden</b>	<b>Penobscot Cty</b>	<b>Maine</b>
Affordability Index	2.49	1.39	1	1.17	0.97
Median Income	\$41,648	\$49,283	\$56,626	\$44,752	\$47,728
Affordable at Median Income	\$144,566	\$173,675	\$195,132	\$151,259	\$165,374
Income Needed for Median Price	\$16,709	\$35,329	\$56,588	\$38,167	\$49,034
Median Sale Price	\$58,000	\$124,500	\$195,000	\$129,000	\$169,900
<b>Housing - Unable to Afford Median Home Price, 2013</b>					
Percentage of Households Unable to Afford Median Home Price	0.16	0.36	0.5	0.44	0.52
Number of Households Unable to Afford Median Home Price	54	336	646	27,927	292,965
<b>Housing - Average 2 Bedroom Rent with Utilities, 2013</b>					
Average 2Bdr Rent with Utilities	-	\$979	\$768	\$830	n/a

# Housing



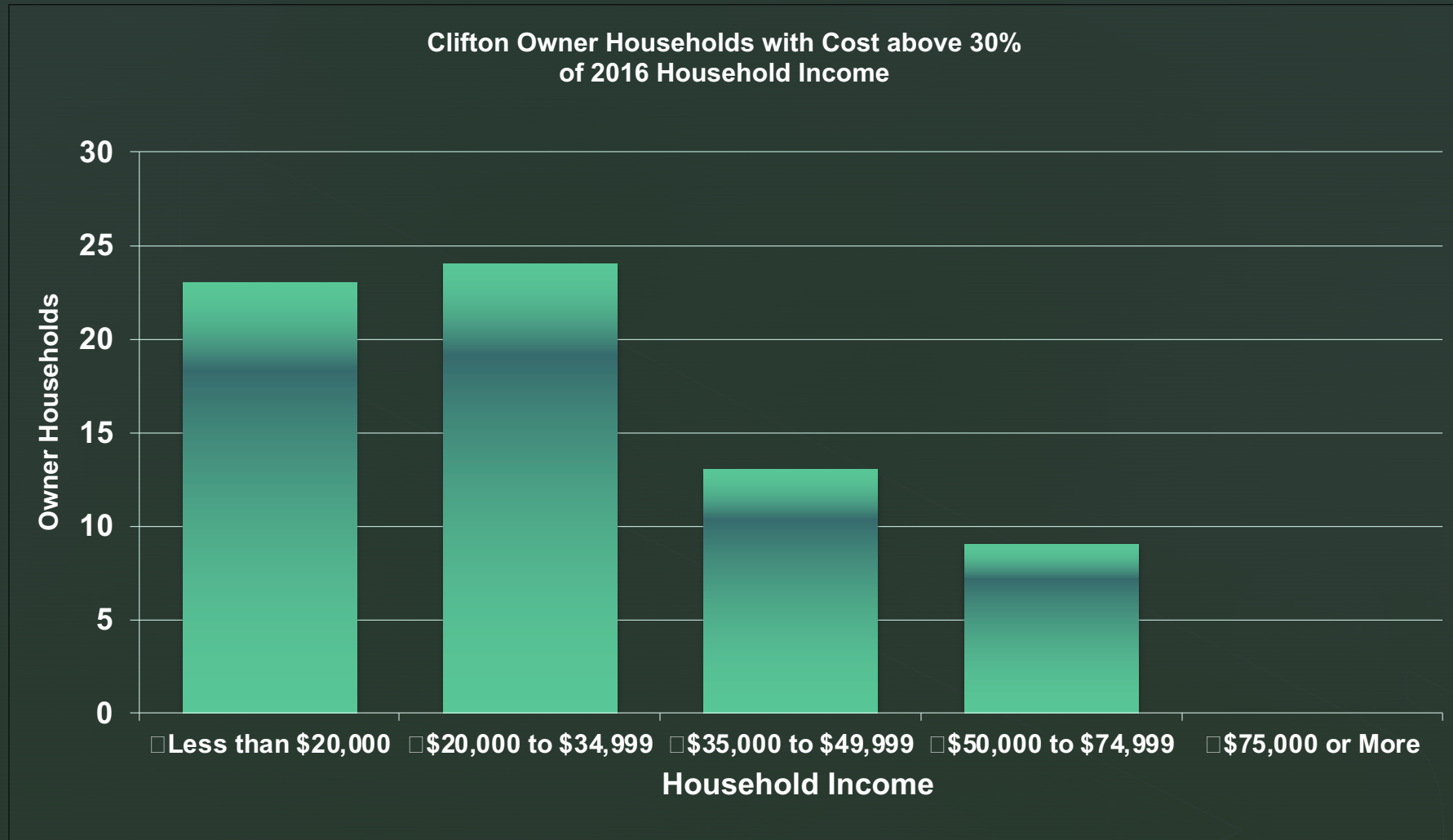
# Housing

Clifton Household Income By Tenure



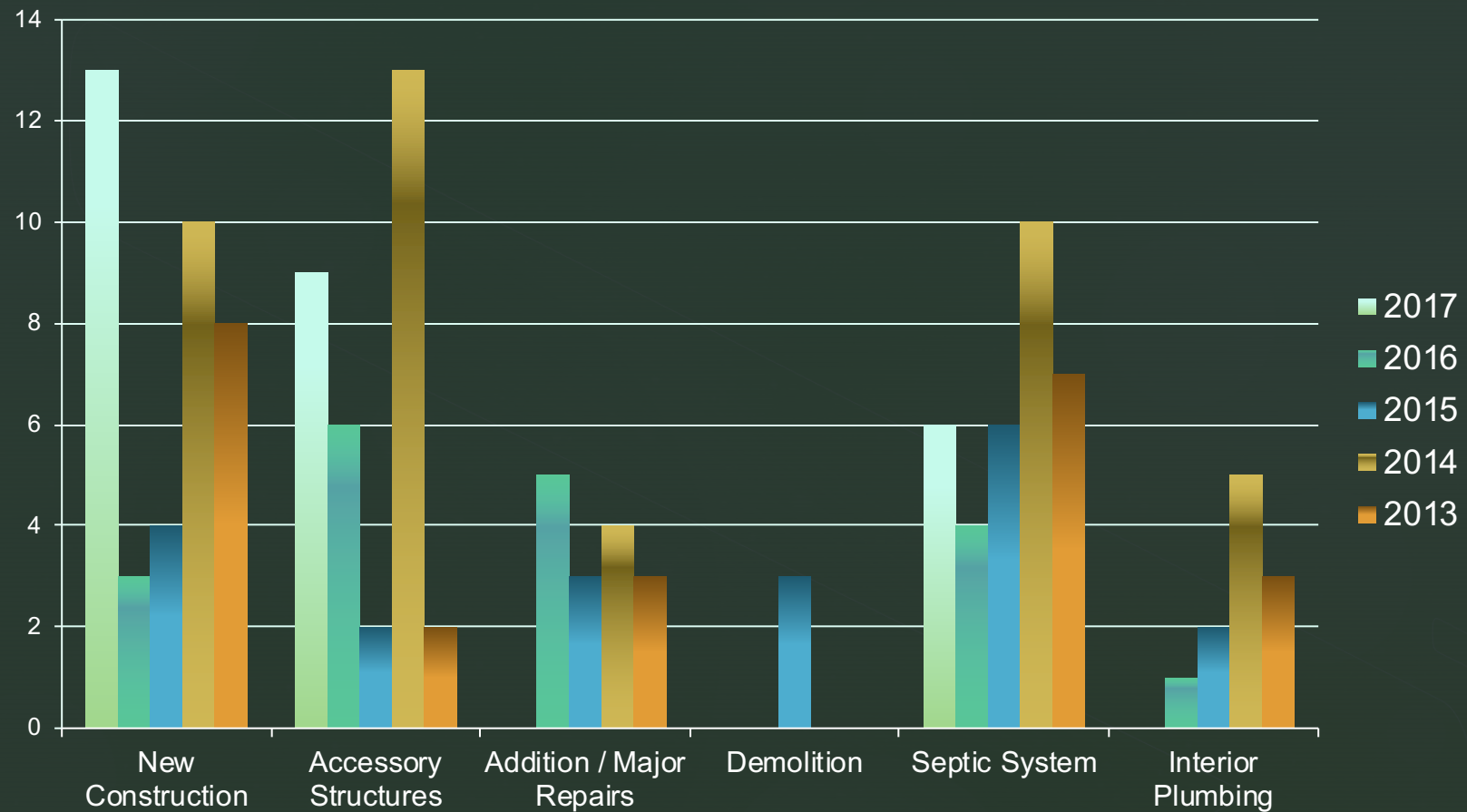


# Housing



# Housing

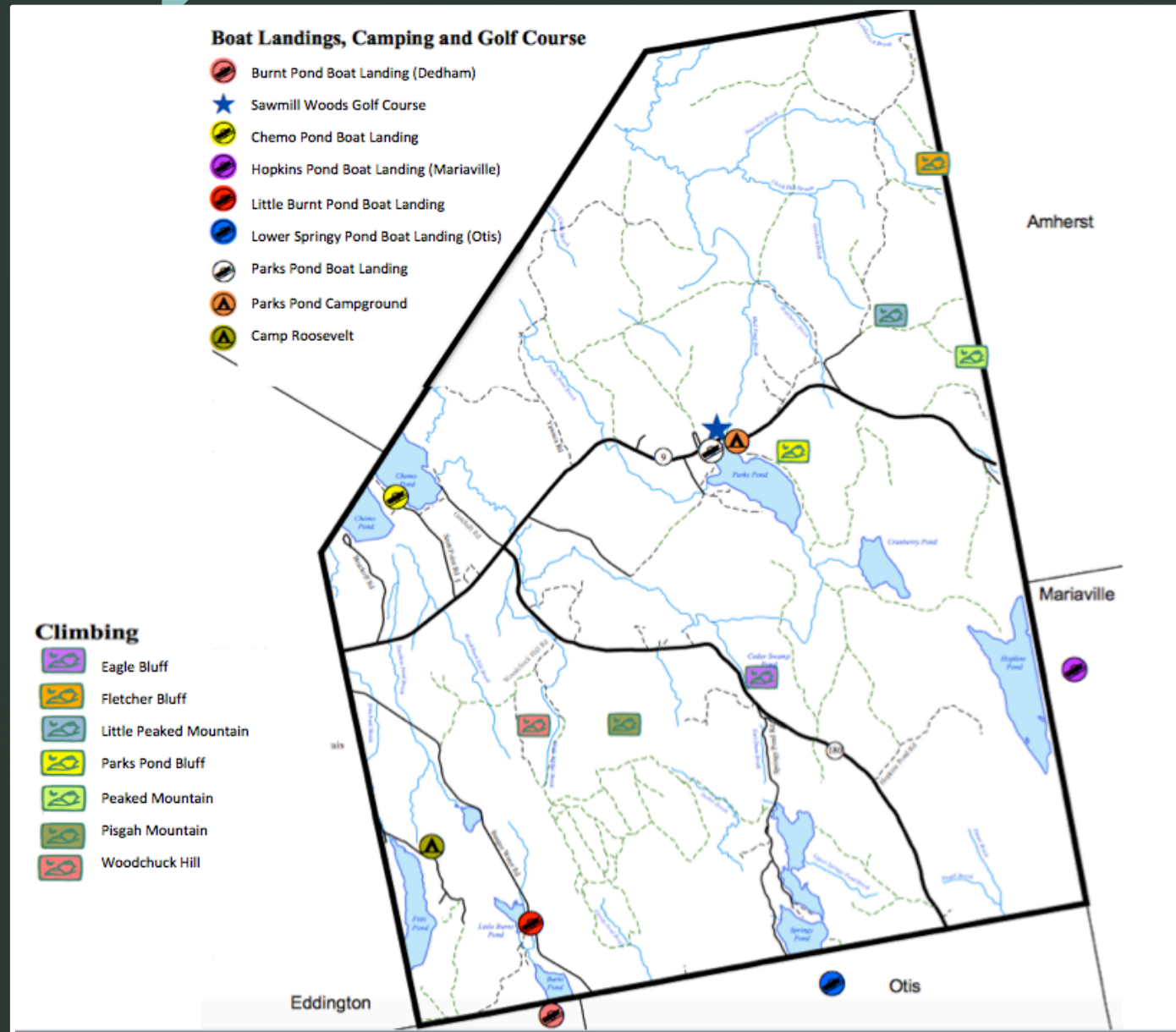
Clifton Recent Code Enforcement Permit History



# Recreation

- *Clifton will develop and market its outdoor recreational assets to residents and people throughout the region to become a popular day trip destination location enhancing local economic development and being an integral part of regional health and wellness.*

# Recreation





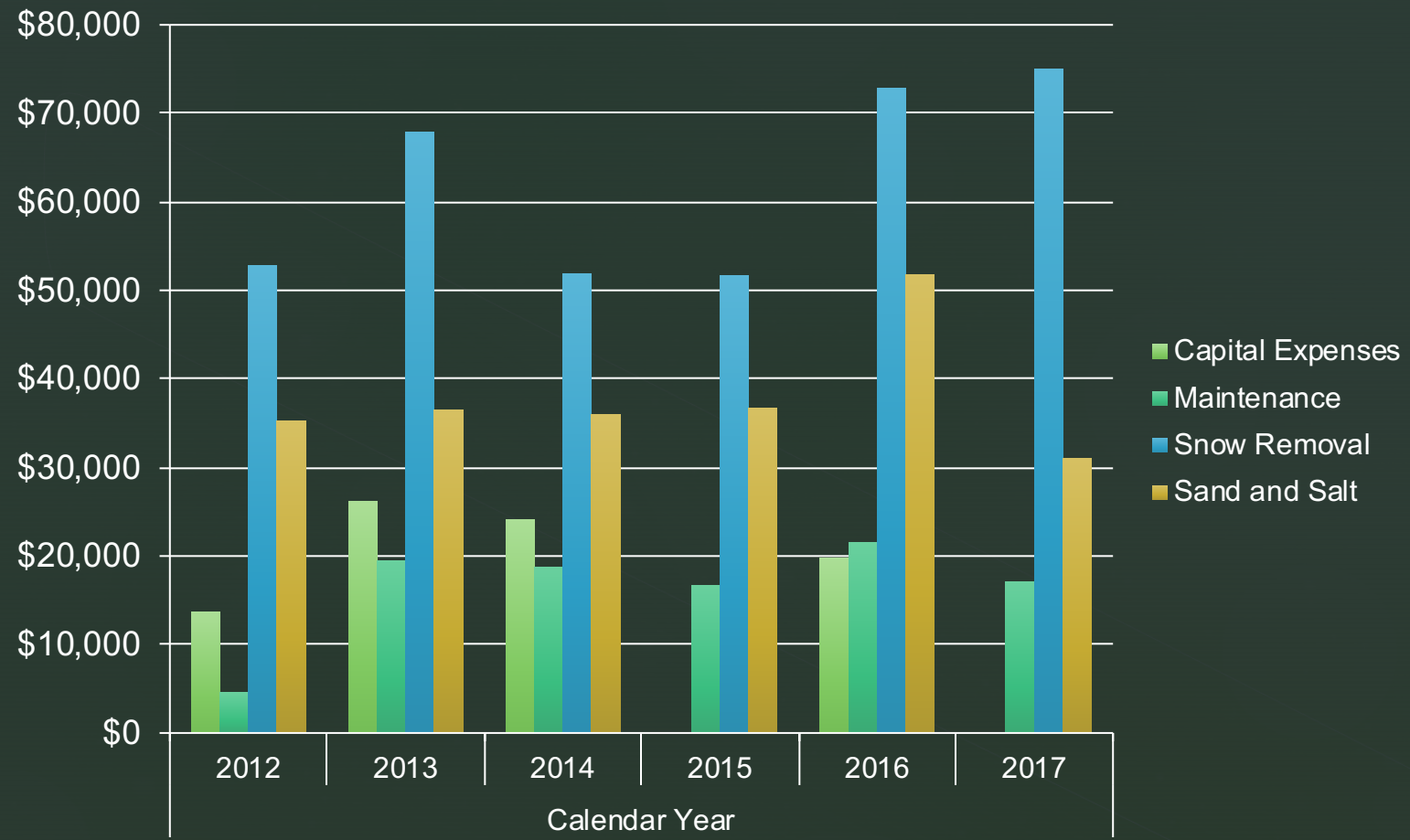
# Recreation

- Important Element for Economic Growth
- The value of recreation and open space within the community is a powerful incentive to draw people to Clifton. A golf course, boat launch facility, playground, tennis courts, biking trails, hiking trails, snowmobiling trails and nature observation are prime reasons to go to an area for a visit. Currently, the options are: day trips; private residence or camp rental; residency. Parks Pond Campground and the Sawmill Golf Course are the only two destination locations providing employment with guided activities. Clifton intends to use the natural resources of the town to create a recreation-based driving force for the town's economy.

# Transportation

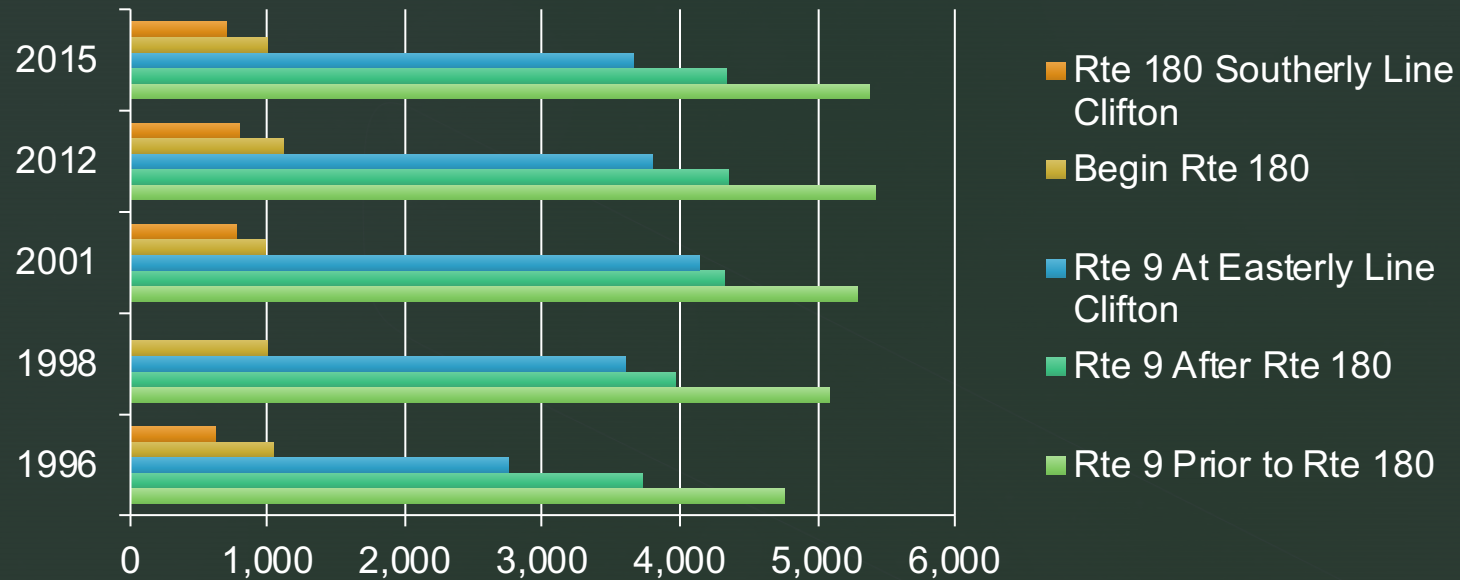
- *Clifton will work continue to review, budget, and schedule a sustainment program for town roads and supporting infrastructure.*
- *Clifton will work with the tax increment financing resources, where authorized or allowed under state law, to accelerate maintenance when possible, in an effort to reduce longer term safety and financial risk.*
- *Clifton will monitor traffic flow increase on the Route 9 corridor and ensure coordination with the Land Use Ordinance, desired economic development, landowners, and town culture.*
- *Clifton will evaluate access needs and local financial capacity to assist town's people in need of transportation access to urban centers.*

# Transportation



# Transportation

Clifton Historic Average Daily Traffic Counts

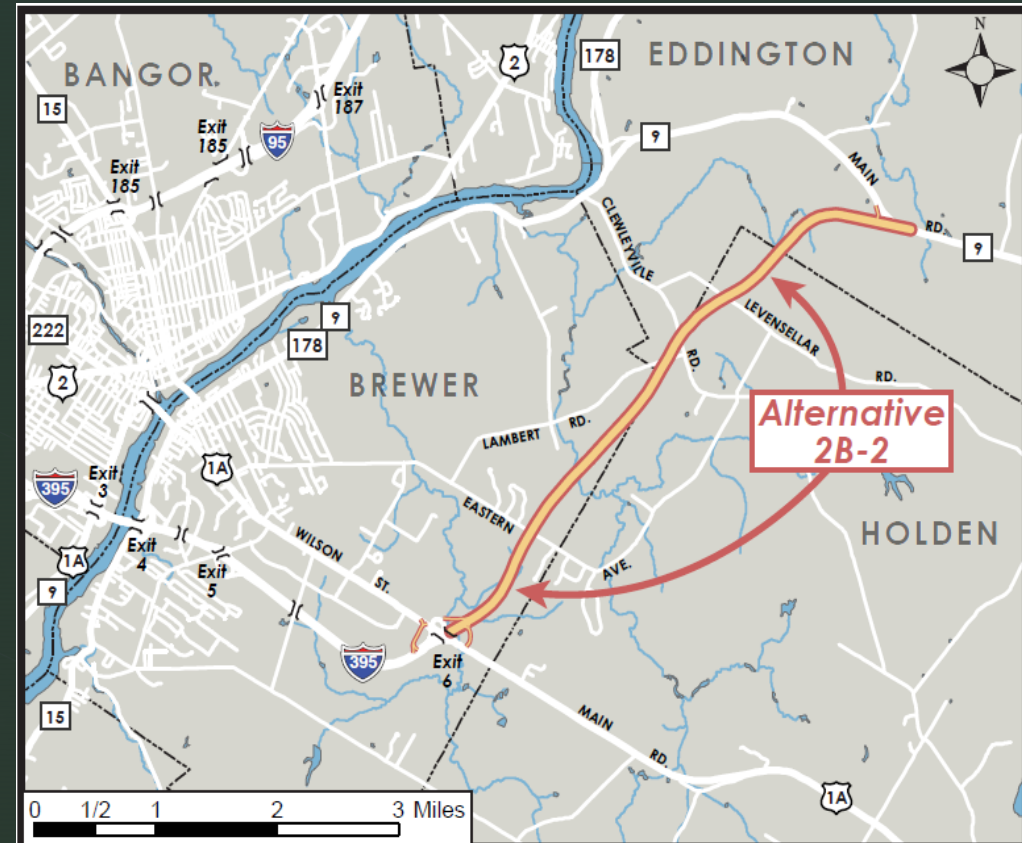


Station	Description	1996	1998	2001	2012	2015	Delta %
49506	Rte 9 Prior to Rte 180	4,760	5,090	5,290	5,420	5,380	13.0%
49502	Rte 9 After Rte 180	3,730	3,970	4,320	4,350	4,340	16.4%
80100	Rte 9 At East T/L	2,750	3,600	4,140	3,800	3,660	33.1%
49504	Begin Rte 180	1,040	1,000	980	1,110	1,000	-3.8%
62504	Rte 180 @ South T/L	620		770	790	700	12.9%



# Transportation

Once the I-395 Connector is complete in 2020, its junction with Route 9 will be in Eddington approximately four miles west of the Clifton town line. Commercial vehicle traffic on Route 9 through Clifton will increase. However, the speed these and other vehicles travel will be a function of volume, congestion and driver comfort. Additional traffic may impact services to Clifton residents such as school bus routes, mail delivery, trash collection, and emergency services. Access management and land use planning at the new interchange may mitigate added congestion on Route 9. The town is unaware of any projections about how additional traffic resulting from the I-395 connector may impact specific organizations or businesses with Route 9 access.



# Public Facilities and Services

## **STATE GOAL**

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

## **LOCAL GOALS**

*Clifton will sustainably develop infrastructure, human resources, and services to support the greater community needs as its first priority.*

*Clifton will assist its most vulnerable households where possible by helping to build relationships and networks resulting in sustainable and improved lives.*

*Clifton will work to build harmonious and well-coordinated relationships among its Boards, staff, and volunteers creating a positive customer interface for people and entities creating economic growth and overall vitality for the community.*

*Clifton government and staff will maintain close connections with pre-k through 12<sup>th</sup> grade educational business partners ensuring fairly -priced, high quality curricula, teachers, staff, and extra-curricular activities are available for its citizens.*

# Public Facilities and Services

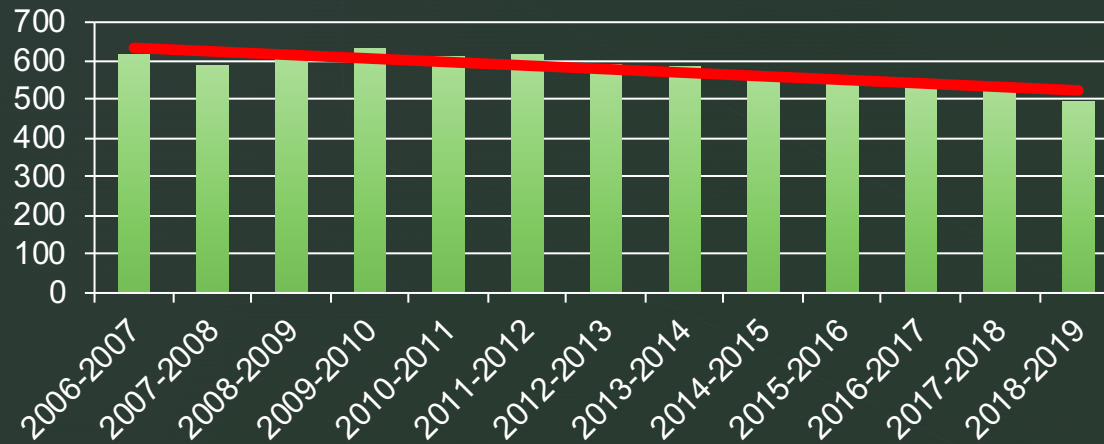
- ❑ Education generally runs about 2/3 of the town's annual tax assessment.
- ❑ Clifton contributes about 14% of the school assessment; Eddington about a third; Holden the balance being over half of the assessment – at conception in 1966, Clifton was 10.5%.

Year	Clifton Enrollment %
1980	8.1%
1990	10.4%
2000	13.6%
2018	12.9%

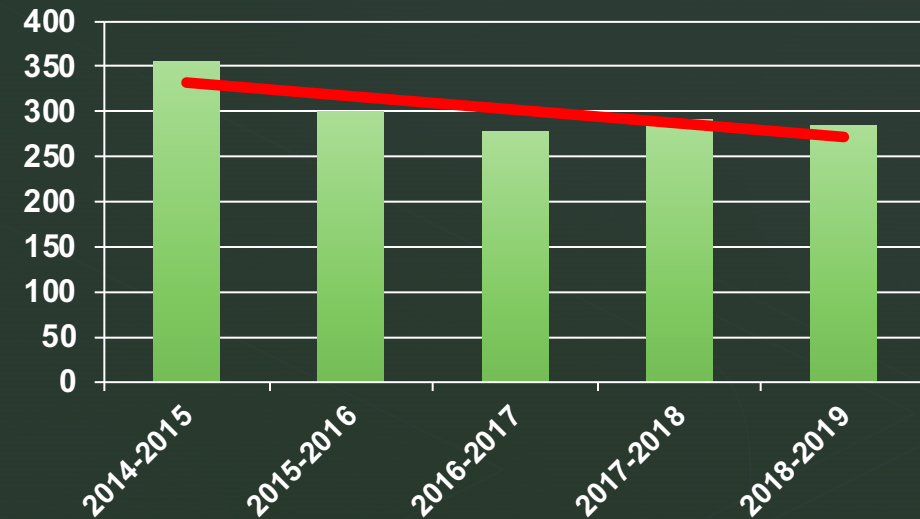
School Year	Clifton Assessment	Clifton Students	Cost/ Student	Year over Year %
2014-2015	\$694,923	129	\$5,387	
2015-2016	\$717,523	115	\$6,239	15.8%
2016-2017	\$706,218	110	\$6,420	2.9%
2017-2018	\$737,115	114	\$6,466	0.7%
2018-2019	\$750,231	101	\$7,428	14.9%

# Public Facilities and Services

**RSU 63 Pre-K thru 8 Enrollment History (All Communities)**



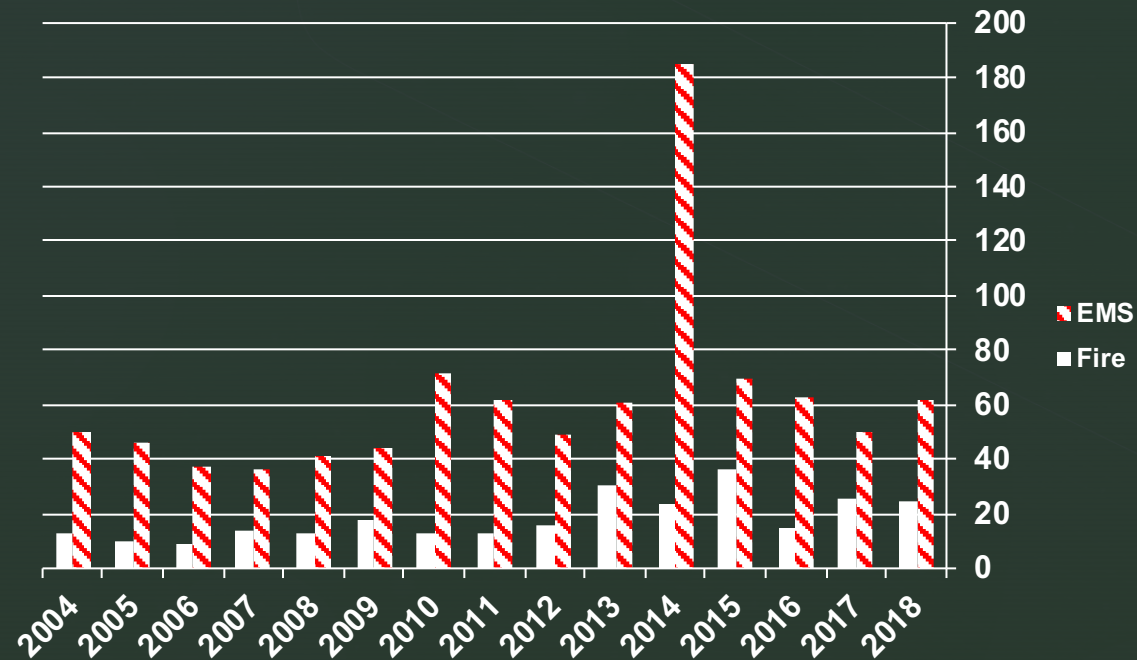
**RSU 63 High School Enrollment**



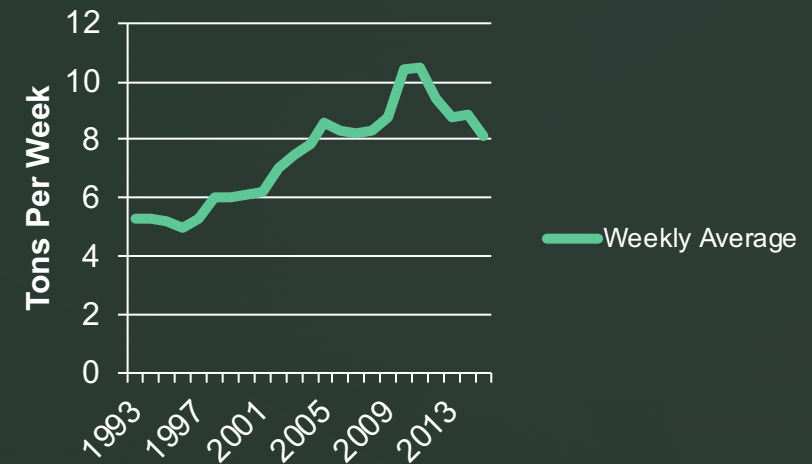


# Public Facilities and Services

## Eddington Fire Department Responses to Clifton



## Clifton Municipal Solid Waste Pick-up



# Financial Capacity

- Since the last Comprehensive Plan, Clifton managed through the final disposition of the Leon Williams Lumber Mill property and upon closing of all legal matters, caught up financially. The Pisgah Mountain Wind Energy project completed construction in late 2017. Currently, the town benefits from a Tax Increment Financing (TIF) policy developed after the Pisgah Mountain Wind Energy project came on-line.
- TIF is a powerful tool enabling municipalities to self-finance redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements generate.
- In Maine, use of a TIF enables a municipality to continue to receive gross revenues (albeit targeted towards particular resources), and not have the revenue stream count towards reducing state subsidies for schooling to name one big advantage.

# Financial Capacity

Every \$100,000 spent through TIF represents 3 mils of value or revenue not raised from the tax base using the current town real estate valuation.

# Financial Capacity

TOWN OF CLIFTON TAX BURDEN						
Year	Mil Rate	Commitment	Median Household Income	Average Sale	Tax on Median Home	Tax Paid as % of Median Income
2001	15.6	\$576,964	\$36,111	\$86,755	\$1,353.38	3.75%
2015	14.3	\$1,040,578	\$43,750	\$144,600	\$2,067.78	4.73%

Year over year, state reported exemptions are consistently about \$4.5 million. Additionally, homestead exemptions and tree growth total about \$2 million each.

# Financial Capacity

TOWN OF CLIFTON MUNICIPAL APPROPRIATIONS OVERVIEW					
FY END:	2014	2015	2016	2017	2018
Municipal Appropriation	1,177,107	1,232,795	1,237,709	1,245,268	1,284,115
County Assessment	88,467	90,148	92,149	94,383	97,903
School District Assessment	694,923	717,523	706,218	713,030	737,115
Total	1,960,497	2,040,466	2,036,076	2,052,681	2,119,133
TOWN OF CLIFTON MUNICIPAL APPROPRIATIONS DETAIL (Vote)					
FY END:	2014	2015	2016	2017	2018
General Government	\$169,910	\$188,245	\$192,764	\$183,457	\$182,798
Protection/Security	\$28,394	\$27,398	\$28,438	\$31,738	\$36,038
Health/Sanitation	\$68,600	\$68,657	\$72,550	\$79,350	\$83,900
Public Works	\$114,000	\$126,500	\$132,660	\$129,880	\$132,181
Social Services	\$4,635	\$4,135	\$4,135	\$4,135	\$4,300
County Tax	\$88,467	\$90,148	\$92,149	\$94,383	\$97,903
Education (District Assessment)	\$694,923	\$717,523	\$706,218	\$713,030	\$737,115
Recreation	\$4,178	\$6,189	\$4,295	\$4,295	\$4,880
Cemetaries	\$4,000	\$4,000	\$4,500	\$5,000	\$5,000
Total	1,177,107	1,232,795	1,237,709	1,245,268	1,284,115





# Land Use

- This Section Not Yet Developed
- Key Component in Previous Comp Plan
  - Created Zoning Foundation
  - Created Land Use Ordinance Foundation

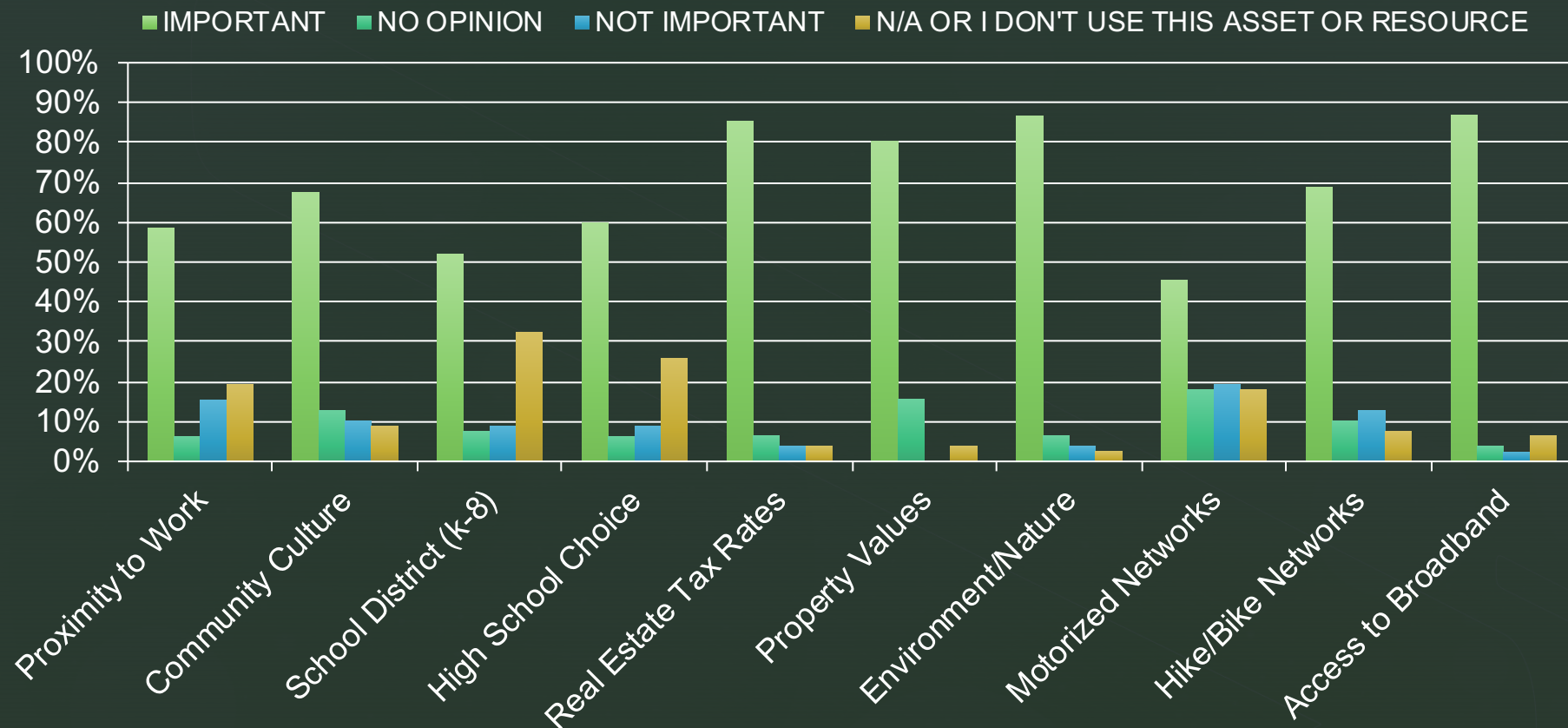


# Survey Results

- Survey Fall of 2019 – 78 Respondents
  - Online and Paper Copies Made Available
  - 9 Questions
  - 2 Big Picture Questions

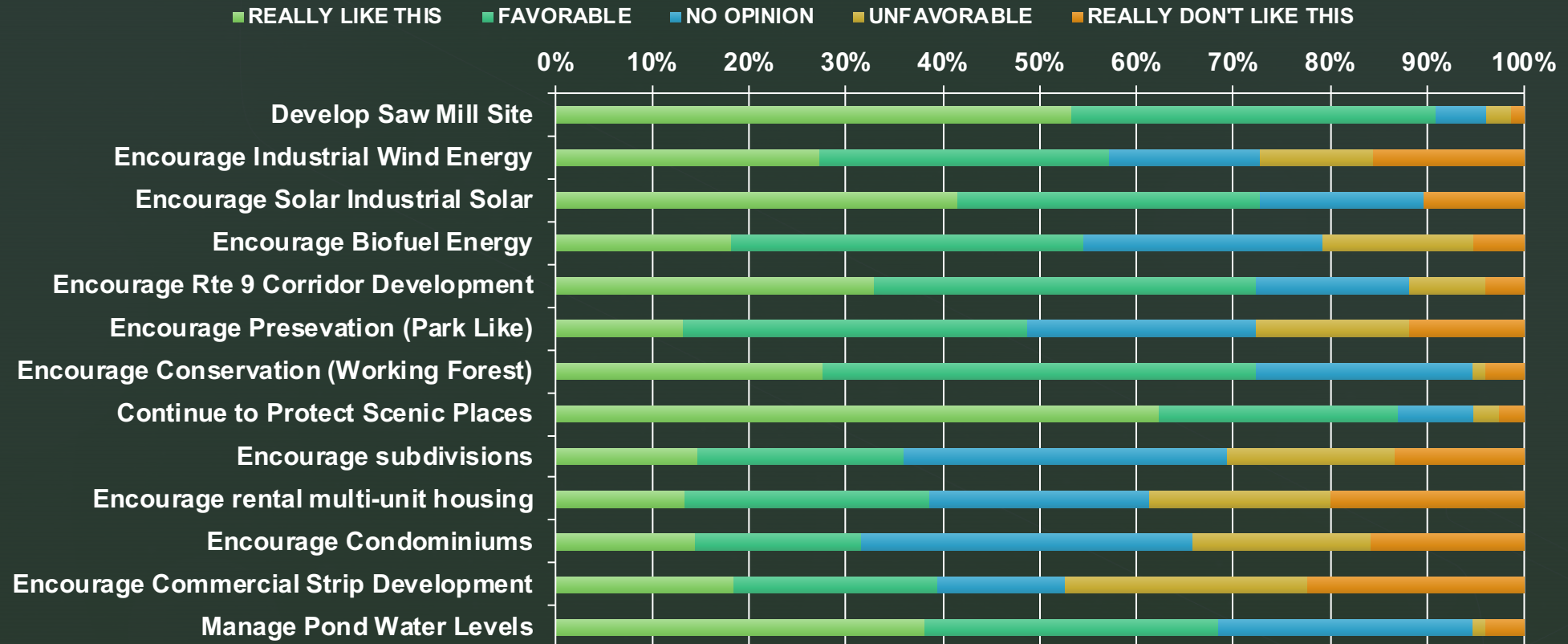
# Survey Results

## Clifton Lifestyle Aspects and Relative Importance



# Survey Results

## Clifton Land Use Development Preferences



Clifton, Maine Comprehensive Plan 2019

# Questions





Next Steps Discussion

# ▼ Clifton, Maine Comprehensive Plan 2019